



2011-2016 CONSOLIDATED PLAN

DEARBORN HEIGHTS
MICHIGAN

MAY 12, 2011





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STRATEGIC PLAN

1. GENERAL



EXECUTIVE SUMMARY

The PY2011/12 - PY2015/16 Consolidated Plan is the City of Dearborn Heights' 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 (HUD) for CDBG funds and details activities and programs to be funded during the 2011-2012 Program Year.

The Community and Economic Development Department is the responsible party for the preparation of the City of Dearborn Heights' Five-Year Consolidated Plan and related documents. However, the Community and Economic Development Department does work with both the City Council and the Mayor's Office in addition to residents to develop a meaningful document. The Consolidated Plan is distributed to the City of Dearborn Heights Community and Economic Development Department (CEDD), the City Clerk's Office, the Caroline Kennedy Library, the John F. Kennedy, Jr. Library, and the City website for citizens' 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 City'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 City'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, HUD, the 2000 US Census, the Southeast Michigan Council of Governments (SEMCOG) as well as discussion and consultation with City authorities. While the data presented are derived from a variety of years and sources, in each case, the data utilized is the most appropriate assessment currently available of City attributes, and represents an accurate picture of the City's economic, cultural, demographic, and civic orientation.

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 City will identify the criteria for a successful project.

Another important component of the Consolidated Plan is the Citizen Participation Plan. The Dearborn Heights Citizen Participation Plan seeks to provide for and encourage the participation of City 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 2011-2012 program year with the anticipated CDBG funding of \$1,216,259 + \$29,500 in program income.

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

The actual level of funding Dearborn Heights 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.

COMMUNITY PROFILE

COMMUNITY DESCRIPTION

The City of Dearborn Heights is located in 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 reside in the City of Detroit according to SEMCOG's July 2010 estimates.

The City is located approximately 16 miles west of downtown Detroit, and because of its unique boundaries, is bordered by seven municipalities, including the Cities of Detroit and Dearborn to the east, Redford Township to the north, the Cities of Westland, Garden City, and Inkster to the west, and the City of Taylor to the south. The City of Dearborn Heights' 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 City can be considered an "inner-ring" suburb of Detroit, as it is completely 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 the City of Dearborn Heights 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 the City of Dearborn Heights toward 2016.

SOCIOECONOMIC CONDITIONS

Socioeconomic conditions, including but not limited to population, income and employment, should be considered when identifying future projects or when making policy decisions. For example, if the population of the City 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 the City of Dearborn Heights and its neighboring communities are presented in Figure 1.

In general, the State of Michigan increased in population by 7.3 percent between 1980 and 2010; however, Wayne County experienced a population decrease of 22.1 percent during the same period. Much like other communities in Wayne County, the City of Dearborn Heights experienced a population decrease of 14.6 percent between 1980 and 2010, which represents a total loss of 9,932 residents. Only the City of Detroit had a greater decrease during the same period. Dearborn was the only neighboring community that saw an increase (7.8 percent). All of the other neighboring communities

decreased in population between 1980 and 2010, with the City of Westland experiencing the lowest percentage loss at 0.6 percent.

Overall, the area population trends indicate a decrease in population for the City of Dearborn Heights as of the 2010 U.S. Census.

HOUSEHOLDS & HOUSING UNITS

Figure 2, 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, published July 2010, the number of households in the City of Dearborn Heights declined to 22,576 households or approximately 3.0 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 na-

Figure 1 Historical Population Trends

Place	1980	1990	Change 1980-1990		2000	Change 1990-2000		2010	Change 1980-2010	
			#	%		#	%		#	%
Dearborn Heights	67,706	60,838	(6,868)	-10.1%	58,264	(2,574)	-4.2%	57,774	(9,932)	-14.6%
Wayne County										
Taylor	77,568	70,811	(6,757)	-8.7%	65,868	(4,943)	-7.0%	63,131	(14,437)	-18.6%
Garden City	35,640	31,846	(3,794)	-10.6%	30,047	(1,799)	-5.6%	27,692	(7,948)	-22.3%
Westland	84,603	84,724	121	0.1%	86,602	1,878	2.2%	84,094	(509)	-0.6%
Inkster	35,190	30,772	(4,418)	-12.6%	30,115	(657)	-2.1%	25,369	(9,821)	-27.9%
Redford Twp.	58,441	54,387	(4,054)	-6.9%	51,622	(2,765)	-5.1%	48,362	(10,079)	-17.2%
Dearborn	90,660	89,286	(1,374)	-1.5%	97,775	8,489	9.5%	97,775	7,115	7.8%
Detroit	1,203,339	1,027,974	(175,365)	-14.6%	951,270	(76,704)	-7.5%	713,777	(489,562)	-40.7%
Wayne County	2,337,891	2,111,687	(226,204)	-9.7%	2,061,162	(50,525)	-2.4%	1,820,584	(517,307)	-22.1%
Michigan	9,262,078	9,295,297	33,219	0.4%	9,938,444	643,147	6.9%	9,938,444	1,063,361	7.3%

Source: 1980, 1990, 2000, and 2010 U.S. Census.

tional trend over the past few decades. There are several factors which demographers have linked 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 Dearborn, Detroit, Inkster, and Westland. Conversely, Garden City, Redford Township, and Taylor all experienced slight decreases in average household size.

Figure 3, Housing Units, examines the number of housing units and vacancy rates documented during the 2000 and 2010 U.S. Censuses.

In general, the number of occupied housing units in both Dearborn Heights, as well as neighboring communities, has decreased since 2000. As a result, the City of Dearborn Heights' vacancy rate has increased from 2.7 percent in 2000 to 7.5 percent in 2010.

Total housing units, however, have increased slightly in Dearborn Heights, along with the neighboring communities of Redford Township, Taylor, and Westland between 2000 and 2010. In comparison, total housing units decreased slightly in the communities of Dearborn, Detroit, Garden City, and Inkster, with Detroit experiencing the largest decrease at 25,926 housing units between 2000 and 2010.

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

Figure 2 Household Characteristics						
Place	Total Households (2000)	Total Households (2010)	% Change	Average Household Size (2000)	Average Household Size (2010)	% Change
Dearborn Heights	23,276	22,576	-3%	2.47	2.42	-2%
Wayne County						
Dearborn	36,770	34,182	-8%	2.65	2.94	10%
Detroit	336,428	241,558	-39%	2.77	3.11	11%
Garden City	11,479	10,928	-5%	2.62	2.56	-2%
Inkster	11,169	9,411	-19%	2.67	2.8	5%
Redford Township	20,182	18,970	-6%	2.54	2.50	-2%
Taylor	24,776	25,365	2%	2.63	2.49	-6%
Westland	36,533	34,850	-5%	2.34	2.37	1%
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 3 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		
Dearborn Heights	23,913	24,068	23,276	97.3%	22,266	92.5%	2.7%	7.5%
Wayne County								
Dearborn	38,981	37,871	36,770	94.3%	34,342	90.7%	5.7%	9.3%
Detroit	375,096	349,170	336,428	89.7%	269,445	77.2%	10.3%	22.8%
Garden City	11,719	11,616	11,479	97.9%	10,894	93.8%	2.0%	6.2%
Inkster	12,013	11,647	11,169	93.0%	9,821	84.3%	7.0%	15.7%
Redford Township	20,605	20,739	20,182	97.9%	19,148	92.3%	2.1%	7.7%
Taylor	25,905	26,422	24,776	95.6%	24,370	92.2%	4.4%	7.8%
Westland	38,077	39,201	36,533	95.9%	35,886	91.5%	4.1%	8.5%
Wayne County	826,145	821,693	768,440	93.0%	702,749	85.5%	7.0%	14.5%
Michigan	4,234,279	4,532,233	3,785,661	89.4%	3,872,508	85.4%	10.6%	14.6%

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

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 4, Age & Gender Distribution presents the City of Dearborn Heights’ age group trends for 2000 and 2010. While population declined overall, the largest declines in age groups occurred in the 35 to 44, and 65 to 74 age groups. In contrast, the largest increases occurred in the 15 to 19, 45 to 54, and 55 to 59 age groups. These figures show a general

Figure 4 Age & Gender Distribution, 2000-2010

Subject	2000		2010	
	#	%	#	%
Total population	58,264	100.0%	57,774	100.0%
SEX				
Male	28,106	48.2%	27,938	48.4%
Female	30,158	51.8%	29,836	51.6%
Under 5 years	3,732	6.4%	3,820	6.6%
5 to 9 years	3,749	6.4%	3,925	6.8%
10 to 14 years	3,574	6.1%	3,952	6.8%
15 to 19 years	3,310	5.7%	4,255	7.4%
20 to 24 years	3,158	5.4%	3,451	6.0%
25 to 34 years	8,173	14.0%	7,144	12.4%
35 to 44 years	9,028	15.5%	7,426	12.9%
45 to 54 years	7,220	12.4%	8,296	14.4%
55 to 59 years	2,805	4.8%	3,473	6.0%
60 to 64 years	2,601	4.5%	2,753	4.8%
65 to 74 years	5,682	9.8%	4,175	7.2%
75 to 84 years	4,192	7.2%	3,559	6.2%
85 years & over	961	1.6%	1,545	2.7%
Median age (years)	38.9	-	38.3	-

Source: 1990 and 2000 U.S. Census.

wave of population rise and fall between 2000 and 2010. Overall, the City's change in median age, from 38.9 in 2000 to 38.3 in 2010, shows a definitive aging trend.

As shown in Figure 5, Age Group Comparison, the median age of Dearborn Heights residents in 2010 (38.3) was slightly above average when compared to surrounding communities. The City of Dearborn (33.0) and the City of Inkster (34.2) were the youngest communities when comparing median age. When compared to Wayne County and the State of Michigan, Dearborn Heights' population was comparable.

In terms of population by age group, the City of Dearborn Heights had the lowest percentage of citizens in the 20 to 24 age group, as well as the 55 to 59, 60 to 64, and 85 years and over age groups. In contrast, Dearborn Heights had the highest percentage for the 25 to 34 years age group and the 35 to 44 years and 45 to 64 age groups. This indicates that a large percentage of Dearborn Heights' population is in the family formation stage of their lives and a small percentage of the population was at the maturing family stage of their lives.

As the population of Dearborn Heights continues to age, future trends show an increase in age groups over 65 years of age. According to the SEMCOG Community Profile for Dearborn Heights, December 2010, the population over 65 years of age is expected to increase by approximately 38 percent toward the year 2035 as the baby boomer population matures. Meanwhile, the population under 65 years of age is expected to decline significantly during the same time period as shown in Figure 6, Age Group Projections.

GENDER

The City of Dearborn Heights was balanced by

gender according to the 2010 U.S. Census. The male gender was represented by 27,938 people or 48.4% of the total population and the female gender was represented by 51.6% of the population, or 29,836 people, in 2010.

RACE/ETHNICITY

According to the 2000 U.S. Census, approximately 91.6 percent of the Dearborn Heights population reported their race as White and approximately 2.1 percent of the population reported as African American. The City does not reflect the racial diversity found within Wayne County as a whole, as minority populations comprise nearly half of Wayne County's population as shown in Figure 7, Racial Distribution.

DISABLED & SPECIAL NEEDS POPULATIONS

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

The 2000 U.S. Census categorizes disabilities into six types: sensory, physical, mental, self-care, go-outside-home, and employment. These categories are further categorized into age cohorts and are shown in Figure 8, Disability Status.

In the City of Dearborn Heights in 2000, approximately 21 percent of the civilian non-institutionalized population over 5 years of age had some kind of disability. Of the youth (5 to 15 years of age), approximately 6.2 percent had some type of disability, however, the disability type is difficult to determine because over 350 respondents did not specify a disability type. Of working age resi-

Figure 5 Age Group Comparison: 2010

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	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Dearborn Hts.	57,774	3,820	6.6%	3,926	6.8%	3,952	6.8%	4,255	7.4%	3,451	6.0%	7,144	12.4%	7,426	12.9%
Wayne County															
Dearborn	98,153	7,839	8.0%	8,444	8.6%	7,932	8.1%	7,832	8.0%	6,855	7.0%	12,560	12.8%	12,481	12.7%
Detroit	713,777	50,146	7.0%	49,550	6.9%	52,705	7.4%	65,632	9.2%	54,067	7.6%	86,390	12.1%	92,873	13.0%
Garden City	27,692	1,478	5.3%	1,665	6.0%	1,856	6.7%	1,977	7.1%	1,600	5.8%	3,433	12.4%	3,912	14.1%
Inkster	25,369	1,858	7.3%	1,901	7.5%	2,000	7.9%	2,186	8.6%	1,830	7.2%	3,169	12.5%	3,267	12.9%
Redford Twp.	48,362	3,076	6.4%	3,066	6.3%	3,295	6.8%	3,419	7.1%	2,759	5.7%	6,344	13.1%	7,461	15.4%
Taylor	63,131	4,469	7.1%	4,081	6.5%	4,305	6.8%	4,642	7.4%	4,422	7.0%	8,216	13.0%	8,489	13.4%
Westland	84,094	5,339	6.3%	4,833	5.7%	5,120	6.1%	5,455	6.5%	5,856	7.0%	11,681	13.9%	11,627	13.8%
Wayne County	1,820,584	118,450	6.5%	124,104	6.8%	131,120	7.2%	144,913	8.0%	119,980	6.6%	218,793	12.0%	244,892	13.5%
Michigan	9,883,640	596,286	6.0%	637,784	6.5%	675,216	6.8%	739,599	7.5%	669,072	6.8%	1,164,149	11.8%	1,277,974	12.9%

Age Group Comparison: 2010 (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)
	#	%	#	%	#	%	#	%	#	%	#	%	
Dearborn Hts.	8,296	14.4%	3,473	6.01%	2,753	4.8%	4,175	7.2%	3,770	6.5%	1,545	2.7%	38.3
Wayne County													
Dearborn	12,541	12.8%	5,464	5.57%	4,411	4.5%	5,444	5.5%	3,933	4.0%	2,417	2.5%	33.0
Detroit	97,944	13.7%	45,434	6.37%	37,111	5.2%	43,281	6.1%	27,246	3.8%	11,398	1.6%	34.8
Garden City	4,636	16.7%	1,882	6.80%	1,384	5.0%	1,140	4.1%	1,515	5.5%	465	1.7%	39.9
Inkster	3,437	13.5%	1,554	6.13%	1,292	5.1%	1,623	6.4%	926	3.7%	326	1.3%	34.2
Redford Twp.	7,735	16.0%	3,153	6.52%	2,255	4.7%	2,523	5.2%	2,091	4.3%	1,185	2.5%	38.0
Taylor	9,333	14.8%	3,820	6.05%	3,300	5.2%	2,481	3.9%	2,863	4.5%	839	1.3%	36.9
Westland	12,828	15.3%	5,359	6.37%	4,232	5.0%	5,666	6.7%	4,254	5.1%	1,844	2.2%	38.3
Wayne County	268,999	14.8%	120,422	6.6%	98,208	5.4%	117,555	6.5%	42,228	2.3%	34,319	1.9%	37.3
Michigan	1,510,033	15.3%	683,186	6.9%	568,811	5.8%	724,709	7.3%	444,940	4.5%	191,881	1.9%	38.9

Source: 2000 U.S. Census.

Figure 6 Age Group Projections, 2000-2035

Subject	2000		2035		Change 2000-2035
	#	%	#	%	%
Total population	58,264	100.0%	52,851	100.0%	-9%
Under 5 years	3,732	6.4%	3,224	6.1%	-14%
5 to 17 years	9,398	16.1%	8,260	15.6%	-12%
18 to 34 years	12,566	21.6%	9,115	17.2%	-27%
35 to 64 years	21,654	37.2%	17,192	32.5%	-21%
65 years and over	10,914	18.7%	15,060	28.5%	38%

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

Figure 7 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	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Dearborn Hts.	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%
Wayne County															
Dearborn	97,775	88,602	90.6%	84,931	86.9%	1,248	1.3%	258	0.3%	1,770	1.8%	710	0.7%	9,173	9.4%
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%
Garden City	30,047	29,664	98.7%	28,904	96.2%	332	1.1%	120	0.4%	217	0.7%	91	0.3%	383	1.3%
Inkster	30,115	29,283	97.2%	7,571	25.1%	20,330	67.5%	124	0.4%	1,034	3.4%	224	0.7%	832	2.8%
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%
Taylor	65,868	64,527	98.0%	56,731	86.1%	5,763	8.7%	448	0.7%	1,093	1.7%	492	0.7%	1,341	2.0%
Westland	86,602	84,837	98.0%	75,527	87.2%	5,867	6.8%	396	0.5%	2,465	2.8%	582	0.7%	1,765	2.0%
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.

Figure 8 Disability Status*, 2000

Disability by Age and Type	Dearborn Heights		Wayne County	
	#	%	#	%
Population 5 Years and Over	54,535	100.0%	1,888,548	100.0%
With a Disability	11,385	20.9%	187,176	9.9%
Population 5 to 15 Years	7,323	100.0%	367,181	100.0%
With a Disability	452	6.2%	19,471	5.3%
Sensory Disability	19	0.3%	2,033	0.6%
Physical Disability	45	0.6%	2,273	0.6%
Mental Disability	22	0.3%	14,402	3.9%
Self-Care Disability	14	0.2%	763	0.2%
Population 16 to 64 Years	36,295	100.0%	1,280,589	100.0%
With a Disability	6,280	17.3%	146,486	11.4%
Sensory Disability	270	0.7%	11,110	0.9%
Physical Disability	628	1.7%	29,273	2.3%
Mental Disability	308	0.8%	14,009	1.1%
Self-Care Disability	201	0.6%	799	0.1%
Go-outside-home Disability	634	1.7%	20,813	1.6%
Employment Disability	710	2.0%	70,482	5.5%
Population 65 and Over	10,914	100.0%	240,778	100.0%
With a Disability	4,653	42.6%	21,219	8.8%
Sensory Disability	200	1.8%	6,865	2.9%
Physical Disability	465	4.3%	14,710	6.1%
Mental Disability	228	2.1%	5,537	2.3%
Self-care Disability	149	1.4%	4,685	1.9%
Go-outside-home Disability	470	4.3%	10,563	4.4%

*Disability status of the civilian non-institutionalized population over 5 years of age. Source: 2000 U.S. Census.

dents (16 to 64 years of age), approximately 17.3 percent had some kind of disability, the majority of which were employment disabilities. Of the elderly (65 years of age or older), approximately 42.6 percent had some kind of disability, the majority of which were physical disabilities associated with aging. Unfortunately, the 2000 Census data for Dearborn Heights does not provide clear data regarding disability type.

The City of Dearborn Heights reported increases in only one of three income categories between 1990 and 2000, with Per Capita Income being the only increase (5.1 percent). The City's Median Household Income decreased by 0.5 percent and Median Family Income decreased by 2.7 percent. Only the City of Dearborn experienced income decreases in all three categories. All other surround-

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 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 9, Income and Poverty, shows these measures applied to the City of Dearborn Heights in both the 1990 and 2000 censuses. The 1990 statistics have been adjusted for inflation.

Figure 9 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
Dearborn Hts.	\$48,446	\$48,222	-0.5%	\$55,919	\$54,392	-2.7%	\$21,729	\$22,829	5.1%	5.4%	6.1%
Wayne County											
Dearborn	\$45,993	\$44,560	-3.1%	\$55,619	\$53,060	-4.6%	\$22,202	\$21,488	-3.2%	10.8%	16.1%
Detroit	\$24,692	\$29,526	19.6%	\$29,731	\$33,853	13.9%	\$12,441	\$14,717	18.3%	32.0%	25.6%
Garden City	\$51,010	\$51,841	1.6%	\$55,815	\$58,530	4.9%	\$18,783	\$21,651	15.3%	4.3%	4.4%
Inkster	\$33,198	\$35,950	8.3%	\$39,777	\$41,176	3.5%	\$14,127	\$16,711	18.3%	23.0%	19.2%
Redford Twp.	\$48,961	\$49,522	1.1%	\$53,968	\$56,461	4.6%	\$19,828	\$22,263	12.3%	4.1%	5.1%
Taylor	\$43,028	\$42,944	-0.2%	\$47,752	\$48,304	1.2%	\$17,068	\$19,638	15.1%	11.8%	10.6%
Westland	\$46,106	\$46,308	0.4%	\$54,171	\$55,323	2.1%	\$19,866	\$22,615	13.8%	7.0%	6.7%
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.

ing communities experienced moderate increases in all three income categories, with the exception of Taylor that showed a very minor Median Household Income loss of \$84. The City of Detroit grew the fastest in all three income categories.

For the City of Dearborn Heights, the poverty level rose, from 5.4 percent in 1990 to 6.1 percent by 2000. Several other communities saw the poverty level decrease over the 10-year period. Only three communities, Dearborn, Garden City, and Redford Township, saw the poverty level increase between 1990 and 2000. However, at 6.1 percent in 2000, the City of Dearborn Heights poverty level is very low when compared to the surrounding communities, and especially the county and state.

EMPLOYMENT

Employment by occupation for the City of Dearborn Heights and surrounding areas is detailed in

Figure 10. Generally, Dearborn Heights is similar to its neighboring communities when it comes to employment. Dearborn Heights ranks about average for each category. Occupations in Dearborn Heights include Management, Professional, and Related Occupations (28.1 percent) and Production, Transportation, and Material Moving Occupations (17.2 percent), Service Occupations (13.8 percent), Sales and Office Occupations (29.9 percent), Farming, Fishing, and Forestry Occupations (0.0 percent), and Construction, Extraction, and Maintenance Occupations (11.0 percent).

Employment by industry for Dearborn Heights and surrounding areas is detailed in Figure 11. Again, Dearborn Heights is similar to its neighboring communities. The three largest industry classifications for the City include Manufacturing (23.2 percent), Educational, Health and Social Services (15.2 percent), and Retail Trade (13.6 percent).

Figure 10 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	
		#	%	#	%	#	%	#	%	#	%	#	%
Dearborn Hts.	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%
Wayne County													
Dearborn	38,790	14,648	37.8%	5,159	13.3%	10,428	26.9%	20	0.1%	2,850	7.3%	5,685	14.7%
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%
Garden City	14,614	3,309	22.6%	2,004	13.7%	4,258	29.1%	5	0.0%	1,884	12.9%	3,154	21.6%
Inkster	11,859	2,556	21.6%	2,375	20.0%	2,988	25.2%	6	0.1%	1,036	8.7%	2,898	24.4%
Redford Twp.	25,161	7,114	27.4%	3,292	13.1%	7,294	29.0%	9	0.0%	2,678	10.6%	4,774	19.0%
Taylor	29,509	5,171	17.5%	4,907	16.6%	7,895	26.8%	43	0.1%	3,921	13.3%	7,572	25.7%
Westland	43,776	11,828	27.0%	6,327	14.5%	12,095	27.6%	56	0.1%	4,380	10.0%	9,090	20.8%
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.

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 12, Forecasted Jobs by Industry sourced from SEMCOG's Community Profile for the City of Dearborn Heights, December 2010.

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

Like many communities in the larger Detroit Metropolitan Area, the City of Dearborn Heights has

seen a significant loss of jobs over the last decade due to the decline of the region's manufacturing and trade industries. The city's unemployment rate was 2.8 percent when documented by the U.S. Census in 2000 and was estimated to be 10.5 percent in 2005 according to the American Community Survey (ACS). Recent figures published by HUD indicate that the City of Dearborn Heights' unemployment rate has actually decreased to 7.7 percent as of November 2010. This rate is nearly half that of Wayne County as a whole (13.0 percent) as of November 2010 according to the U.S. Department of Labor's Local Area Unemployment Statistics.

Figure 11 Employment by Industry, 2000

Category	Dearborn Hts.		Dearborn		Detroit		Garden City		Inkster	
	#	%	#	%	#	%	#	%	#	%
Employed Civilians over the age of 16	25,982	100.0%	38,790	100.0%	331,441	100.0%	14,614	100.0%	11,859	100.0%
Agriculture, forestry, fishing and hunting, and mining	4	0.0%	11	0.0%	514	0.2%	13	0.1%	12	0.1%
Construction	1,321	5.1%	1,492	3.8%	12,226	3.7%	1,047	7.2%	546	4.6%
Manufacturing	6,033	23.2%	8,630	22.2%	62,235	18.8%	3,570	24.4%	2,621	22.1%
Wholesale trade	978	3.8%	1,186	3.1%	7,711	2.3%	735	5.0%	325	2.7%
Retail trade	3,535	13.6%	5,606	14.5%	31,566	9.5%	1,896	13.0%	1,215	10.2%
Transportation and warehousing, and utilities	1,644	6.3%	1,789	4.6%	22,198	6.7%	951	6.5%	1,033	8.7%
Information	550	2.1%	967	2.5%	9,528	2.9%	273	1.9%	285	2.4%
Finance, insurance, real estate, and rental and leasing	1,517	5.8%	1,923	5.0%	19,088	5.8%	865	5.9%	577	4.9%
Professional, scientific, management, administrative, and waste management services	2,224	8.6%	3,426	8.8%	29,694	9.0%	1,068	7.3%	1,123	9.5%
Educational, health and social services	3,958	15.2%	7,129	18.4%	69,343	20.9%	2,161	14.8%	2,131	18.0%
Arts, entertainment, recreation, accommodation and food services	1,938	7.5%	3,489	9.0%	28,822	8.7%	1,028	7.0%	1,133	9.6%
Other services (except public administration)	1,574	6.1%	2,090	5.4%	18,299	5.5%	636	4.4%	454	3.8%
Public administration	706	2.7%	1,052	2.7%	20,217	6.1%	371	2.5%	404	3.4%

Employment by Industry, 2000 (continued)

Category	Redford Twp.		Taylor		Westland		Wayne County		Michigan	
	#	%	#	%	#	%	#	%	#	%
Employed Civilians over the age of 16	25,161	100.0%	29,509	100.0%	43,776	100.0%	851,110	100.0%	4,637,461	100.0%
Agriculture, forestry, fishing and hunting, and mining	37	0.1%	15	0.1%	30	0.1%	1,044	0.1%	49,496	1.1%
Construction	1,864	7.4%	1,836	6.2%	2,430	5.6%	39,296	4.6%	278,079	6.0%
Manufacturing	5,394	21.4%	7,303	24.7%	10,976	25.1%	185,856	21.8%	1,045,651	22.5%
Wholesale trade	1,201	4.8%	1,145	3.9%	1,680	3.8%	26,904	3.2%	151,656	3.3%
Retail trade	3,246	12.9%	3,354	11.4%	5,363	12.3%	90,905	10.7%	550,918	11.9%
Transportation and warehousing, and utilities	1,255	5.0%	2,357	8.0%	2,857	6.5%	54,387	6.4%	191,799	4.1%
Information	699	2.8%	533	1.8%	1,042	2.4%	21,231	2.5%	98,887	2.1%
Finance, insurance, real estate, and rental and leasing	1,797	7.1%	1,543	5.2%	2,425	5.5%	50,591	5.9%	246,633	5.3%
Professional, scientific, management, administrative, and waste management services	2,203	8.8%	2,521	8.5%	4,004	9.1%	77,890	9.2%	371,119	8.0%
Educational, health and social services	3,893	15.5%	3,859	13.1%	6,597	15.1%	158,342	18.6%	921,395	19.9%
Arts, entertainment, recreation, accommodation and food services	1,656	6.6%	2,835	9.6%	3,289	7.5%	68,026	8.0%	351,229	7.6%
Other services (except public administration)	1,272	5.1%	1,563	5.3%	2,075	4.7%	42,366	5.0%	212,868	4.6%
Public administration	644	2.6%	645	2.2%	1,008	2.3%	34,272	4.0%	167,731	3.6%

Source: 2000 U.S. Census.

Figure 12 Forecasted Jobs by Industry, 2005-2035

Industry	2005	2035	Change 2005-2035
Natural Resources & Mining	C	C	C
Manufacturing	294	148	-146
Wholesale Trade	310	172	-138
Retail Trade	2,569	1,722	-847
Transportation & Warehousing	248	274	26
Utilities	C	C	C
Information	50	31	-19
Financial Activities	819	807	-12
Professional, Scientific, & Technical Services	478	458	-20
Management of Companies & Enterprises	C	C	C
Administrative, Support, & Waste Services	598	770	172
Education Services	1,459	1,524	65
Health Care & Social Assistance	1,272	3,277	2,005
Leisure & Hospitality	1,736	1,674	-62
Other Services	1,358	1,117	-241
Public Administration	C	C	C

Source: SEMCOG Community Profile for Dearborn Heights, December 2010.
 Note: "C" indicates confidential data regarding ES-202 files.

Figure 13 Educational Attainment, 2000

Place	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Dearborn Heights	79.0%	16.7%
Wayne County		
Dearborn	78.0%	26.4%
Detroit	69.6%	11.0%
Garden City	81.1%	9.0%
Inkster	74.3%	12.1%
Redford Twp.	86.1%	16.1%
Taylor	75.2%	7.0%
Westland	81.1%	16.1%
Wayne County	77.0%	17.2%
Michigan	83.4%	21.8%

Source: 2000 U.S. Census.

EDUCATION

Educational Attainment

Educational attainment is another method by which 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 ready a population for the workforce.

Figure 13 shows the educational attainment of the City of Dearborn Heights, its neighboring communities, Wayne County and the State of Michigan. In terms of the population that has achieved a high school diploma or higher, Dearborn Heights has the third highest percentage of its neighboring communities at 79 percent, just behind Garden City and Westland at 81 percent and Redford Township at 86 percent. Comparatively, the County and State have somewhat lower percentages at 77 percent and 83 percent, respectively. When the population that has achieved a bachelor's degree or higher is considered, the City of Dearborn Heights, at 16 percent, has the second highest percentage of all neighboring communities behind only the City of Dearborn. Wayne County, at 17 percent, is slightly higher than Dearborn Heights while the State, at 22 percent, is significantly higher.

According to the 2000 U.S. Census, approximately 21 percent of the population age 25 and older did not graduate high school.

Enrollment

For elementary through high school education, the City of Dearborn Heights is served by three separate school districts: Crestwood School District, which incorporates the northern section of the City, Westwood Community School District, which incorporates the central and southern sections, and Dearborn Heights School District No. 7, which incorporates the southeastern section of the City.

The Crestwood School District has five schools (three elementary schools, one middle school, and one high school) with an enrollment of approximately 3,458 students. The Westwood Community School District also has five schools (three elementary schools, one middle school, and one high school) with an enrollment of approximately 2,062 students in academic year 2009-2010. The Dearborn Heights No. 7 School District has six schools (four elementary schools, one middle school, and one high school) with an enrollment of approximately 2,901 students. Consistently, the elementary school population has the largest enrollment figures, on average 47 percent of the total school population.

PHYSICAL CONDITIONS

This section helps to identify important physical features within the City of Dearborn Heights 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

The City of Dearborn Heights is characterized by a nearly level topography. The terrain slopes slightly, from north to south. In general, the change in elevation across the City is only 25 feet, with elevations varying from approximately 620 feet above sea level, along the northern part of the Township, to 600 feet above sea level in the southern section. Those areas that surround the smaller tributaries of the Rouge River are marked by more significant changes in grade.

LAND USE PATTERNS

Existing Land Use

SEMCOG completed a generalized Existing Land Use Inventory of the City of Dearborn Heights in 2008. The land use data from SEMCOG, 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 City. This inventory is shown in Figure 14, City of Dearborn Heights Land Use.

In 2008, the City of Dearborn Heights consisted primarily (>50 percent) of single-family neighborhoods. These neighborhoods are 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 Ford (M-153), Cherry Hill, Van Born, and Warren. Commercial and office land uses are also found along small sections of Telegraph Road (US-24) and Michigan Avenue (US-12). Industrial land uses are concentrated in the area of Michigan Avenue and Beech Daly Road.

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

Figure 14
City of Dearborn Heights Land Use, 2008

Category	Acres	% of Total
Agricultural	-	0.0%
Single-Family Residential	3,725	49.5%
Multiple-Family Residential	66	0.9%
Commercial	346	4.6%
Industrial	108	1.4%
Government/Institutional	500	6.6%
Park, Recreation and Open Space	923	12.3%
Airport	-	0.0%
Transportation, Communication and Utility	1,861	24.7%
Water	1	0.0%
Total	7,531	100.0%

Source: SEMCOG Land Use Data, 2008; SEMCOG Community Profile for Dearborn Heights, December 2010.

Zoning

In conjunction with the current land use patterns, single-family residential can be considered the principal zoning district for the City of Dearborn Heights. There are three residential district types. One-family residential districts are spread evenly throughout the City. Multiple-dwelling and Mobile Home Districts are located sporadically throughout the City.

Also, as is reflective of current land use patterns, commercial business districts are minor districts in the City of Dearborn Heights. The majority of business districts are along the more prominent roadway arterials, including Ford Road (M-153), Cherry Hill Road, and Telegraph Road (US-24). The industrial districts are primarily found in the southern section of the City.

Figure 15 shows the zoning districts specific to the City of Dearborn Heights.

Figure 15 Dearborn Heights Zoning Districts, 2010	
Residential Districts	
R1	Single-Family Residential
RM	Multiple Dwelling Residential
MHP	Mobile Home Park
Nonresidential Districts	
C1	Neighborhood Business
C2	General Business
CX	Commercial-Residential Mixed Use
O	Office
M1	Light Industrial
M2	Medium Industrial
M2	General Industrial
MX	Industrial-Commercial Mixed Use
P-L	Public Lands District

Source: Zoning Ordinance, Section 36-51, City of Dearborn Heights, Wayne County, Michigan, 2010.

TRANSPORTATION SYSTEMS

According to SEMCOG's Community Profile for Dearborn Heights, December 2010, Dearborn Heights had approximately 216 miles of public road, including boundary roads, most of which follow a traditional grid-network.

The major north/south arterial roads include Inkster, Beech Daly, and small sections of Telegraph (US-24). The major east/west arterials include Interstate Ford, Cherry Hill, Joy, and Warren Roads. Additionally, Ann Arbor Trail runs somewhat diagonally along the northern portion of the City near the Rouge River. Telegraph Road (US-24), I-96, and I-94 are the most direct links between the City of Dearborn Heights 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 Road and Ford Road, and Telegraph Road (US-24) and Van Born Road, according to 2005-2009 data collected by SEMCOG and documented in the Community Profile for the City of Dearborn Heights.

The mean travel time to work from the City of Dearborn Heights was approximately 22.9 minutes in 2000. According to the 2000 U.S. Census, the majority of Dearborn Heights' 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. Ride+SMART, a public transit provider, has four fixed-service routes providing service to Dearborn Heights. Access to these routes is located at Michigan Avenue (US-12), Ford Road, Cherry Hill Road, and Telegraph Road (US-24). Additionally, the Dearborn Heights 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 City will try to accomplish over the next five years.

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

In addition, 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 City of Dearborn Heights Community and Economic 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 Dearborn Heights Consolidated Plan for housing and community development activities for the next five years, beginning July 1, 2011, through June 30, 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 City.

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:

- Assist homeless persons to obtain affordable housing
- Assist persons at risk of becoming homeless
- Retain affordable housing stock

- Increase 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
- Increase 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
- Provide affordable housing that is accessible to job opportunities.

A Suitable Living Environment:

- Improve the safety and livability of neighborhoods
- Increase 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 and public housing

OVERALL COMMUNITY GOALS AND OBJECTIVES

Mission Statement: The City of Dearborn Heights will aim to improve the quality of life in low-income neighborhoods while enhancing the lives of low and moderate income residents through innovation in program design, partnerships with housing and public service providers, and efficiency in imple-

menting community and economic development programs.

GOALS AND OBJECTIVES

The following anchor ideas are derived from both housing and non-housing related priority needs. These goals and objectives will provide the necessary guidelines from which the Community and Economic Development Department may operate.

Goal 1:

To improve quality, availability and accessibility of affordable housing to persons of low- and moderate income throughout the City of Dearborn Heights.

Objectives:

1. Provide rehabilitation assistance to income eligible homeowners so that they may be able to remain in their homes comfortably and continue to afford to live there without the structure deteriorating, priority for 0 to 80 percent of median family income.
2. Encourage affordable homeownership opportunities for low- and moderate-income homebuyers, particularly those in the 51 to 80 percent of median family income group.
3. The City seeks to ensure that residents regardless of income shall have housing choices regardless of their race, color, religion, gender, sexual orientation, familial, national origin, handicap and financial status.
4. Reduce lead hazards and incidences of lead poisoning and increase the market potential for homes treated for lead.
5. Preserve and improve the existing housing stock by working in conjunction with the code enforcement department to ensure homeowners are living in habitable environments.
6. Seek collaboration with non-profit agencies in addressing major housing issues, whenever possible.
7. Encourage the development of new programs that improve or increase the City's affordable housing stock, prioritizing support to those that draw from a diversity of funding sources.
8. Support a variety of decent, affordable rental housing choices for low-income persons with special needs (e.g. mentally ill, physically handicapped, substance abusers, etc.), with or without supportive services (Section 8).
9. Affirmatively further fair housing objectives by encouraging increased housing choices and opportunities both within and outside of areas of minority and low-income concentrations.
10. Encourage renewable and energy efficient practices in single family homes that receive assistance.
11. Transform neighborhoods that are in obvious decline and prevent a negative housing cycle from spreading to adjacent healthy housing stock. Targeted neighborhood revitalization must serve two purposes:
 - To improve the quality of life and living environment in the target neighborhood
 - To preserve the quality of life and desirability of healthy neighborhoods

Goal 2:

Work to reduce homelessness in the City by supporting programs that help to create economic opportunities and supply homeless prevention services.

Objectives:

1. Partner with programs serving the homeless population in Dearborn Heights and within Wayne County, placing priority on those programs that draw from a diversity of funding sources.

2. Support programs that serve to prevent homelessness, such as legal services, food pantries, emergency assistance, and employment services.
3. Support existing transitional housing opportunities by providing opportunities for home ownership as a step in the Continuum of Care.
4. Support services that provide transitional living arrangements that satisfy city, state and federal codes and regulations.
5. Support programs and agencies that work to make those who have become homeless self sufficient.

Goal 3:

To enhance the living environment for persons in low- and moderate-income areas through public improvement activities.

Objectives:

1. Support neighborhood improvement, housing and development efforts in targeted areas with public infrastructure and public facility improvements with particular emphasis on streets, sidewalks, parks, and facilities providing priority services.
2. Support infrastructure rehabilitation to accommodate special needs populations, including easier access to sidewalks, ADA ramps, and other public rights-of-way.
3. Encourage economic opportunity within targeted areas through employment, training and support services, small business development (with emphasis on minority and women-owned businesses), and revitalization of neighborhoods and commercial districts.
4. Reduce the level of crime in targeted areas through crime prevention activities, which promote positive social behavior.
5. Provide for additional ADA accessibility at

public facilities and elimination of barriers for the disabled.

Goal 4:

To expand the accessibility and coordination of social services to Dearborn Heights' special needs population.

Objectives:

1. Fund supportive service programming for residents of low- and moderate-income neighborhoods, and provide opportunities for citizen participation.
2. Provide financial support to organizations offering necessary services, such as food, senior services and counseling programs for extremely low-income persons.
3. Support youth and childcare programs, which will provide role models for children and allow parents to secure and keep employment.
4. Encourage economic development programs aimed at developing job training and employability skills.
5. Provide financial support to organizations offering supportive services to homeless families or those threatened with homelessness.
6. Provide assistance to organizations, which provide referrals to special needs persons, such as the Wayne Metropolitan Community Action Agency.
7. Provide and expand on services for seniors in the City such as health services, legal services, counseling, recreation and transportation.

GEOGRAPHIC DISTRIBUTION

Some CDBG assisted activities, such as parks, neighborhood facilities and improvements, 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 for such grantees to be able to undertake area benefit activities.

The City of Dearborn Heights is an "Exception Grantee" and requires that an area's population only be 50.65 percent of low and moderate income. The Census Block Groups that meet this 50.65 percent requirement are called "Upper Quartile Block Groups". These block groups are made up of the highest 25 percent of low- and moderate-income block groups in the City.

Figure 16 displays all of the CDBG eligible or Upper Quartile block groups within the City of Dearborn Heights and the corresponding low- and moderate-income population percentage.

These Upper Quartile Block Groups can be viewed graphically in the CDBG Eligible Areas Map located in the Appendix of this report. As much as possible, the City of Dearborn Heights aims to target CDBG funds on a community-wide basis with a focus in areas where the funds are most needed.

Military Park - Slum/Blight Designation

In 2009, the City of Dearborn Heights created a Military Park Neighborhood Action Plan. This neighborhood is located in the northeast corner of the City. This Action Plan was completed to designate the area as a slum/blight neighborhood.

Given the demographic, land use, environmental, building, and blight conditions described in the Plan, the Military Park area qualified as a blighted area under Michigan Act 34. As a "Blighted Area"

this allows for CDBG dollars to be expended on public improvements even though HUD data suggests that the subject block groups are not upper quartile block groups.

The Plan recommends that corrective actions be taken immediately to reverse the demonstrated pattern of deterioration and to prevent worsening of blight conditions. The Neighborhood Action Plan outlines in detail the programs needed to prevent further blight, including a schedule for implementation and method of funding. Projects include street lighting, fire hydrant repair/painting, and demolition of blighted structures, pedestrian access, gateway and image amenities and infrastructure improvements.

Military Park is a neighborhood that will continue to be a priority for CDBG funding throughout the 2011/2016 funding cycle.

Figure 16
Dearborn Heights CDBG Eligible Areas

Census Tract	Block Group	Low/Mod Population	Potential to Become Low/Mod	Low/Mod Percentage
572100	3	688	951	72.3
572500	2	261	400	65.3
571600	1	345	546	63.2
572100	2	758	1255	60.4
571500	1	531	889	59.7
572800	6	690	1211	57.0
572900	3	637	1169	54.5
572600	3	468	868	53.9
572400	2	362	675	53.6
572800	3	463	871	53.2
572000	2	527	1002	52.6
572200	1	314	619	50.7
572800	1	732	1445	50.7

Source: 2010 HUD Low and Moderate Income Summary Data.

Other Target Areas

In addition to the eligible areas displayed in Figure 16, the City has identified three commercial corridors that are in need of investment. These include the Van Born Road corridor located in the south end of the City, bordering the City of Taylor. In addition, the Warren Avenue Corridor is an area where the City would like to focus redevelopment and economic efforts and the Pelham Road Business corridor is also a focus for the Community and Economic Development Department (CEDD).

The CEDD will continue to coordinate with other City Departments such as the Tax Increment Finance Authority which focuses redevelopment efforts in the southwest portion of the City.

The TIFA and CDBG programs work closely together to accomplish very similar goals and objectives.

Dearborn Heights has focused its efforts and programming in the CDBG eligible areas of the City. These areas have at least 50.65 percent of the residents with incomes at or below 80 percent of the Wayne County, MI, median family income

or are in areas of slum/blight. In addition, the City plans to allocate funds to City-wide projects that directly benefit CDBG eligible persons.

Figure 17, 2010 Wayne County Income Limits displays the most recent HUD Income Limits for the Wayne County, MI, Statistical Area.

Racial Concentration

The City does have concentrations of minority population. Minority population maps can be seen in the Appendix of this report. As can be seen in the minority distribution maps, concentrations of minority populations are located within low- and moderate-income areas. The City specifically dedicates CDBG, as well as NSP funds to these areas.

The African American population in the City of Dearborn Heights totals 2.1 percent. Concentrations of minority population are generally African American residents located within block groups in the southwest portion of the City bordering Westland and Taylor in addition to areas in the northern portion of the City which are geographically spread throughout. These areas all have a population greater than 10 percent of African Americans. This

Figure 17 2010 Wayne County Income Limits

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.

greatly exceeds the overall City percentage of 2.1 percent. The greatest concentrations are within the block groups shown in Figure 18.

One additional minority group has shown population concentrations within the City. The Asian population within Census Tract 5731 Block Group 1 has a significant population of 21.4 percent. This area is located in the western portion of the City located north of Cherry Hill Road and east of Inkster Road. This area is not an area of low and moderate income. In fact, this block group has 32.2 percent of the population which is considered low and moderate income and ranks toward the bottom in comparison to other block groups in the City for low- and moderate-income population.

Very Low and Low Income Populations

The City of Dearborn Heights has identified the areas within the City that have the highest percentage of both very low and low income families. As seen in the Very Low and Low Income Families Map, concentrations of this demographic exist within CDBG eligible areas. Block groups where these populations are most prevalent are within the Census Block Groups shown in Figure 19, Low Income Concentration by Block Group.

All CDBG funds are concentrated within CDBG eligible areas. The remaining CDBG funds are allocated to Public Service Projects, Housing Projects, and Program Administration.

OBSTACLES TO MEETING UNDERSERVED NEEDS

One obstacle that all communities face with meeting underserved needs is the lack of resources. The City of Dearborn Heights plans to review alternative sources of funds to help address the needs of City residents. Efforts will be made to submit grant applications to Federal, state, and local resources. Specific grant applications could in-

Figure 18
African American Concentration by Block Group

Census Tract	Block Group	Population	African American Population (#)	African American Population (%)
5717	3	569	134	23.6%
5725	2	648	103	15.9%
5719	2	1043	119	11.4%
5715	1	1084	112	10.3%
5731	1	2175	177	8.1%

Source: 2000 U.S. Census.

Figure 19
Low Income Concentration by Block Group

Census Tract	Block Group	Potential Low/Mod Population	Low Income Population (#)	Low Income Population (%)
5716	3	546	222	40.7%
5725	2	400	152	38.0%
5721	3	951	350	36.8%
5715	1	889	298	33.5%
5726	3	868	276	31.8%
5729	3	1169	359	30.7%
5724	2	675	206	30.5%
5720	2	1002	301	30.0%

Source: 2000 U.S. Census.

clude Neighborhood Stabilization Programs, other Community Development Initiatives, Economic Development grants, Energy Efficiency grants, infrastructure improvements, and neighborhood enhancement/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. The City of Dearborn Heights will continue to work with public service providers to expand service and become more of a resource for these providers.

Poverty levels have increased slightly between 1990 and 2000 (5.4 percent to 6.1 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.

MANAGING THE PROCESS

The Consolidated Plan development process represents an opportunity to involve citizens and community groups in the process of assessing local housing needs, establishing strategic priorities and developing a plan to meet the identified housing goals.

The City of Dearborn Heights Department of Community and Economic Development is responsible for preparing the Consolidated Plan and annual reports, and detailing the progress of all of the strategies contained in the Consolidated Plan and the Annual Action Plan.

The CEDD will periodically monitor the implementation of these strategies to identify areas requiring improvement. This plan was developed taking into consideration all recommendations and input from the general public, City Mayor, City Council Members, other City Elected Officials, and all City Departments. Surrounding community representatives, county, state, and federal agencies, and local, regional, and statewide non-profit organizations were also taken into consideration.

The City of Dearborn Heights plans to make more of a regional effort to coordinate with adjacent municipalities. The City has made efforts to join consortiums to leverage funds with neighboring communities in planning efforts and grant applications. The City plans to continue with these efforts.

In addition, staff will continue partnerships with lenders, title companies and non-profit service providers that aim to assist low- and moderate-income residents.

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 prepared in recent years. One of the primary documents used in the development of the Consolidated Plan was the Dearborn Heights Master Plan, which addresses the housing conditions, market and needs in addition to the Military Park Action Plan.

To maximize citizen participation, staff from the City of Dearborn Heights Community and Economic 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.

The City of Dearborn Heights 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.

The City continues to strengthen relationships with neighboring agencies. As well, Dearborn Heights 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 CEDD consulted with a variety of agencies and departments within the City and surrounding areas during the formulation of the 2010-2011 Action Plan. This process included notifying the agencies and departments of the proposed projects and activities by soliciting comments by mail and through public hearings. This notification process and related coordination ensures that services are not being duplicated by like agencies. It also ensures inter-agency cooperation in producing housing and community development programs and policies to benefit low- and moderate-income persons. The City keeps a close relationship with a number of neighborhood organizations and service providers within the City throughout the program year.

The City of Dearborn Heights has followed, and will continue to follow, the citizen participation process as detailed in the Five-Year Consolidated Plan, 2011-2016.

The Citizen Participation Plan can be viewed later in this document or hard copies can be obtained at the following locations:

- **City of Dearborn Heights**
Community & Economic Development
Department
26155 Richardson
- **City of Dearborn Heights**
Clerk's Office
6045 Fenton
- **Caroline Kennedy Library**
24590 George
- **John F. Kennedy, Jr. Library**
24602 Van Born Road

PUBLIC WORKSHOP

On December 11, 2010, the CEDD held a Community and Economic Development Visioning Work-

shop at the Berwyn Senior Center. The purpose of this Saturday morning workshop was to gather input and confirm priorities for the City's 5-Year Consolidated Plan and inform the public of the City's Renewable Energy initiative as it pertains to Geothermal Energy.

Attendees were given an overview and background regarding the CDBG program. In addition, citizens were informed of opportunities to stay involved throughout the Consolidated Plan process.

Through a discussion that was facilitated by the City's CDBG consultant, Wade Trim, a number of areas were discussed and identified to be a priority including:

- Senior Services
- Warren Avenue Improvements
 - Maintenance
 - Code Enforcement
- Van Born Business District Improvements
 - Streetscape Improvements
 - Intergovernmental Coordination with neighboring communities
 - Business attraction
- Pelham Road Improvements
- Funding agencies to deal with homebuyers and foreclosure prevention
- Housing rehabilitation of existing and aging housing stock

These items were of concern to the individuals present at the workshop. Additional information pertaining to the workshop can be viewed in the Appendix of this report.

COMMUNITY SURVEY RESULTS

During the public workshop, a community survey was conducted to allow for those who are not comfortable with speaking in a public setting to be heard.

The survey was organized into six overall categories that were ranked based on the response by attendees. Respondents were to rank activities from 0, no need, to 5, highest need. The results of this community survey are shown in Figure 20. Among these broader categories, more specific activities were ranked in a similar fashion. The highest ranked items are shown.

PUBLIC HEARINGS

The first public hearing on the Consolidated Plan and the 2011 Action Plan was held on January 25, 2011, and the second public hearing for the Consolidated Plan and the 2011 Action Plan was held on March 22, 2011. Documents pertaining to these public hearings can be viewed in the Appendix of this report.

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

City of Dearborn Heights
 Community & Economic Development Department
 26155 Richardson
 Dearborn Heights, MI
 Phone: 313-791-3500
 Fax: 313-791-3501
 Email: CEDD@ci.dearborn-heights.mi.us

INSTITUTIONAL STRUCTURE

The City of Dearborn Heights has in place a strong institutional structure necessary to carry out its housing, community and economic development strategies. The City's Department of Community and Economic Development will administer the CDBG Program to achieve its Community and Economic Development goals. Other agencies such as the Public Housing Commission, Wayne

Figure 20 Community Survey

Category Type	Average
1. Economic Development Activities	3.7
2. Public Facilities and Infrastructure	3.2
3. Homeless Services	3.1
4. Other CDBG Activities	3.1
5. Public Services	3.0
6. Housing Rehab	2.6
Activity Type	Average
Code Enforcement	4.3
Homeless Services for Veterans	4.1
Fire Stations/Equipment	3.9
Senior Services	3.8
Crime Awareness	3.8
Parks and Recreation	3.8
Senior Centers	3.8
Commercial/Industrial Infrastructure Improvements	3.7
Loans/Grants for Business Development Activities	3.7
Mental Health Services	3.6
Homeless Services for Victims of Domestic Violence	3.6

Source: City of Dearborn Heights Community Survey 2011

County and the Michigan State and Housing Development Authority will also play a role in achieving these goals.

In conjunction with other City operating departments, the CEDD will also implement any public works projects proposed by the 2011-2016 Consolidated Plan or any of the Annual Action Plans.

The City's CEDD and non-profit agencies have longstanding ties and an effective delivery system for social services to the youth, persons with special needs and low- and moderate-income residents. The City's CEDD will integrate the public service activities and affordable housing proposed in the Action Plan with these on-going operations.

Non-profit agencies are invited to all public hearings and workshops. The City also has reached out to the City of Dearborn Heights Disability Commission to receive input from them regarding ADA accessibility throughout the City.

The City's CEDD will continue to coordinate with various community groups to determine objectives and goals through the public participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and Annual Action Plans, annual Performance Reviews, and any proposed Substantial Amendments. All stakeholders are encouraged to participate in the implementation of this Consolidated Plan and Action Plan.

The lack of developable land within the municipality is the main factor that limits the scope of the City of Dearborn Heights' affordable housing strategy. The City is a well-established community with nearly 100 percent of its land developed.

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 City of Dearborn Heights Tax Increment Finance Authority (TIFA) is an active agency that works diligently with developers and investors to help revitalize commercial and industrial properties within the TIFA boundary.

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

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

To support the City's initiative to improve housing stock, the City of Dearborn Heights Residential Rehabilitation Program embraces HUD's mission with a comprehensive program to assist low- and moderate-income residents based on the City of Dearborn Heights Rehabilitation Standard and comply with HUD regulations.

The CEDD assesses each applicant's needs and qualifications to determine program eligibility status. The CEDD is also available to assist the applicant in understanding the step-by-step housing rehabilitation process.

MONITORING

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Dearborn Heights recognizes that monitoring of this Consolidated Plan must be carried out on a regular basis to ensure that statutory and regulatory requirements are being met. Further, it is critical to confirm that information being reported to HUD through such mechanisms as the Integrated Disbursement and Information System (IDIS) is correct and complete. The City, through the Community and Economic Development Department, will make its best effort to monitor the success of selected projects based on the updated rules and regulations. The CEDD staff also participate in ongoing training in all areas related to HUD service.

The CEDD will report progress for each project through the Integrated Disbursement and Information System. The performance will be reported in the self-evaluation section of the CAPER.

The City of Dearborn Heights continues to make strides to achieve its goals as stated in the Five-Year Consolidated Plan. The Community and Economic Development Department conducts an Annual Performance Review of CDBG programs

which is submitted to HUD.

The City's Consolidated Plan will be monitored monthly by the CEDD staff to ensure that Consolidated Plan annual goals are being met.

The CEDD Director and the Housing Rehabilitation Specialist provide ongoing monitoring of the Home Rehabilitation Program to ensure that the annual Consolidated Plan goals will be met. The City's Finance Department will also monitor the payment of loans and remittances to the program.

As stated previously, the CEDD administers the Residential Rehabilitation Program. The CEDD's role is to assess each applicant's needs and qualifications to determine program eligibility status. The CEDD is also available to assist the applicant in understanding the step-by-step housing rehabilitation process.

The CED 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

As a means to effectively monitor the City's overall progress, assistance will be sought from a number of external sources including the non-profit agencies to which Dearborn Heights gives CDBG funding. Comments from these organizations will be solicited on the City's annual performance. It is intended that this monitoring plan will reinforce the communication network between the City and the various housing and human needs agencies participating directly in the implementation of the Consolidated Plan and Action Plan or assisting in the provision of service supporting the Plan's

strategies. The monitoring process will also ensure accountability, compliance and adequate progress from the various agencies funded as a part of the City's CDBG Program.

The City's Community and Economic Development staff will monitor all sub-recipients annually utilizing HUD guidelines. Sub-recipients will report program progress to the City on a quarterly basis. The quarterly reports will form the basis for on-going monitoring and will be reviewed as part of the annual monitoring process. The objective of the sub-recipient monitoring will be to ensure reasonable project progress and accountability; ensure compliance with CDBG and other Federal requirements, and to evaluate organizational and project performance. Documentation will be maintained of all monitoring activities including reports of site visits, findings and correspondence, and resolution of any comments or findings.

Sub-recipients' agreements outline the relationship established between the City and the non-profit agencies that work with the City.

It should be noted that a close relationship exists between the City 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 City of Dearborn Heights has established procedures for changes within our CDBG funding cycle. As stated in the City's Citizen Participation Plan a substantial amendment to the Consolidated Plan occurs when one of the following decisions needs to be made:

- The funding of new eligible activities not previously described in the published Final

Statement including published Alternate budget activities.

- Substantial change in the targeted beneficiaries, purpose, scope and location of an activity. For example, if an activity is mainly targeted to benefit Senior Citizen Housing, a Final Statement Published Amendment would be required before those funds could be utilized for a non-Senior Housing group. If certain streets and sidewalks are targeted for paving in the Published Final Statement, adding or deleting said streets would be considered a “substantial change”.
- Not considered a “substantial change” would be line item program year budget changes from one previously published activity to another previously published budget 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.

COURT ORDERS AND HUD SANCTIONS

The City of Dearborn Heights is not involved in any court orders or HUD sanctions.

Lead-Based Paint

The City of Dearborn Heights takes an active role in the prevention of childhood lead poisoning through housing-based approaches. The City’s recently completed Analysis of Impediments to Fair Housing Report estimated that 95.1 percent of owner-occupied units in the City were built in 1978 or before. Also, 84.1 percent of renter-occupied units were built in the same time frame. As the City’s housing stock is aging the Housing Rehabilitation Program administered through the Community and Economic Development Department is

becoming more important.

The City’s program reflects the strategies that were devised by the Federal government.

The City of Dearborn Heights has taken great strides to address lead-based paint hazards before they have a negative effect on our residents. The City informs its renters and homeowners of potential lead hazards when they come into the 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 Housing Rehabilitation Department complies with Federal Regulations. The City 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.

In addition, as part of the Neighborhood Stabilization Program, the City conducts lead and hazardous materials testing on homes that are to be rehabilitated or demolished.

EVALUATION PHASE

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 95 percent of Dearborn Heights’ housing stock was built during this timeframe; 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, Dearborn Heights is a predominately single-family community with relatively few multi-family dwelling units. The City will continue to make the best effort to keep the residents of the community informed about the dangers of lead-based paint.

2. HOUSING



HOUSING NEEDS ANALYSIS

This section of the study details the characteristics of the City of Dearborn Heights' housing stock by age, unit type and owner-occupied or rental. The analysis also includes occupancy rate, value and rent. The 2000 Annual CHAS Table 1B, Market & Inventory Conditions, along with the 2000 U.S. Census Data, was used to complete this section.

PRIORITY NEEDS STATISTICS

The needs assessment portion of this document will evaluate the City's current needs for housing assistance for the following income groups:

- Extremely Low
- Very Low
- Low
- Moderate

In addition, the various terms used are defined below.

Any Housing Problems: Cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: Overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years or older.

Renter: Data does not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent.

Figure 21, Housing Problems Output for All Households provides information on extremely low, very low and low-income renter and owner households, as well as the housing problems that they may be experiencing. The households are separated into the following categories: elderly one or two person households (where at least one person is 62 years or older), small families of two to four people, large families of five or more people, and all others. A considerable amount of information is presented and will be discussed in separate sections.

Approximately 6.1 percent of persons in Dearborn Heights 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.

Figure 21 Housing Problems Output for All Households, 2000

Household by Type, Income & Housing Problem	Renters					Owners					Totals
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renter Households	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owner Households	Total Households
Household Income <=50% MFI	449	267	68	200	984	1,910	614	230	497	3,251	4,235
Household Income <=30% MFI	196	136	28	105	465	745	214	111	216	1,286	1,751
% with any housing problems	52	79.4	100	68.6	66.7	66.2	69.2	92.8	87	72.5	70.9
% Cost Burden >30%	52	79.4	64.3	68.6	64.5	65.6	67.3	89.2	87	71.5	69.7
% Cost Burden >50%	36.7	69.1	64.3	68.6	55.1	29.1	58.9	80.2	74.1	46	48.4
Household Income >30% to <=50% MFI	253	131	40	95	519	1,165	400	119	281	1,965	2,484
% with any housing problems	75.1	89.3	80	58.9	76.1	24.3	56.8	88.2	63.7	40.4	47.9
% Cost Burden >30%	75.1	89.3	55	58.9	74.2	23.9	55.8	79.8	63.7	39.5	46.7
% Cost Burden >50%	39.5	35.9	10	12.6	31.4	7.1	21.5	44.5	29.5	15.5	18.8
Household Income >50 to <=80% MFI	216	307	42	227	792	1,674	1,482	310	564	4,030	4,822
% with any housing problems	43.5	31.6	33.3	12.3	29.4	8.4	41.6	35.5	39.4	27	27.4
% Cost Burden >30%	41.7	25.1	9.5	12.3	25.1	8.4	40.6	14.2	39.4	25	25.1
% Cost Burden >50%	6.5	0	0	4.4	3	2.5	4.7	0	5.1	3.5	3.4
Household Income >80% MFI	202	590	83	560	1,435	2,847	6,278	1,357	1,814	12,296	13,731
% with any housing problems	2	7.1	49.4	6.1	8.4	2.6	4.4	19	7.8	6.1	6.4
% Cost Burden >30%	2	0.7	4.8	2.5	1.8	2.4	3.2	4.6	6.8	3.7	3.5
% Cost Burden >50%	0	0	0	0.7	0.3	0.1	0.2	0.3	0.2	0.2	0.2
Total Households	867	1,164	193	987	3,211	6,431	8,374	1,897	2,875	19,577	22,788
% with any housing problems	45	31.3	59.6	19.3	33	15.4	15.2	30.4	25.4	18.2	20.3
% Cost Burden >30%	44.5	26.3	24.9	17.2	28.3	15.2	14	15.8	24.8	16.1	17.9
% Cost Burden >50%	21.5	12.1	11.4	9.9	13.9	5.4	3.5	7.7	9.6	5.4	6.6

Source: CHAS Data Book, based on 2000 Data (data accessed in March of 2011).

The 2000 US Census states that Dearborn Heights has 23,276 households of which 3,393 are renters (or 15 percent) and 19,883 owner-occupied units (or 85 percent). The 2000 U.S. Census data identifies that 28.3 percent of the household renters pay greater than 30 percent of income towards rent and 17.9 percent of the household owners pay greater than 30 percent of income towards house payments.

ALL HOUSEHOLDS

Figure 21 provides data on 22,788 households within the City of Dearborn Heights. Of these households, 3,211 or 14.1 percent are renter households while 19,577 or 85.9 percent are owner households.

Approximately 33.0 percent of the rental households within the City have housing problems of any kind, while 28.3 percent have a cost burden greater than 30 percent of their income and 13.9 percent have a cost burden greater than 50 percent of their income. In comparison to renter households, owner households have lower rates of housing problems and cost burden. Of the owner households, 20.3 have a housing problem of any kind, 17.9 percent have a cost burden greater than 30 percent of their income and 6.6 percent have a cost burden greater than 50 percent of their income.

The 7,298 elderly households account for 32.0 percent of all households in the City. Of the elderly households, 88.1 percent are owners while the remainder are renters. Of the owner households 15.4 percent have housing problems, 15.2 percent are cost burdened by spending more than 30 percent of their income on housing costs, and 5.4 percent are cost burdened by spending more than 50 percent of their income on housing costs. The housing problem and cost burden rates for elderly owner households are much lower in comparison to elderly renters.

Of the renter households, 45.0 percent have housing problems, 44.5 percent are cost burdened by spending more than 30 percent of their income on rental costs, and 21.5 percent are cost burdened by spending more than 50 percent of their income on rental costs. The housing problem and cost burden rates for elderly owner households are much lower in comparison to elderly renters.

At 9,538, small related households (2 to 4 members) account for 41.9 percent of all households in the City. Of all small related households, 87.8 percent are owner households while 12.2 percent are renter households. Small related renter households are much more likely to have housing problems and cost burden in comparison to owner households. Of the owner households 15.2 percent have housing problems, 14.0 percent are cost burdened by spending more than 30 percent of their income on housing costs, and 3.5 percent are cost burdened by spending more than 50 percent of their income on housing costs.

Of the renter households, 31.3 percent have housing problems, 26.3 percent are cost burdened by spending more than 30 percent of their income on rental costs, and 12.1 percent are cost burdened by spending more than 50 percent of their income on rental costs.

Large related households (5 or more members) total 2,090 and account for 9.2 percent of all households in the City. The majority (90.8 percent) of large related households in the City are owner households. A higher percentage (59.6 percent) of large related renter households have housing problems in comparison to owner households (30.4 percent). Similarly, a higher percentage of large related renter households are cost burdened in comparison to owner households. Of the large related renter households, 24.9 percent are cost burdened by spending more than 30 percent of

their income on rental costs, and 11.4 percent are cost burdened by spending more than 50 percent of their income on rental costs.

According to the U.S. Census Bureau's 2007-2009 American Community Survey (ACS), 11.2 percent of all people in the City of Dearborn Heights had an income in the past 12 months below the poverty level. This poverty level figure represents an increase from 6.1 percent as of the 2000 Census. 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 2010 U.S. Census indicates that the City of Dearborn Heights had 23,276 occupied housing units of which 3,393 were renter-occupied housing units (14.6 percent) and 19,883 were owner-occupied housing units (85.4 percent). The CHAS 2000 Data Book indicates that 28.3 percent of all renters pay greater than 30 percent of their income towards rent while 16.1 percent of all owners pay greater than 30 percent of their income towards housing costs.

The City is unable to identify those households which are adversely affected by overcrowded conditions and/or live in substandard units. However, statistics pertaining to the status of plumbing and kitchen facilities within housing units do provide insight into the overall quality of housing within the community. According to the 2000 Census 0.3 percent of the total housing units in the City lack complete plumbing facilities, while 0.5 percent of the total housing units lack complete kitchen facilities.

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

Extremely low income households are defined as those that do not exceed 30% 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, 17 percent of the 465 total renters within the City 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, 64.5 percent have a cost burden greater than 30 percent while 55 percent have a cost burden greater than 55.1 percent as shown in Figure 22, Priority Housing Needs (Table 2A).

Of the 465 households in this range, 196 are elderly and 136 are small related households.

The City is unable to identify those households which are adversely affected by overcrowded conditions and/or live in substandard units. According to the 2000 U.S. Census, 1.5 percent of the entire housing stock lacks complete kitchen and/or bathroom facilities and 1.9 percent lacks complete plumbing facilities.

It has been determined that the racial/ethnic composition of the extremely low income sector of the population is white (80.6 percent), while the other groups represented are Hispanic (5.1 percent) and Black Non-Hispanic (4.7 percent).

Owners

Almost 9 percent (1,751) of the 19,883 total owners within the City 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

Figure 22 Priority Housing Needs (Table 2A)

Priority Housing Needs (Households)		Priority		Unmet Need	Five Year Goals
Renter	Small Related	0-30%	Medium	26	0
		31-50%	Medium	117	0
		51-80%	Medium	97	0
	Large Related	0-30%	Medium	28	0
		31-50%	Medium	32	0
		51-80%	Medium	14	0
	Elderly	0-30%	Medium	102	0
		31-50%	Medium	190	0
		51-80%	Medium	94	0
	All Other	0-30%	Medium	72	0
		31-50%	Medium	56	0
		51-80%	Medium	28	0
Owner	Small Related	0-30%	High	148	10
		31-50%	High	227	10
		51-80%	High	617	10
	Large Related	0-30%	High	103	10
		31-50%	High	105	10
		51-80%	High	110	10
	Elderly	0-30%	High	493	10
		31-50%	High	283	10
		51-80%	High	141	10
	All Other	0-30%	High	188	10
		31-50%	High	179	10
		51-80%	High	222	10
Special Needs		0-80%	Medium	Unknown	0
Total Goals					120

Source: HUD, CHAS DATA 2011: City of Dearborn Heights Community and Economic Development Department

evidenced by 71.5 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, 745, or 42.5 percent of the 1,751 between 0 to 30 percent of MFI households owned and classified as extremely low income, are elderly. It has been determined that the racial/ethnic composition of this group is White (72.8 percent), Black Non-Hispanic (1.2 percent), and Hispanic (1.0 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 _____

Roughly, 15 percent (519) of the 3,393 total renters within the City 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 74.2 percent having a cost burden greater than 31.4 percent and 19 percent have a cost burden greater than 50 percent.

Of the 519 households in this range, 253 are elderly, 131 are small related households, 40 are large related households and the remaining 95 comprise all other households. It has been determined that the racial/ethnic

composition of this sector of the population is White (86.3 percent), Black Non-Hispanic (4.6 percent) and Hispanic (3.8 percent)

Owners _____

Approximately, 12.5 percent (2,483) of the 19,883 total owners within the City 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. 46.7 percent have a cost burden greater than 30 percent and 18.8 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 (75.5 percent), Black Non-Hispanic (.9 percent) and Hispanic (1.3 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 _____

Just over 23 percent or 792 of the 3,393 total renters within the City can be classified as households between 51 to 80 percent of MFI. 25.1 percent of the households in this segment have a cost burden greater than 30 percent and 3.0 percent have a cost burden greater than 50 percent.

Of the 792 households in this range, 216 are elderly, 307 are small related households, 42 are large related and 227 are all other households.

It has been determined that the racial/ethnic composition of this sector of the population is White (80 percent), Black Non-Hispanic (14.7 percent) and Hispanic (4.2 percent).

Owners

Approximately 24.3 percent or 4,822 of the 19,883 total owners within the City 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. 25.1 percent have a cost burden greater than 30 percent and 3.4 percent have a cost burden greater than 50 percent.

According to 2000 U.S. Census data, the 4,822 households in this range are comprised of 34.7 percent (1,674) elderly population. The City is unable to identify which households have been adversely affected by overcrowded conditions and/or live in substandard units.

It has been determined that the racial/ethnic composition of this sector of the population is White (78.7 percent), Black Non-Hispanic (2.5 percent) and Hispanic (1.6 percent).

MODERATE INCOME (GREATER THAN 80% OF MFI)

This segment is defined as households whose incomes are greater than 81 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% 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

Just over 42 percent (1,435) of the 3,393 total renters within the City can be classified as households greater than 80 percent of MFI. This segment of the population experiences virtually no cost burden. About 1.8 percent of the households in this segment have a cost burden greater than 30 percent while less than 1 percent have a cost burden greater than 50 percent.

Of the 1,435 households in this range, 202 are elderly, 590 are small related households, 83 are large related and 560 are all other households. It has been determined that the racial/ethnic composition of this sector of the population is White (64.3 percent), Black (14.1 percent), and Hispanic (7.0 percent).

Owners

Approximately 13,731 or 70 percent of the 19,833 total owners within the City can be classified as households greater than 80 percent of MFI. This sector of the population does experience minimal housing cost burdens. Of all the households, 3.5 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 13,731 households in this range are comprised of 20.7 percent elderly population. It has been determined that the racial/ethnic composition of this sector of the population is White (84.9 percent), Black (1.8 percent), and Hispanic (2.2 percent).

PRIORITY NEEDS SUMMARY

Figure 22 provides an overview of the housing needs in the City of Dearborn Heights, and categorizes such needs as High Priority, Medium Priority, Low Priority or No Need. The figure also includes estimates of funding needed to address the housing needs of the City.

HOUSING STRATEGY

The City's housing strategy is an all encompassing strategy. The City alone cannot solve the housing issues that have been a burden throughout the country. To that end the City hopes that through partnerships and coordination that it can meet its housing goals. The City will aim to improve quality, availability and accessibility of affordable housing to persons of low- and moderate-income throughout the City of Dearborn Heights.

Objectives:

1. Provide rehabilitation assistance to income eligible homeowners so that they may be able to remain in their homes comfortably and continue to afford to live there without the structure deteriorating, priority for 0-80 percent of median family income.
2. Encourage affordable homeownership opportunities for low and moderate income homebuyers, particularly those in the 51-80 percent of median family income group.
3. The City seeks to ensure that residents regardless of income shall have housing choices regardless of their race, color, religion, gender, sexual orientation, familial, national origin, handicap and financial status.
4. Reduce lead hazards and incidences of lead poisoning and increase the market potential for homes treated for lead.
5. Preserve and improve the existing housing stock by working in conjunction with the code enforcement department to ensure homeowners are living in habitable environments.
6. Seek collaboration with non-profit agencies in addressing major housing issues, whenever possible.
7. Encourage the development of new programs that improve or increase the City's affordable housing stock, prioritizing support to those that draw from a diversity of funding sources.
8. Support a variety of decent, affordable rental housing choices for low-income persons with special needs (e.g. mentally ill, physically handicapped, substance abusers, etc.), with or without supportive services (Section 8).
9. Affirmatively further fair housing objectives by encouraging increased housing choices and opportunities both within and outside of areas of minority and low-income concentrations.
10. Encourage renewable and energy-efficient practices in single-family homes that receive assistance.
11. Transform neighborhoods that are in obvious decline and prevent negative housing cycle spreading to adjacent healthy housing stock. Targeted neighborhood revitalization must serve two purposes:
 - Improve the quality of life and living environment in the target neighborhood
 - Preserve the quality of life and desirability of healthy neighborhoods

HOUSING MARKET ANALYSIS

Housing is a vital characteristic of any community. Houses are highly visible, relatively permanent, and immobile, and for these reasons serve as great indicators of the well being of a community. The intent of this section of the Consolidated Plan is to understand the characteristics of the City's existing housing stock, the supply and demand potential within the local market, and the housing needs of the residents of Dearborn Heights.

Housing Supply and Type

Figure 23, Type of Housing Units shows the estimated supply and type of housing units within the City of Dearborn Heights and Wayne County, according to the U.S. Census, 2007-2009 American Community Survey 3-Year Estimates. The City of Dearborn Heights features a total of 20,411 housing units, of which the majority (18,035 or 88.4 percent) are 1-unit detached. The remaining housing units are fairly evenly distributed amongst the other housing unit types, with the exception of boat, RV, or van units of which none are found in the City. In comparison to Wayne County, the City of Dearborn Heights features a much higher percentage of 1-unit detached structures and lower percentages of the other housing unit types.

HOUSING STRUCTURAL QUALITY Age of Housing Stock

Figure 24, Age of Housing Units shows 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 City constructed prior to 1950 may be approaching the end of their utility.

The Age of Housing Units data shows the age distribution of housing stock within the City of Dearborn Heights and Wayne County, according to the U.S. Census, 2007-2009 American Community Survey 3-Year Estimates. In total, nearly 65 percent of the City'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 paint. Low-income individuals may not be able to keep up with both the maintenance and the mortgage payments, thereby

Figure 23 Type of Housing Units 2000

Year Structure Built	Dearborn Heights		Wayne County	
	#	%	#	%
1-unit, detached	18,035	88.4%	577,239	68.9%
1-unit, attached	316	1.5%	51,339	6.1%
2 units	126	0.6%	48,093	5.7%
3 or 4 units	452	2.2%	21,847	2.6%
5 to 9 units	556	2.7%	33,124	4.0%
10 to 19 units	44	0.2%	26,724	3.2%
20 to 49 units	95	0.5%	22,373	2.7%
50 or more	246	1.2%	42,706	5.1%
Mobile home	541	2.7%	14,354	1.7%
Boat, RV, van, etc.	0	0.0%	141	0.0%
Total Housing Units	20,411	100.0%	837,940	100.0%

Source: U.S. Census 2007-2009 American Community Survey 3-Year Estimates.

**Note: The data from the 2007-2009 American Community Survey contain sampling error and nonsampling error.

Figure 24 Age of Housing Units, 2007-2009

Year Structure Built	Dearborn Heights		Wayne County	
	#	%	#	%
2005 or later	49	0.2%	10,586	1.3%
2000 to 2004	405	2.0%	28,612	3.4%
1990 to 1999	654	3.2%	43,295	5.2%
1980 to 1989	499	2.4%	37,521	4.5%
1970 to 1979	1,551	7.6%	76,371	9.1%
1960 to 1969	4,042	19.8%	82,857	9.9%
1950 to 1959	9,789	48.0%	202,919	24.2%
1940 to 1949	2,176	10.7%	158,940	19.0%
1939 or earlier	1,246	6.1%	196,839	23.5%
Total Structures	20,411	100.0%	837,940	100.0%

Source: U.S. Census 2007-2009 American Community Survey 3-Year Estimates.

**Note: The data from the 2007-2009 American Community Survey contain sampling error and nonsampling error.

resulting in disrepair, blight, and an increased likelihood of encountering housing problems. Dearborn Heights' percentage of housing units older than 50 years (built prior to 1960) is comparable to Wayne County, which also stands at approximately 65 percent.

Given the relatively high percentage of older housing units, and the tendency for low-income citizens to reside in older housing units, the City of Dearborn Heights 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.

PLUMBING AND KITCHEN FACILITIES

Statistics pertaining to the status of plumbing and kitchen facilities within housing units provide additional insight into the overall quality of housing within a community. Data from the 2007-2009 American Community Survey 3-Year Estimates show that a very small percentage of occupied

housing units lack complete plumbing or kitchen facilities as shown in Figure 25, Status of Plumbing and Kitchen Facilities. However, of the 1,606 vacant housing units within the City, 12.8 percent lack complete plumbing facilities while 11.7 percent lack complete kitchen facilities. Without complete kitchen or plumbing facilities, it can be determined that these vacant units would be unsuitable for occupation without first undergoing housing rehabilitation. Within Wayne County, even higher percentages of vacant housing units are lacking complete plumbing or kitchen facilities.

Given the percentage of vacant housing units in the City that are lacking basic necessities such as plumbing and kitchen facilities, the City of Dearborn Heights should consider the purchase of vacant facilities for rehabilitation to provide additional opportunities for low-income citizens to purchase and/or rent quality housing units within the City.

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 26, Housing Occupancy provides information on housing vacancy for the City

Figure 25 Status of Plumbing and Kitchen Facilities, 2007-2009

Category	Place			
	Dearborn Heights		Wayne County	
	#	%	#	%
Total Housing Units	20,411	-	837,940	-
Lacking Complete Plumbing Facilities	396	1.9%	50,783	6.1%
Lacking Complete Kitchen Facilities	302	1.5%	71,447	8.5%
Occupied Housing Units	18,805	-	694,260	-
Lacking Complete Plumbing Facilities	191	1.0%	4,899	0.7%
Lacking Complete Kitchen Facilities	114	0.6%	7,292	1.1%
Vacant Housing Units	1,606	-	143,680	-
Lacking Complete Plumbing Facilities	205	12.8%	45,884	31.9%
Lacking Complete Kitchen Facilities	188	11.7%	64,155	44.7%

Source: U.S. Census 2007-2009 American Community Survey 3-Year Estimates.

**Note: The data from the 2007-2009 American Community Survey contain sampling error and nonsampling error.

Figure 26 Housing Occupancy

Category	2000				2007-2009			
	Total Housing Units	Oc-cupied Housing Units	Vacant Housing Units		Total Housing Units	Oc-cupied Housing Units	Vacant Housing Units	
			#	%			#	%
Dearborn Heights	23,913	23,276	637	2.7%	20,411	18,805	1,606	7.9%
Wayne County	826,145	768,440	57,705	7.0%	837,940	694,260	143,680	17.1%

Source: 2000 U.S. Census; U.S. Census 2007-2009 American Community Survey 3-Year Estimates.
 **Note: The data from the 2007-2009 American Community Survey contain sampling error and nonsampling error.

Figure 27 Home Ownership 2000-2008

Category	Dearborn Heights				Wayne County			
	2000		2007-2009		2000		2007-2009	
	#	%	#	%	#	%	#	%
Owner-Occupied Housing Units	19,883	85.4%	15,659	83.3%	511,837	66.6%	464,172	66.9%
Renter-Occupied Housing Units	3,393	14.6%	3,146	16.7%	256,603	33.4%	230,088	33.1%
Total Occupied Housing Units	23,276	-	18,805	-	768,440	-	694,260	-

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.

of Dearborn Heights and Wayne County between 2000 and the 2007-2009 American Community Survey. In 2000, Dearborn Heights featured a low vacancy rate of 2.7 percent. However, Dearborn Heights' vacancy rate increased to 7.9 percent as of the 2007-2009 survey. The vacancy rate for Wayne County also increased during this time span from 7.0 percent to 17.1 percent.

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 Figure 27, Home Ownership, Dearborn Heights' home ownership rate has declined since 2000, from 85.4 percent to 83.3 percent as of the 2007-2009 American Community Survey. Correspondingly, the renter-occupancy rate has increased from 14.6 percent to 16.7 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 City.

In contrast to Dearborn Heights, Wayne County's home ownership rate has increased since 2000, according to the 2007-2009 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 of crucial importance 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 28, Value of Owner-Occupied Housing Units shows the change in owner-occupied housing unit values for the City of Dearborn Heights and Wayne County between 2000 (U.S. Census) and the 2007-2009 American Community Survey 3-Year Estimates. Both Dearborn Heights and Wayne County's owner-occupied housing unit values increased significantly during the time span. For Dearborn Heights, the median value increased from \$110,800 to \$126,300 while Wayne County's median value increased from \$99,400 to \$118,100.

However, as a result of a nationwide housing market decline generally since 2007, housing values within the City of Dearborn Heights, as well as the entire county, have declined significantly. According to the Michigan Department of Treasury, the City of Dearborn Heights' state equalized value (SEV) for residential real property reached its peak in 2007, at approximately \$1.69 million. However, since 2007, the City's residential real property SEV has declined by 34.5 percent and now stands at approximately \$1.11 million. The City's residential real property SEV trends since 2000 are shown in Figure 29. 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 City's housing market, opening up more housing opportunities for lower income citizens.

Figure 28 Value of Owner-Occupied Housing Unit

Category	Dearborn Heights				Wayne County			
	2000		2007-2009		2000		2007-2009	
	#	%	#	%	#	%	#	%
Less than \$50,000	570	3.0%	786	5.0%	70,067	15.2%	57,128	12.3%
\$50,000 to \$99,999	7,181	37.8%	3,982	25.4%	162,991	35.3%	128,394	27.7%
\$100,000 to \$149,999	7,276	38.3%	5,730	36.6%	114,947	24.9%	114,702	24.7%
\$150,000 to \$199,999	2,272	12.0%	3,277	20.9%	54,945	11.9%	74,028	15.9%
\$200,000 to \$299,999	1,361	7.2%	1,283	8.2%	37,830	8.2%	54,889	11.8%
\$300,000 to \$499,999	316	1.7%	484	3.1%	15,898	3.4%	25,303	5.5%
\$500,000 to \$999,999	24	0.1%	94	0.6%	4,298	0.9%	7,745	1.7%
\$1,000,000 or more	6	0.0%	23	0.1%	973	0.2%	1,983	0.4%
Total Specified Owner-Occupied Housing Units	19,006	100.0%	15,659	100.0%	461,949	100.0%	464,172	100.0%
Median Value	\$110,800		\$126,300		\$99,400		\$118,100	

Source: 2000 U.S. Census; U.S. Census 2007-2009 American Community Survey 3-Year Estimates.

**Note: The data from the 2007-2009 American Community Survey contain sampling error and nonsampling error.

Figure 29 Residential SEV Trends

Year	State Equalized Value for Residential Real Property	Percent Change from 2000	Percent Change from Peak (2007)
2000	1,204,980,270	-	-
2001	1,314,397,500	9.1%	-
2002	1,418,269,480	17.7%	-
2003	1,539,417,100	27.8%	-
2004	1,608,310,000	33.5%	-
2005	1,652,997,900	37.2%	-
2006	1,664,349,900	38.1%	-
2007	1,689,535,500	40.2%	-
2008	1,649,252,110	36.9%	-2.4%
2009	1,352,803,370	12.3%	-19.9%
2010	1,106,544,870	-8.2%	-34.5%

Source: Michigan Department of Treasury State Tax Commission 2000 through 2010 Assessed and Equalized Valuation for Separately Equalized Classifications – Wayne County

Figure 30, Gross Rent shows the change in owner-occupied housing unit values for the City of Dearborn Heights and Wayne County between 2000 (U.S. Census) and the 2007-2009 American Community Survey 3-Year Estimates. For Dearborn Heights, the median rent increased from \$693 to \$916 while Wayne County's median value increased from \$530 to \$742. However, similar to the value of occupied-units, as a result of the nationwide housing market decline, it is likely that gross rents within the City of Dearborn Heights have also declined since 2007.

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 cumula-

Figure 30 Gross Rent

Category	Dearborn Heights				Wayne County			
	2000		2007-2009		2000		2007-2009	
	#	%	#	%	#	%	#	%
Less than \$200	87	2.6%	29	0.9%	14,911	5.8%	7,266	3.2%
\$200 to \$299	81	2.4%	85	2.7%	15,741	6.2%	8,638	3.8%
\$300 to \$499	331	9.7%	48	1.5%	77,533	30.4%	25,489	11.1%
\$500 to \$749	1,526	44.9%	497	15.8%	96,964	38.0%	69,635	30.3%
\$750 to \$999	891	26.2%	1,088	34.6%	28,725	11.3%	56,440	24.5%
\$1,000 to \$1,499	163	4.8%	881	28.0%	9,044	3.5%	42,384	18.4%
\$1,500 or more	79	2.3%	167	5.3%	2,090	0.8%	7,344	3.2%
No rent paid	238	7.0%	351	11.2%	10,185	4.0%	12,892	5.6%
Total Specified Renter-Occupied Housing Units	3,396	100.0%	3,146	100.0%	255,193	100.0%	230,088	100.0%
Median Rent	\$693		\$916		\$530		\$742	

Source: 2000 U.S. Census; U.S. Census 2007-2009 American Community Survey 3-Year Estimates.
 **Note: The data from the 2007-2009 American Community Survey contain sampling error and nonsampling error.

tive reported AIDS cases as of 2008.

Currently, there are no specific housing programs for persons living with HIV/AIDS within the City of Dearborn Heights or Wayne County. However, a variety of housing related programs are available for the City's citizens, such as the Dearborn Heights Residential 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.

According to the 2000 U.S. Census, which provides the most recent data available concerning disability status within Dearborn Heights, of the 32,428 citizens between 21 and 64 years old in the City, more than 18 percent (5,920) had some kind of disability. Of the 10,550 citizens 65 years or older in the City, more than 44 percent (4,653) had some kind of 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

The City of Dearborn Heights does not have a Public Housing Authority nor does it own or operate any public housing. Additionally, the City of Dearborn Heights 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 City works cooperatively with Wayne County, the Michigan State Housing Development Authority (MSHDA) and private entities in the provision of public and subsidized housing within Dearborn Heights.

Impacts of the Housing Market on the Use of Public Funds

There are a number of characteristics of the housing market that impact how the City 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, the City of Dearborn Heights 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.

Given the percentage of vacant housing units in the City that are lacking basic necessities such as

plumbing and kitchen facilities, the City of Dearborn Heights should consider the purchase of vacant facilities for rehabilitation to provide additional opportunities for low-income citizens to purchase and/or rent quality housing units within the City.

The nationwide economic and housing market decline has resulted in reduced home values, lower gross rents, and a higher number of vacant and/or foreclosed properties within Dearborn Heights. This trend represents a positive benefit to longer-term housing affordability. However, the relative need for public housing programs, such as Dearborn Heights' Residential Rehabilitation Program, is greater as homeowners seek financial assistance for necessary home improvements in spite of depreciated home values and household incomes.

Lead-Based Paint Needs

Many houses built before 1978 have paint that contains high levels of lead. Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. Lead-based paint is defined as paint containing one milligram per square centimeter (1 mg/cm²) of lead, or 0.5 percent lead by weight. The City of Dearborn Heights takes an active role in the prevention of childhood lead poisoning through housing-based approaches. The City's recently completed Analysis of Impediments to Fair Housing Report Estimated that 95.1 percent of owner-occupied units in the City were built in 1978 or before. Also, 84.1 percent of renter occupied units were built in the same time frame. As the City's housing stock is aging the Housing Rehabilitation Program administered through the Community and Economic Development Department is becoming more important.

Dearborn Heights' program reflects the strategies that were devised by the Federal government:

- Emphasis on the home, rather than waiting for

children to become poisoned

- Identification and reduction of lead-based paint hazards, rather than the elimination of all lead-based paint
- New requirements for all levels of government to promote lead-hazard reduction

The Housing Rehabilitation program is used to inform and assist the community at-large, as to the hazards of lead-based paint. This program is working towards the common goal of significantly reducing or eliminating lead-based paint hazards, and preventing childhood lead poisoning. The City will stay current on the new legislation and will make any necessary modifications to our programs, in an effort to comply with changing lead-based paint regulations. Based on regulations that went into effect October 2000, the City made the necessary modifications to their programs to ensure compliance with HUD and the U.S. Congress. The Housing Rehabilitation program currently complies with the regulations.

The Building Department monitors rental units in the community to ensure that the units meet the minimum code requirements. Any unit that is rehabilitated, modernized, weatherized, or reconstructed using City, CDBG or NSP dollars must address lead hazards that are present.

All sub-recipients must also comply with federal regulations for abatement to reduce the hazards of lead paint in the community.

The City will continue to encourage appropriate staff and participating contractors to attend training and obtain certification in "Lead-Based Paint Safe Work Practices" for construction and rehabilitation projects.

The City of Dearborn Heights is a predominately single-family community with relatively few multi-

family dwelling units. The City will make the best possible effort to keep the residents of the community informed as to the dangers of lead-based paint.

BARRIERS TO AFFORDABLE HOUSING

Public policies can have a direct impact on barriers to affordable housing. Dearborn Heights has recognized this fact and has reviewed its own process to expose any barriers or obstacles to developing affordable and fair housing. From this review, it was identified that there are no barriers to fair housing in the community.

Although no impediments were identified, the City continues to have a concern to provide affordable and fair housing. To alleviate this concern, a variety of policies and plans were put into practice. A description of these policies and regulations are provided within the Analysis of Impediments to Fair Housing (AI) and outlined as follows.

Analysis of Impediments to Fair Housing

The City of Dearborn Heights contracted with McKenna and Associates to conduct an analysis of impediments study regarding fair housing. The final report was completed in June of 2009.

The research conducted as part of the analysis shows no identifiable impediments to fair housing choice and that the City is committed to preventing impediments from occurring in the future.

The City had little resident participation in the public workshop or housing survey. The little interest in fair housing choice in the community could be an indication that residents are not experiencing any fair housing discrimination, or because residents that are experiencing discrimination are not filing complaints.

The City must continue to provide education and outreach to help residents identify and make complaints regarding fair housing, should they occur.

The AI recommends actions that the City can take to ensure fair housing throughout the community. The following is the recommended Fair Housing Action:

Plan and activities for preventing fair housing impediments in the City of Dearborn Heights:

1. Raise the visibility of fair housing and complaint process.
2. Consider incentives and alternative funding sources to encourage and increase affordable housing development.
3. Increase landlord and resident awareness and knowledge of fair housing.
4. Work to assist residents with special needs to have full access to housing and needed services.
5. Ensure the existing credit counseling programs are available and targeted.

The City of Dearborn Heights will continue to avoid all barriers to affordable housing. 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 the City:

- **Zoning Regulations:** The City of Dearborn Heights Zoning Ordinance is free of barriers to affordable housing. It 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 City 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 City.

- **Development Fees:** The City does not impose an impact fee on developers seeking to take on projects within the municipality.
- **Approval and Permitting Systems:** The City does not utilize slow procedures that are burdensome and uncoordinated, nor does Dearborn Heights impose repetitive reviews that require developers to incur high costs and lose valuable time.
- **Manufactured and Modular Housing:** The City permits manufactured and modular housing as long as the development is consistent with the City'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:** the City of Dearborn Heights does not partake in the use of such practices.

MAINTAINING AFFORDABLE HOUSING

The City's Housing Rehabilitation Program is of the utmost importance to our community. Dearborn Heights 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 City implements the Neighborhood Stabiliza-

tion Program whose purpose is to stabilize neighborhoods that have been hardest hit by the recent foreclosure crisis. The City utilizes this program to eliminate blighted structures and rehabilitate single family homes. Homes that are rehabilitated are sold at an affordable price to persons of low and moderate income.

These programs help to ensure that Dearborn Heights families are able to maximize the needed assistance. Income eligible handicapped families can also be provided immediate assistance for modifications to their home that improve their mobility from the Housing Rehabilitation program.

FAIR HOUSING

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3. Increase landlord and resident awareness and knowledge of fair housing.
4. Work to assist residents with special needs have full access to housing and needed services.
5. Ensure the existing credit counseling programs are available and targeted.

Housing discrimination based on race, color, national origin, religion, sex, family status, or disability is illegal by federal law. If residents are trying to buy or rent a home or apartment and believe their rights have been violated, they are able to file a fair housing complaint.

The City of Dearborn Heights advertises and provides referrals when needed to the Fair Housing Center of Metro Detroit. Fliers are posted at the CEDD offices and on the CEDD website.

3. HOMELESS



HOMELESS NEEDS

Data from Out-Wayne County Homeless Services Coalition collected in May 2009 showed a point in time count of 476 homeless in Wayne County (excluding the City of Detroit). Data was organized by zip code, and of the two zip codes within the City of Dearborn Heights, there were few homeless documented. Only three homeless individuals were documented in zip code #48125 and two homeless individuals were documented in zip code #48127.

Data collected from Out-Wayne County Homeless Services Coalition for 2010 shows 2,411 homeless in Wayne County (excluding the City of Detroit). Data for the City of Dearborn Heights was organized into categories as shown in Figure 31, Unduplicated Counts of Homeless Persons in Dearborn Heights.

The unduplicated number of homeless in the City of Dearborn Heights is 54. Of the total number of homeless, 51.8 percent were identified to be single adults. Of these 28 single adults, 21 were identified as male and 7 are female.

In addition to single adults, 17.2 percent are adults in families, and 20.7 percent are children in families, and 7.4 percent are unaccompanied youths.

While the actual number of homeless individuals that reside within Dearborn Heights annually is difficult to determine and track, the City is still committed to ending homelessness in partnership with

Figure 31 Unduplicated Counts of Homeless Persons in Dearborn Heights

Single Adults	Unaccompanied Youth	Adults in Families	Children in Families	Unduplicated Totals
28	4	10	12	54

Source: 2010, Out-Wayne County Homeless Coalition.

non-profit homeless service providers.

Figure 32 Homeless and Special Needs Populations (Table 1A) includes data provided from the Out-Wayne County Homeless Services Coalition. Table 1A estimates the needs of individuals and families requiring shelter beds and housing.

Reports ran by Out-Wayne County show beds that are available for all of Out-Wayne County. Many agencies have scattered site or voucher-based beds, meaning that they give a client a voucher and then that client is able to find an apartment wherever they like within the Out-Wayne County services area. These agencies do not give a breakdown of where each client decides to go. Only a count of total beds is given.

According to Table 1A, there are ample beds in the Out-Wayne County network to accommodate the homeless population from the City of Dearborn Heights.

Figure 32 Homeless and Special Needs Populations (Table 1A)

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	107	0	-75
	Transitional Housing	73	0	-41
	Permanent Supportive Housing	80	0	-48
	Total	260	0	-228
Persons in Families With Children				
Beds	Emergency Shelter	94	0	-72
	Transitional Housing	235	0	-213
	Permanent Supportive Housing	171	0	-149
	Total	500	0	-478

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	22	0	0	0
1. Number of Persons in Families with Children	10	0	0	0
2. Number of Single Individuals and Persons in Households without children	28	0	0	0
(Add Lines Numbered 1 & 2 Total Persons)	38	0	0	0
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	1		0	1
b. Seriously Mentally Ill	N/A			
c. Chronic Substance Abuse	N/A			
d. Veterans	N/A			
e. Persons with HIV/AIDS	N/A			
f. Victims of Domestic Violence	N/A			
g. Unaccompanied Youth (Under 18)	N/A			

Source: Data supplied by Out-Wayne County - 2009 PIT Count

In addition, according to the 2009 PIT count, there is one chronically homeless individual from the 48125/48127 zip codes that lie within the City of Dearborn Heights. In general, a chronically homeless person is an unaccompanied disabled individual who has been continuously homeless

for over one year. Although this is a small need, it is important for the City to continue to support service providers to eliminate chronic homelessness.

INVENTORY AND HOMELESS STRATEGY

Homelessness is a complex problem that requires an emergency response. Risks such as loss of employment, domestic violence, low education attainment, mental health, and substance abuse all contribute to homelessness. Below is the strategy that the City will use to combat this issue.

The City of Dearborn Heights will work to reduce homelessness in the City by supporting programs that help to create economic opportunities and supply homeless prevention services.

Objectives:

1. Partner with programs serving the homeless population in Dearborn Heights and within Wayne County, placing priority on those programs that draw from a diversity of funding sources.
2. Support programs that serve to prevent homelessness, such as legal services, food pantries, emergency assistance, and employment services.
3. Support existing transitional housing opportunities by providing opportunities for home ownership as a step in the Continuum of Care.
4. Support services that provide transitional living arrangements that satisfy city, state and federal codes and regulations.
5. Support programs and agencies that work to make those who have become homeless self sufficient.

The City alone does not have the ability to address this problem. In response, the City works with a number of homeless service providers to address this problem. Many referrals are made to the following organizations. However, there are a significant number of other, smaller service providers in the region.

OUT-WAYNE COUNTY HOMELESS SERVICES COALITION

The Out-Wayne County Homeless Service Coalition serves as the Continuum of Care provider for communities in southeast Michigan, with exception of the City of Detroit. The Coalition is comprised of 26 member organizations, including non-profits and local governments. Although the City of Dearborn Heights is not a member of the Coalition, the Coalition has developed a Ten-Year Plan to End Homelessness for the 43 communities that are served by Out-Wayne County, including Dearborn Heights. The Coalition's partnerships with such communities ensure that the Coalition's goals are met.

Out-Wayne County's principle philosophy is that homeless prevention can only be achieved through access to a safe and stable living environment. This is the Coalition's "Housing First" philosophy. All other efforts to address homelessness will fail if this need is not first met. The vision of the Out-Wayne County Ten-Year Plan to End Homelessness is that, "all Out-Wayne County residents will be in stable living environments and adequately supported in maintaining their housing by the year 2016."

The following general strategies and/or target populations are identified in the Ten-Year Plan to End Homelessness (in no particular order):

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

Based on these strategies, the goals of the Out-Wayne County Ten-Year Plan to End Homelessness are presented as follows.

Goal 1:

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

Goal 2:

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

Goal 3:

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

Goal 4:

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

Goal 5:

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

Goal 6:

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

Goal 7:

Increase access to the basic education and life skills training people need to maintain a job and safe living environment.

Goal 8:

Provide services through a wraparound, “total solution” approach, linking all of the resources needed to help resolve homelessness.

Goal 9:

Eliminate rules, policies, and access barriers that obstruct rather than support people’s efforts to become independent and secure.

Goal 10:

Improve access to mental health and substance abuse services.

Goal 11:

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

Goal 12:

Create a workable plan to address the needs of homeless youth comprehensively.

The Coalition has been adding services since it was formed in 1996. According to an April 2009 count, the Coalition has added 17,779 services since 2005. These additional services are provided by organizations such as the Salvation Army, ChristNet, and Wayne County Family Center, to name a few. The inventory of facilities and services in Wayne County, which also assist Dearborn Heights residents is listed below.

SALVATION ARMY

The Eastern Michigan Division of the Salvation Army serves Wayne County and its communities and provides temporary emergency and long-term shelter for the homeless. The Salvation Army has two facilities that serve Dearborn Heights specifically, located at 26700 West Warren and 8525 North Telegraph. The West Warren location provides emergency financial, food/nutrition, and seasonal assistance, as well as other adult services. The North Telegraph facility serves only as a thrift store/donation center. The Salvation Army location on West Grand offers 60 beds.

CHRISTNET

ChristNet provides temporary, emergency shelter and food for the homeless through a network of churches in the Detroit area. ChristNet is a 503(c)(3) non-profit. ChristNet's primary intake center is located at West Mound United Methodist Church at 22395 Eureka Road in Taylor. From the Intake Center, individuals seeking shelter are bused to rotating host churches throughout the community, including Dearborn Heights. ChristNet's program

can accommodate up to 30 individuals on a first-come, first-serve basis. Families with children seeking assistance from ChristNet are referred to either the Wayne Family Center or First Step for shelter.

COTS – COALITION ON TEMPORARY SHELTER

The Coalition on Temporary Shelter (COTS) provides emergency shelter and seeks to provide long-term solutions to the problems of homelessness. The services that COTS provide are focused on a continuum of care and are three-fold:

- Emergency Shelter
- Transitional Services Program (TSP)
- Permanent Supportive Housing

COTS is located at 26 Peterboro, Detroit, Michigan. COTS' emergency shelter facility offers 140 beds and additional support services. Through the TSP, COTS also provides 57 single-room occupancy units for individuals; however, individuals must pay 10 percent of their income toward rent. COTS' Permanent Supportive Housing facility at Buersmeyer Manor also provides 35 units for families and individuals.

In addition to these programs, COTS also partners with other providers in the region to provide additional housing in facilities and/or programs such as:

- Domestic Violence Transitional Program
- Peggy's Place Transitional Housing (16630 Wyoming)
- COTS on the Boulevard

- Shelter Plus Care
- Omega Project
- PATH
- Long-Term Program
- Michigan Prisoner Reentry Initiative (MPRI)
- HomeGain Housing First
- Homeless Prevention and Rapid-Re-Housing Program (HPRP)

WAYNE COUNTY FAMILY CENTER

Wayne County Family Center is operated by Lutheran Social Services of Michigan and provides transitional shelter for two-parent families, single mothers or fathers, and pregnant women. The Family Center provides private, locked rooms for each family, meals, and help in finding more permanent housing. The Family Center also offers an array of services including job training, support groups, child care, tutoring, and medical referrals. Wayne County Family Center is located at 30600 Michigan Avenue in Westland and provides 108 beds.

DETROIT RESCUE MISSION MINISTRIES

Through their Oasis and Genesis I, II, and III facilities, the Detroit Rescue Mission Ministries provides transitional housing and shelter facilities. Oasis provides transitional housing for men. Genesis serves homeless women and children and provides services such as case management, counseling, child care, and vocational training. All facilities are located in Detroit. Detroit Rescue Mission Ministries provides 60 beds.

VETERANS HAVEN

Veterans Haven is a 501(c)(3) non-profit tax exempt organization dedicated to helping honorably discharged vets by providing food, clothing, transitional housing, transportation, medical supplies, counseling, referrals, and job connections to those in need. Veterans Haven operates from their

Outreach Center in Wayne and has transitional housing programs in Wayne and Westland. Veterans Haven also partners with other organizations such as Gleaners Food Bank.

WAYNE METROPOLITAN COMMUNITY ACTION AGENCY (CAA)

As a member of the Out-Wayne County Homeless Services Coalition, Region II of the Wayne Metro CAA provides Homeless Prevention Services (HPS) to individuals and families confronting homelessness. The following programs and services are provided by Wayne Metro:

Programs

- Wayne Homeless Network Project – A formal partnership between Wayne Metro and the Salvation Army, Travelers Aid Society, ChristNet, Downriver Community Conference, and ACCESS
- Employment Linkages – Provides employment search, placement, and support, including one-on-one counseling
- Shelter + Care Program – Provides permanent housing rental assistance to mentally-ill/dually-diagnosed individuals and families
- Homeless Youth Education Project – Provides trainings and technical assistance to teachers and school administrators to help identify homeless/marginally housed children
- Safe Haven Program – Provides mentally-ill/dually-diagnosed individuals and families with a safe place to stay until they can move to permanent housing
- Project Hope – Social Security Administration funded program to assist chronically homeless individuals gain access to their social security benefits

Services

- Temporary shelter referrals for homeless persons
- Financial assistance to prevent individuals and families from being evicted from current housing or to move homeless persons into housing
- Long-term case management and follow-up assist homeless persons in identifying and resolving problems which might disrupt housing again
- Intervention between clients and landlords to address or solve problems before eviction occurs
- Assistance in developing a housing search plan
- Workshops designed to provide valuable life skills education and training in a group setting

FIRST STEP

First Step provides emergency shelter for abused women and children who are victims of domestic violence. This facility has 40 beds available and is located at 44979 Ford Road, Canton, MI 48187. In FY 2008-2009, First Step handled 18,757 24-Hour Help Line calls, provided 8,736 nights of emergency housing, and responded to 196 assault events. First Step provides the following programs and services:

Programs

- Domestic Violence and Sexual Assault Advocacy Programs
- Children's Advocacy and Prevention Programs
- Volunteer/Intern Program
- Community/Legal Response Project
- Community Education

Services

- 24-Hour Help Line
- Assault Response
- Temporary Emergency Housing

- Information and Referrals (e.g. legal, housing, etc.)
- Counseling and Food Services

HOMELESS SHELTERS

The Southeast Michigan Emergency Shelters Hot Line – (800) 274-3583 – provides referrals to the many homeless shelters within the region, such as those provided by ChristNet, COTS, Wayne County Family Center, and the Salvation Army.

EMERGENCY SHELTER GRANTS (ESG)

The City of Dearborn Heights does not receive an annual allocation of Emergency Shelter Grants (ESG) funds.

4. COMMUNITY DEVELOPMENT



The City of Dearborn Heights will work to enhance the living environment for persons in low- and moderate-income areas through public improvement activities.

Objectives:

1. Support neighborhood improvement, housing and development efforts in targeted areas with public infrastructure and public facility improvements with particular emphasis on streets, sidewalks, parks, and facilities providing priority services.
2. Support infrastructure rehabilitation to accommodate special needs populations, including easier access to sidewalks, ADA ramps, and other public rights-of-way.
3. Encourage economic opportunity within targeted areas through employment, training and support services, small business development (with emphasis on minority and women-owned businesses), and revitalization of neighborhoods and commercial districts.
4. Reduce the level of crime in targeted areas through crime prevention activities, which promote positive social behavior.
5. Provide for additional ADA accessibility at public facilities and elimination of barriers for the disabled.

COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

The City of Dearborn Heights' Community and Economic Development Department (CEDD) is charged with meeting the City's non-housing needs through the administration of CDBG funding for eligible activities. To do so effectively, an analysis of the non-housing needs within the City of Dearborn Heights must first be conducted.

Examples of non-housing needs include code enforcement, water and sewer improvements, public parks, or community centers with afterschool programming. These needs can be grouped into three categories of eligibility:

- Planning and Community Development
- Public Services and Facilities (including infrastructure)
- Economic Development

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

Figure 33, Community Development Needs, details the needs which fall under these categories as well as information specific to the City's priorities with regard to such needs.

Figure 33 Community Development Needs

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Dollars to Address Unmet Need
Public Facility Needs (projects)		
Senior Centers	High	\$500,000
Handicapped Centers	Medium	\$50,000
Homeless Facilities	High	\$0
Youth Centers	High	\$0
Child Care Centers	Low	\$0
Health Facilities	Low	\$0
Neighborhood Facilities	Medium	\$50,000
Parks and/or Recreation Facilities	High	\$200,000
Parking Facilities	Medium	\$25,000
Non-Residential Historic Preservation	Low	\$0
Other Public Facility Needs	Medium	\$0
Infrastructure (projects)		
Water/Sewer Improvements	High	\$200,000
Street Improvements	High	\$250,000
Sidewalks	High	\$250,000
Solid Waste Disposal Improvements	Low	\$0
Flood Drain Improvements	High	\$0
Other Infrastructure Needs	Medium	\$500,000
Public Service Needs (people)		
Senior Services	High	\$0
Handicapped Services	High	\$0
Youth Services	Medium	\$0
Child Care Services	Medium	\$0
Transportation Services	Low	\$0
Substance Abuse Services	Low	\$0
Employment Training	Medium	\$0
Health Services	Medium	\$0
Lead Hazard Screening	Medium	\$0
Crime Awareness	High	\$0
Other Public Service Needs	Medium	\$0
Economic Development		
ED Assistance to For-Profits (businesses)	Low	\$0
ED Technical Assistance (businesses)	Low	\$0
Economic Development (continued)		
Micro-Enterprise Assistance (businesses)	Low	\$0
Rehab; Publicly-or-Privately-Owned Commercial/Industrial (projects)	Medium	\$0
C/I* Infrastructure Development (projects)	Medium	\$0
Other C/I* Improvements (projects)	High	\$0
Planning		
Administration and Planning	High	\$1,000,000
Total Estimated Dollars Needed:		\$3,800,000

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

PLANNING AND COMMUNITY DEVELOPMENT

A critical component in the administration of CDBG funds is to ensure that projects are coordinated with the City's overall planning goals and objectives as well as with public and private stakeholders.

Several planning and community development-related studies and programs have been generated by the City that identify key strategies for community development. These are described below.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

The Neighborhood Stabilization Program (NSP) is a federally-funded program intended to help communities purchase abandoned or foreclosed properties, bring these properties up to code, and then offer them at reduced costs to low income families. The NSP program is administered by the U.S. Department of Housing and Urban Development (HUD). Eligible uses for NSP funds include:

- Buying foreclosed homes
- Buying vacant land and property
- Demolishing or rehabilitating abandoned properties
- Offering down payment and closing cost assistance to low- and moderate-income home buyers.
- 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.

The City received \$1.65 million in NSP funds via the Michigan State Housing Development Authority (MSHDA) to stimulate home occupancy.

HUD requires that 25 percent of these funds (or \$412,500) must be used for serving individuals or families earning 50 percent or below the Area Median Income.

Funds are administered through the Mayor's office and the "Good Neighbor Program," which provides up to \$15,000 in the form of a deferred loan to eligible applicants.

Much of the City has been affected by the foreclosure crisis; however, the City has targeted the following areas for NSP funding based on greatest need:

- The area North of Ford Road, South of Joy Road, East of Beech Daly Road, and West of Highland Avenue and Hazelton Avenue
- The area North of Ford Road, South of Warren Road, East of Military Road and Outer Drive, West of Heyden Street and Evergreen Road
- The area South of Wilson Drive, North of Cherry Hill Road, East of Inkster Road and West of Gulley Road
- The areas South of Dartmouth Avenue and Annapolis Avenue within the City limits

These target areas were identified using data from HUD and the City's departments that track foreclosure rates and abandoned properties as shown in Figure 32.

PUBLIC SERVICES AND FACILITIES

Public services and facilities include services for specific age groups, such as the youth or elderly, infrastructure or transportation projects, programs for crime prevention, and other activities such as counseling and healthcare.

Regardless of the type of service or facility, such

services or facilities must serve either a low-income population or a population with special needs (such as the elderly, handicapped, or developmentally disabled, to name a few).

ELDERLY SERVICES

According to the 2000 Census, nearly 19 percent of the City's population is over the age of 65. The City provides a significant number of services for seniors and the elderly at its two public senior centers. Such services include recreation, education, and meal assistance.

Eton Senior Center has 12 classrooms, a multi-purpose room, a fitness room, and a kitchen. The Center is utilized daily for meetings, classes, and special events, and provides services for the elderly including blood pressure screenings and library access. The Eton Senior Center is also served by Focus: HOPE/MiCAFE, Wayne County Nutrition Program, and Meals-On-Wheels.

Berwyn Senior Center has 20 classrooms, a large multi-purpose room, a fitness room, and a kitchen. The Center is utilized daily, with similar programming to the smaller Eton Senior Center. The Berwyn Senior Center is also served by Focus: HOPE/MiCAFE, Wayne County Nutrition Program, and Meals-On-Wheels.

YOUTH SERVICES

Richard A. Young Recreation Center provides the majority of youth services for the City. The Recreation Center provides afterschool athletic programs such as basketball, floor hockey, and cheerleading. The Recreation Center also provides day camps for spring, summer and fall breaks, including a Before and After Care Program.

The City also has programs in conjunction with private recreation providers, such as the River-

side Arena, Cherry Hill Lanes, and Ford Lanes to provide youth recreation. These programs have associated fees.

Additionally, the City has affiliated youth sports programs for baseball, softball, football, soccer and other field sports.

Caroline Kennedy Library provides services for youth and teens, including toddler story time, family movie nights, and college-prep information session. The Caroline Kennedy Library also has a significant collection of youth and teen books organized in a dedicated section with reading areas and computer stations.

Wayne Metropolitan Community Action Agency (CAA), a 501(c)(3) non-profit, provides services through its **Youth and Family Programs**. Such programs include:

- Child Care Development
- Head Start
- Even Start
- School-Aged Youth Programs – Before and After School
- Summer School-Aged Youth Programs
- Fathers Forward

INFRASTRUCTURE/ TRANSPORTATION

The City of Dearborn Heights' Department of Public Works is responsible for maintaining the 1,400 miles of water, sewer, and storm water lines throughout the City, as well as maintaining nearly 200 miles of roadway.

The City will support the short- and long-term plans of its Department of Public Works to maintain level of service and will utilize CDBG funding in areas of low- and moderate-income where needed.

The **SMART Connector Bus** provides daily services to the elderly and other special needs populations via tickets that may be obtained through the CEDD office at the Berwyn Senior Center.

CRIME PREVENTION

The City's Crime Prevention Bureau is responsible for working with the residents of Dearborn Heights to provide for a safer community for all. The Bureau operates a number of community awareness and crime prevention programs.

Cell Phones for Seniors provides cell phone classes, held at the Eton and Berwyn Centers, and provides donated cell phones for seniors to use in case of an emergency. The Crime Prevention Bureau provides seniors the phones, and gives them a hands-on class on the mechanics of a cell phone, and how to use them effectively in case of an emergency. Classes are held based upon the amount of donated phones we receive.

Neighborhood Watch E-Mail is an on-line information service, allowing the police department to communicate with residents instantly via e-mail. Residents can provide their e-mail address to the Crime Prevention Bureau, allowing them to receive instant messages regarding crime in their area. Over 120 Community Awareness Volunteers participate in this program, and use this information at their monthly meetings. Community Awareness District Captains and C.E.R.T volunteers also use this as a way to communicate with the Crime Prevention Bureau about issues that are unique to their blocks.

Crime Stoppers Reward Program pays cash to persons with information regarding crimes that have occurred. Residents can call the Crime Stoppers hot line and give information while remaining anonymous. The Crime Prevention Bureau then follows up on the information, making sure the

tipster receives their reward. Several high profile crimes that have occurred in Dearborn Heights have been solved by tips called into Crime Stoppers.

Security Surveys are conducted by the **Crime Prevention Bureau** each year, giving residents and business owners recommendations on how to make their property less prone to crime. The owner's property is inspected by having the locks and window security analyzed, their landscaping checked, and the lighting around the property studied. A report is then provided which explains points of interest, and illustrations show possible remedies. Alarm users who are having problems with false alarms are also advised on tips to reduce false alarms. These are free of charge.

MISCELLANEOUS SERVICES

Wayne Metropolitan Community Action Agency (CAA), a 501(c)(3) non-profit, provides assistance to income-eligible and special needs populations and supports programs from community gardens to job training through its Community Support Services. Such programs include:

- Employment and Training
- Outreach and Emergency Services
- Nutrition/Community Gardens
- Farmers Markets
- Individual Development Accounts Asset Development
- Senior Caregiver Program
- Family Self-Sufficiency Program
- Foreclosure Intervention Assistance
- Free Tax Preparation Program

Mission of Peace, a 501(c)(3) non-profit, offers services to help families with financial problems. Credit counseling is one of the many free services that the Mission of Peace provides. The Mission of Peace also helps families who are looking for low-income housing and home ownership.

ECONOMIC DEVELOPMENT

The City of Dearborn Heights has a Tax Increment Finance Authority (TIFA) District that focuses on economic development in the southwest portion of the City. The TIFA District roughly extends from Inkster to West Point and from Van Born to Dartmouth, east of Beech Daly Road.

Recent projects completed by the TIFA include sidewalk replacement, landscaping and lighting along Beech Daly Road, and improvements Van Born. TIFA also provides a “Business Improvement Program” which provides façade improvement grants.

Associated with the TIFA is the Brownfield Redevelopment Authority, which assists property owners in returning contaminated sites into productive use.

OBSTACLES TO MEETING UNDERSERVED NEEDS

One obstacle to meeting underserved needs is the lack of resources. The City of Dearborn Heights plans to review alternative sources of funds to help address the needs of City 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. The City will continue to work with public service providers to expand services and become more of a resource for these providers.

Poverty levels have increased slightly between 1990 and 2000 (5.4 percent to 6.1 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.

ANTI-POVERTY STRATEGY

During the development of the CDBG Action Plan for Program Year 2010-2011, the City identified its strategy to reduce poverty. CEDD will collaborate with various agencies to accomplish this goal, primarily by focusing on programs that raise household incomes and stabilize housing situations.

Dearborn Heights will undertake the following actions to reduce poverty:

- Increase lead-based paint abatement to address child lead poisoning, which can affect future employment and earning capabilities
- Fund infrastructure improvements (street, water main, sidewalk, etc.) to enhance neighborhoods and increase property values, while raising the pride of the residents as well as encouraging the introduction of economic development into distressed areas
- Provide financial support to organizations offering supportive services to homeless families or those threatened with homelessness
- Provide assistance to organizations, which provide referrals to special needs persons, such as Wayne Metropolitan Community Action Agency
- Encourage economic development programs aimed at developing job training and employability skills
- Support youth and childcare programs, which

will provide role models for children and allow parents to secure and keep employment

Dearborn Heights will pursue the following strategies to further mitigate and/or reduce poverty:

- Provide financial support to organizations offering necessary services, such as food, senior services and counseling programs for extremely-low income persons
- Continue to provide assistance to extremely low-income households in the improvement of their residences through the City's CDBG-funded Housing Rehabilitation Program and make referrals to the Wayne County Weatherization Program
- Provide/increase homeownership programs to support homeownership and the accumulation of equity

The City of Dearborn Heights will coordinate these strategies with public agencies and non-profit organizations that provide affordable housing services. The objective of this coordination is to facilitate policies and procedures that will lead to a reduction in the number of poverty level families in Dearborn Heights.

5. NON-HOMELESS SPECIAL NEEDS



In addition to the homeless population, the non-homeless population may also have special needs that put them at risk of becoming homeless. The following subpopulations may require services to address their special needs:

- 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 City's existing services and programs dedicated to helping those with special needs follows. Additionally, the City coordinates with other agencies to provide services if such services are not provided directly by Dearborn Heights.

ELDERLY & FRAIL ELDERLY

The elderly and frail elderly are assisted through the City's two senior centers: Eton Senior Center and Berwyn Senior Center. These centers provide an array of services, from hot meals to nursing facility transition services, in partnership with organizations such as Meals on Wheels, Focus: HOPE, and The Senior Alliance.

DISABLED (PHYSICALLY, MENTALLY, DEVELOPMENTALLY)

Most of the services for the disabled population of Dearborn Heights are provided by other agencies. Services for the mentally ill are provided by the Wayne County Mental Health Board. The Center of Independent Living coordinates with the City regarding services for the physical and developmentally disabled. The ARC of Dearborn/Dearborn Heights also provides many services to the developmentally disabled, including advocacy and education.

SUBSTANCE ABUSERS

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 dually diagnosed population of persons with mental illnesses and chemical dependence, there is no reliable estimate of the percent of persons living in Dearborn Heights who are dually diagnosed.

ACQUIRED IMMUNE DEFICIENCY SYNDROME (AIDS)

The Wayne County Health Department provides services for those infected with HIV or having AIDS.

VICTIMS OF DOMESTIC VIOLENCE

First Step, a non-profit, works to provide emergency shelter for abused women and children who are victims of domestic violence. First Step also offers counseling and other services for this special needs population.

First Step provides emergency shelter for abused women and children who are victims of domestic violence. In FY 2008-2009, First Step handled 18,757 24-Hour Help Line calls, provided 8,736 nights of emergency housing, and responded to 196 assault events. First Step provides the following programs and services:

Programs

- Domestic Violence and Sexual Assault Advocacy Programs
- Children’s Advocacy and Prevention Programs
- Volunteer/Intern Program
- Community/Legal Response Project
- Community Education

Services

- 24-Hour Help Line
- Assault Response
- Temporary Emergency Housing
- Information and Referrals (e.g. legal, housing, etc.)

Additionally, the City continues to provide other services through its Community Development Block Grant Program, including its Residential Rehabilitation Program.

PRIORITY NEEDS OF THE SPECIAL NEEDS POPULATION

ELDERLY & FRAIL ELDERLY

According to the 2000 U.S. Census, 18.7 percent of Dearborn Heights’ population is over 65 years

Figure 34 Non Homeless Special Needs and Analysis

Special Needs Population	Priority Need	Unmet Need	Goal
Elderly	H	1,380	50
Frail Elderly	H	327	30
Severe Mental Illness	H	63	10
Developmentally Disabled	H	99	10
Physically Disabled	H	1,317	20
Persons with Alcohol/Other Addictions	M	Unknown	0
Person with HIV/AIDS	L	11	0

Source: City of Saginaw, Saginaw County Michigan. HUD, CHAS 2010.

of age (10,914 persons). Of those individuals, 4.7 percent, or 501 persons, are categorized as living below the poverty level.

In terms of households, the 2000 Census indicates that 311 households are both below the poverty level and headed by a householder over the age of 65.

Dearborn Heights’ population of persons over 85 years of age is 1.8 percent according to the 2000 U.S. Census. The City can expect this percentage to increase over the next few years, as 7.2 percent of the population is between 75 and 84 years of age.

According to HUD’s Comprehensive Housing Affordability Strategy (CHAS), HUD defines “elderly” as individuals over the age of 62 and “frail elderly” as individuals over the age of 75. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life.

According to the 2000 U.S. Census, there are 5,232 individuals over the age of 75 living in

Dearborn Heights. While there are 4,653 elderly individuals over the age of 65 with disabilities, it is unclear how many of these individuals are over the age of 75.

HUD's CHAS data suggests that 1,380 Elderly and 327 Extra Elderly within the City of Dearborn Heights have housing problems.

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 special needs. According to the U.S. Census, the disabled population 21 to 64 of Dearborn Heights was 5,920, in 2000 as seen in Figure 35. By applying the City's overall housing problems percentage of 20.3 percent it can be assumed that 1,201 persons with disabilities may need housing assistance.

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 Dearborn Heights is 45,134. One percent of this population is approximately 451 persons. Based on the CHAS Data Handbook, approximately 14 percent of the Severely Mentally Ill persons are at risk of becoming homeless. Thus, it can be estimated that Dearborn Heights may have 63 severely mentally ill persons that may be considered part



Figure 35
Disabled Persons in Dearborn Heights

Total persons 21 to 64	32,428
With a disability	5,920
Percent employed	54%
No work disability	26,508
Percent employed	76%

Source: 2000 U.S. Census.

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. It is estimated that this sector of the population of Dearborn Heights is relatively small.

Approximately 489 individuals in the City over the age of 5 years old have sensory disabilities. By applying the City's overall housing problems percentage of 20.3 percent it can be assumed that 99 persons with developmental disabilities may need housing assistance.

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 Dearborn Heights. This analysis considers the disabled population over the age of 5. This population accounts for 6,491 persons.

By applying the City's overall housing problems percentage of 20.3 percent it can be assumed that 1,317 persons with physical disabilities may need housing assistance.

SUBSTANCE ABUSERS

Alcohol and other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. The City of Dearborn Heights is unable to determine if a targeted population exists.

Using the national average, it is estimated that this sector of the population of Dearborn Heights is relatively small. A total of between 750 and 1,000 were identified as in need of supportive housing within 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. Dearborn Heights does not have any knowledge of cases of HIV or AIDS within the City.

Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The City does not have supportive care facilities for this sector of the population. Equal access to housing is a priority for the City. If any cases of discrimination occur, persons may seek assistance from the Community and Economic Development Department (CEDD).

According to the Michigan Department of Community Health (MDCH) April 2011 quarterly HIV/AIDS demographic information on Wayne County there are 30 reported cases of AIDS in the City of Dearborn Heights. In addition there were 27 reported cases of HIV, not AIDS in the City. By applying the City's overall housing problems percentage of 20.3 percent it can be assumed that 11 persons with HIV/AIDS may need housing assistance.

SPECIFIC OBJECTIVES

The City of Dearborn Heights will continue to narrow the gap in services provided to citizens with special needs. The CEDD will expand the accessibility and coordination of social services to the Dearborn Heights special needs population.

Objectives:

1. Fund supportive service programming for residents of low and moderate-income neighborhoods and provide opportunities for citizen participation.
2. Provide financial support to organizations offering necessary services, such as food, senior services and counseling programs for extremely low-income persons.
3. Support youth and childcare programs, which will provide role models for children and allow parents to secure and keep employment.
4. Encourage economic development programs aimed at developing job training and employability skills.
5. Provide financial support to organizations offering supportive services to homeless families or those threatened with homelessness.
6. Provide assistance to organizations, which provide referrals to special needs persons, such as the Wayne Metropolitan Community Action Agency.
7. Provide and expand on services for seniors in the City such as health services, legal



CITIZEN PARTICIPATION PLAN

1. CITIZEN PARTICIPATION



The City of Dearborn Heights recognizes that citizen participation is a very important part of the consolidated planning process. To better guide the City's outreach in gaining citizen input, the City has developed a Citizen Participation Plan. The City of Dearborn Heights 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 City of Dearborn Heights Community and Economic Development Department, in coordination with other City Departments and City 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 the City of Dearborn Heights and the Community and Economic 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 the City of Dearborn Heights – 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) requirements, the Community and Economic Development Department will hold a minimum of two public hearings for public input for the Consolidated Plan, prior to its proposed adoption by the City Council for

submission to HUD. In addition, the Community and Economic Development Department will hold a public workshop to gather input from the public, community stakeholders and City Officials.

PUBLIC NOTICE

The Community and Economic Development Director, in coordination with the City Council will establish the time and location of all public hearings.

The City 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 City 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.

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 City Council 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 and Economic 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:

- **City of Dearborn Heights**
Community & Economic Development
Department
26155 Richardson
- **City of Dearborn Heights**
Clerk's Office
6045 Fenton
- **Caroline Kennedy Library**
24590 George
- **John F. Kennedy, Jr. Library**
24602 Van Born Road
- **City of Dearborn Heights Website**
www.ci.dearborn-heights.mi.us

Copies of the plan will also be available to citizens or groups that request it from the City of Dearborn Heights Community and Economic Development Department.

The City of Dearborn Heights CEDD has responsibility for the Consolidated Plan. All public comments shall be reviewed and taken into consideration by the CEDD. The City Council 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 City Council, 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, the City of Dearborn Heights

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

In accordance with HUD requirements, the Community and Economic Development Department will hold a minimum of two public hearings for public input for the One-Year Action Plan, prior to its proposed adoption by the City Council for submission to HUD.

The Community and Economic Development Department 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 and Economic 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 10 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 City of Dearborn Heights City Council for final consideration and adoption.

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

- **City of Dearborn Heights**
Community & Economic Development
Department
26155 Richardson
- **City of Dearborn Heights**
Clerk's Office

6045 Fenton

- **Caroline Kennedy Library**
24590 George
- **John F. Kennedy, Jr. Library**
24602 Van Born Road
- **City of Dearborn Heights Website**
www.ci.dearborn-heights.mi.us

The Community and Economic 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 City Council and submitted to HUD, a 45-day HUD review period will commence.

SUBSTANTIAL AMENDMENTS

If there are changes because of legislative authority or 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 City Council to amend a Final Program Year Statement, a minimum of seven days notice of such proposed action shall be published in the Official City newspaper to provide 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 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 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 and Economic Development Director will establish the time and location of all public hearings.

Substantial Amendments for CDBG activities shall require approval by the City of Dearborn Heights City Council. The Community and Economic Development Department shall hold a minimum of one public hearing for public input on any Substan-

tial Amendments. Prior to amending its Consolidated Plan for a new activity or a substantial change, the City 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 City’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 City Council approval.

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

PERFORMANCE REPORTS

Each year the City 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 Consolidated 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 Action Plan. The City must send HUD a CAPER by September 30th or within 90 days of the close of the program year. The City of Dearborn Heights’ program year begins on July 1 and ends on June 30.

PUBLIC HEARINGS

The Community and Economic Development Director will establish the time and location of all public hearings.

The City 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 City will receive comments and make all Performance Reports available to the public at least 15 days prior to submission to HUD. The City 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 and Economic Development Department. Copies of the CAPER will be provided to interested citizens and organizations, upon request.

COMPLAINTS/COMMENTS/ GRIEVANCES

The City's Community and Economic 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

The City of Dearborn Heights Community and Economic Development Department 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 the 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.

The City of Dearborn Heights 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 City of Dearborn Heights Community and Economic 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 City will take the following actions:

- The City will 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, 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 throughout the City.

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 Five-Year Consolidated Plan
- Proposed and final Substantial Amendments to either an Annual Action Plan or the Five-Year Consolidated Plan
- Annual Performance Reports
- The Citizens Participation Plan

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

All correspondence, records, written proposals, minutes of the public hearings and meetings will

be retained in the Community and Economic Development Department and by the City Clerk. Any pertinent information such as written proposals from a citizens group, etc., will be presented to the Community and Economic Development staff for review and consideration. If assistance in reading or obtaining program records is needed, the Community and Economic Development Department should be contacted at 313-791-3500 or interested parties can access records at the Community and Economic Development Department at 26155 Richardson, Dearborn Heights, Michigan 48127.

Interested parties may also access many of the program documents at the City of Dearborn Heights website, www.ci.dearborn-heights.mi.us.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 and Economic Development Department. Anyone needing technical assistance should contact the City of Dearborn Heights Community and Economic Development Department at 313-791-3500.

ANTI-DISPLACEMENT

The City does not have, nor does it anticipate funding any activities that will displace any 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 City will officially notify the residents or businesses expected to be dis-

placed 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 City 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 and Economic Development Department, 26155 Richardson, Monday through Friday between 8:30 a.m. and 4:30 p.m. In addition, the City's Anti-Displacement policy is provided to every applicant of the Housing Rehabilitation Program.

USE OF THE PLAN

The City of Dearborn Heights 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 City staff at:

City of Dearborn Heights
Community & Economic Development Department
26155 Richardson
Dearborn Heights, MI
Phone: 313-791-3500
Fax: 313-791-3501
Email: CEDD@ci.dearborn-heights.mi.us

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



2011-2012 ACTION PLAN

1. GENERAL



EXECUTIVE SUMMARY

The City of Dearborn Heights' 2011-2012 Annual Action Plan is submitted pursuant to the Consolidated Plan revisions and updates as published in the final rule in the Thursday, February 9, 2006, Federal Register. The final rule streamlined the consolidated planning process and provided new requirements for the form and content of the annual action plan. The City has prepared this first year Action Plan concurrently with the 2011-2016 Five-Year Consolidated Plan.

The purpose of the 2011-2012 Annual Action Plan is to describe programs and activities that the City will undertake in conjunction with U.S. Department of Housing and Urban Development federal funds. HUD awards the funds directly to the City of Dearborn Heights as part of a formula-driven allocation process which determines allocations for all CDBG entitlement grantees.

The City's 2011-2012 CDBG Program is designed to help both low- and moderate-income residents City-wide as well as low- and moderate-income areas as defined by HUD.

Low- and moderate-income areas are determined by HUD and can be viewed graphically on the CDBG Eligible Areas Map.

GEOGRAPHIC DISTRIBUTION

Dearborn Heights will base funding allocations on those parties identified as needy in this document. Specifically, CDBG funds will be allocated in areas of low and moderate income to the extent possible. Additionally, Dearborn Heights will evaluate non-profit agencies on their ability to diversify their funding sources. The purpose of Community Development Block Grant (CDBG) dollars is to supplement on-going efforts by agencies, rather than to provide the sole source of funds.

Dearborn Heights will fund activities that meet the criteria as stated by the U.S. Department of Housing and Urban Development. The mechanism that triggers funding for the CDBG program is based on concentrations of low- and moderate-income level persons in census tracts and census block groups. Funds are allocated to specific activities based on feedback from public hearings, recipients of current programs and requests from City Departments and City Council. As required, the low and moderate area benefit activities will be confined to the top quartile U.S. Census block groups. Therefore, projects such as sewer lines or street improvements are restricted by the low/moderate area benefit.

The programs and activities listed in this Action Plan address the housing and community development needs of the City of Dearborn Heights for PY 2011-2012, and represent a comprehensive long-term strategy for addressing needs for affordable and supportive housing for low- and moderate-income families, elderly, female-headed families, single persons with dependent children, disabled persons and others with special needs. The Action Plan will track the five-year strategy that has been developed in the 2011-2016 Consolidated Plan to achieve the following statutory goals as stated by HUD, primarily for moderate, low, and extremely low-income residents:

- Provide Decent Housing
- Provide a Suitable Living Environment
- Expand Economic Opportunities

The City of Dearborn Heights acknowledges the need to address poverty throughout the community. The City will program the CDBG dollars to assist low- and moderate-income individuals and families that reside in the City.

The City has determined upon an analysis of needs, inputs received, and past performance, that the highest priority needs are as follows:

- Housing rehabilitation for income eligible homeowners
- Infrastructure improvements to stabilize neighborhoods in income eligible targeted areas
- Infrastructure rehabilitation to accommodate special needs populations, including easier access to sidewalks, ramps, public facilities, and other public rights-of-way
- Focus on public service programming providing assistance to the City's low- and moderate-income households. Priority will be placed on those programs that leverage a variety of funding sources

The 2011-2012 Annual Action Plan details specific activities that will be funded to accomplish these goals. The Plan includes strategies to meet the needs of housing, homelessness, special needs population, and non-housing community development as well as strategies to reduce poverty and lead-based paint impacts.

OBSTACLES TO MEETING UNDERSERVED NEEDS

One obstacle to meeting underserved needs is the lack of resources. The City plans to review alternative sources of funds to help address the needs of City residents. Efforts will be made to submit grant applications to Federal, state, and local agencies. Specific grant applications could include housing initiatives, energy efficiency initiatives, enhancement grants, infrastructure improvements, and neighborhood revitalization.

The City has identified, throughout the Action Plan, a number of strategies that will be used to address obstacles to meeting underserved needs in the community. To that end, the City will continue to narrow the gap in services provided to citizens with special needs.

In addition, the City shall continue to support efforts, either financially or otherwise, to meet the needs of this population.

Projects that utilize diverse sources of funds will be granted a higher priority. Citizens with special needs include: persons with mental illness, physical and developmental disabilities, substance abuse problems, HIV and AIDS, as well as victims of domestic abuse. Objectives include:

- Support a variety of decent, affordable rental housing choices for low-income persons with special needs (e.g. mentally ill, physically handicapped, substance abusers, etc.), with or without supportive services

- Support programs that serve to prevent homelessness, such as emergency assistance, and mental services
- Support existing transitional housing opportunities by providing opportunities for home ownership as a step in the Continuum of Care
- Support existing transitional living opportunities, and seek to expand these opportunities as funding permits
- Reduce the level of poverty amongst families within the City
- Decent Housing – The City’s priority on housing rehabilitation will be increased and monitored on housing programs where the purpose of the program is to meet individual family or community needs.
- Creating Economic Opportunities – The City will seek opportunities for activities related to economic development, commercial revitalization, or job creation.

SPECIFIC ANNUAL OBJECTIVES

The City of Dearborn Heights and area non-profit organizations, private industry, and public institutions have maintained a strong working relationship. Over the past number of years, the City has provided funding to many area human services agencies that are involved in the provision of housing or supportive housing services. Because of this, City staff has developed working relationships with agency directors and staff. The City of Dearborn Heights will continue to make referrals to federal, state, and local agencies as needed in an effort to aid those that desire to take part in providing affordable housing in Dearborn Heights.

The City of Dearborn Heights shall utilize CDBG funds to meet the following specific annual objectives listed below. The City will seek additional funding, when available, in an effort to advance established goals. Toward the goal of increasing the quality and affordability of the City’s housing stock, the City shall satisfy HUD’s overall objectives for:

- Suitable Living Environment – The City will identify activities that are designed to benefit communities, families, or individuals by addressing potentially negative issues found in their living environment.

ACTIVITIES TO BE UNDERTAKEN

The Action Plan includes proposed activities that meet the priority housing and community development needs as described in the 2011-2016 Consolidated Plan. The City has developed a comprehensive strategy for using limited resources available to address the housing and community development needs of its low and moderate income citizens, the homeless, and its housing stock. The 2011-2012 Action Plan is based on an estimated CDBG entitlement allocation from HUD of \$1,216,259 and \$29,500 in program income generated from the 2010 Program Year.

The City of Dearborn Heights takes pride in the range of programs and services that are available to our residents. Dearborn Heights understands the need to ensure that basic services are provided. The City has utilized the CDBG Program to constructively meet the changing needs of the community.

Public Works Projects

Public works activities are those that aim to improve the infrastructure of the City. Approximately \$426,700 in CDBG funds are dedicated to parks, neighborhoods and building facilities. Figure 35 provides a breakdown of Public Works projects.

Rehabilitation Services Projects

The Housing Rehabilitation Program is administered through the Community and Economic

Figure 35 Public Works Activities

Project Title	Description
Berwyn Senior Center Improvements	Improvements to the Berwyn Senior Center will include window replacement, HVAC and other energy efficient improvements.
Code Enforcement	Funding to provide code enforcement inspections within areas of low and moderate income.
Van Houten Park Improvements	Continued improvements to the Van Houten Park Facility located behind City Hall at 6045 Fenton will include inline skate rink and splash park improvements.
PALS Facility Rehabilitation	Funding assistance to rehabilitate PALS facility which provides a home for developmentally disabled adults located in Dearborn Heights at 6500 Inkster Road.
Pelham Road Community Business District Improvements	Streetscape improvements along Pelham Road between Dartmouth Street and Colgate Street. Improvements may include LED decorative lighting, pedestrian benches, trash receptacles, signage and low maintenance landscaping.
Vista Maria Facility Rehabilitation	The City will provide funding assistance for installation of energy efficient windows in the Dolores Hall Facility located on the grounds of Vista Maria.

Figure 36 Rehabilitation Services

Project Title	Description
Housing Rehabilitation	Deferred no interest 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.

Figure 37 Handicap Accessible Activities

Project Title	Description
ADA Facility Renovation	Improvements to public facilities that will increase ADA accessibility.
ADA Curb Cuts	Funding assistance to install ADA curb cuts on public sidewalks.

Development Department. The Program offers affordable loans for home repairs and assistance to qualified homeowners. The City has dedicated \$359,133.25 of its 2011-2012 CDBG allocation to these services.

Figure 36 provides a breakdown of the funding for PY 2011-2012 Rehabilitation Services Activities.

Handicap Accessible Projects

Federally-funded projects must comply with regulations pursuant to the Americans with Disabilities Act of 1990. The City of Dearborn Heights strives to meet Federal guidelines governing handicap accessibility. Federal ADA guidelines are applied to all

City projects during the design, construction, and alteration of buildings, facility improvements and infrastructure improvements to the extent possible.

Figure 37 provides a breakdown of the funding for PY 2011-2012 Handicap Accessible Activities. The City has dedicated \$35,000 of its 2011-2012 CDBG allocation to these services.

Public Service Projects

Public Service projects exist to help Community and service-oriented organizations meet the service needs of the community. The City's application process provides a context in which public service and/or community organizations may

Figure 38 Public Service Activities

Project Title	Description
ACCESS Administrative Support	Provide funding support for outreach worker for referral services to low / mod income households in Dearborn Heights.
Crime Prevention	Support funding for Crime Prevention Services to qualified limited clientele residents and residents within low and moderate income areas of Dearborn Heights. Activities include personal safety seminars for seniors, disabled and support for abused children and spouses.
Library Programs	Provide support funding for programs benefitting low/moderate income area residents, seniors and disabled residents.
Lennon Center Operations Support	Administrative support for a non-profit agency offering nonjudgmental counseling, material assistance and education before, during and for five years after pregnancy.
Mission of Peace Administrative Support	Provide support funding for non-profit providing housing counseling services.
PALS Admin Support	Support funding for Administrative Services for adult developmentally disabled residents at facilities in Dearborn Heights.
Salvation Army Pre-Screener Support	Provide support funding for Utility Assistance referral to low / mod income households in Dearborn Heights.
Senior Alliance Operations Support	Administrative support for preserving and enhancing the independence of elderly persons and individuals with disabilities in Dearborn Heights.
Senior Citizen Services	Provide support funding for operations of the Berwyn and Eton Senior Centers including staff, utilities, senior programs and services.
Vista Maria Administrative Support	Provide support for contractual psychiatric care to abused and neglected girls.
Wayne Metro Action Agency	Provide funding support for outreach worker for referral services such as homeless intervention, food subsidy assistance, utility bill payment assistance, mortgage, and rent payment assistance to low / mod income households within the City of Dearborn Heights.

present information relevant to the nature of their request. This process allows the City to ensure that the allocation of the limited dollars available is based upon objective analyses of all proposals.

According to CDBG guidelines, funding for Public Services agencies is limited to a cap of 15% of the combined total of the City’s anticipated grant award plus projected CDBG program income. The City has allocated \$186,863 of its 2011-2012 CDBG allocation to public service projects. This does not exceed the 15 percent cap that is required.

Some of the eligible activities include emergency shelter services, transitional housing programs, after-school, evening and summer youth activities, senior-shared housing, and support for victims of child abuse, and supportive services for individuals with disabilities.

Figure 38 provides a breakdown of the funding for PY 2011-2012 Public Service Activities.

OUTCOME MEASURES

The City of Dearborn Heights shall adhere to HUD’s outcome measure definitions for the following three measures:

- **Availability/Accessibility.** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability.** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people.
- **Sustainability: Promoting Livable or Viable Communities.** This outcome applies to projects

where the activity or activities are aimed at improving communities or neighborhoods, assisting a community to become livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

SPECIFIC OUTCOMES

The City of Dearborn Heights identified the following specific outcomes for the 2011-2012 Action Plan:

- Support neighborhood improvement, housing and development efforts in targeted areas with public infrastructure and public facility improvements with particular emphasis on streets, sidewalks, parks, and facilities providing priority services
- Support infrastructure rehabilitation to accommodate special needs populations, including easier access to sidewalks, ADA ramps, and other public rights-of-way
- Encourage economic opportunity within targeted areas through employment, training and support services, small business development (with emphasis on minority and women-owned businesses), and revitalization of neighborhood commercial districts
- Reduce the level of crime in targeted areas through crime prevention activities, which promote positive social behavior
- Fund supportive service programming for residents of low- and moderate-income neighborhoods, and provide opportunities for citizen participation
- Provide for additional ADA accessibility at public facilities and elimination of barriers for the disabled

RESOURCES

To maximize the City's impact in serving low and

moderate-income households, the City has leveraged funds and resources to the greatest extent possible.

In addition to the City's annual CDBG entitlement, the City has also been awarded funds through the Michigan State Housing Development Authority (MSHDA) in the amount of \$1.8 million.

Complimentary to the CDBG funds that the City is allocated, the American Recovery and Reinvestment Act opened the door for new programs within the City. One program is the Community Development Block Grant-Recovery funds. The City was allocated \$288,882. The City is in the process of obligating these funds to Code Enforcement within designated low- and moderate-income areas.

In an effort to become more energy efficient, the City is in the process of expending \$477,700 in Energy Efficiency and Conservation Block Grant funds on energy-efficient building upgrades. These improvements will save on energy costs and free up resources for the City.

The U.S. Department of Housing and Urban Development (HUD) provides funding for the Housing Choice Voucher (HCV) Program, formerly known as Section 8. The HCV Program subsidizes rent for income-qualified individuals through the Plymouth /Dearborn Heights Housing Commission. Rental assistance is available to families, elderly, and disabled individuals who qualify as needing assistance in paying their rent.

HUD allocates funds for the provision of rental assistance vouchers. The Plymouth Housing Commission manages 359 vouchers for the Dearborn Heights Housing Commission. The total voucher portfolio for the Plymouth/Dearborn Heights Housing Commission is 1,489. The Plymouth Housing Commission (PHC) has a Tenant Based Assis-

tance Waiting List of 460 with an annual turnover of 125. According to the PHC's most recent annual plan the waiting list is currently closed.

All families participating in the voucher program must have initial family incomes at or below 50 percent of the median income level, in accordance with Federal regulations. Since household income is one of the primary eligibility factors for this program, the Housing Commission makes the appropriate verification of income in all cases as part of the applicant screening process. The following preferences are given to applicants: employment, enrollment in school, and veterans.

A review of the City of Dearborn Heights' Housing Commission policies and procedures did not reveal any impediments to fair housing.

PERFORMANCE MEASURES

The proposed Outcome Performance Measures that are compliant with the Federal Register on Jun 10, 2005 (70 FR 34044) are indicators that describe the outputs of the City of Dearborn Heights CDBG program.

The final outcome performance measurement system includes objectives, outcome measures, and indicators that describe outputs.

As stated in this report the objectives are: Creating Suitable Living Environments, Providing Decent Affordable Housing and Creating Economic Opportunities. The outcome categories are: Accessibility/Availability, Affordability, and Sustainability.

Figures 39 through 42 are the proposed performance measures for the 2011-2012 Action Plan activities.

MANAGING THE PROCESS

The Action Plan development process represents an annual opportunity to involve citizens and community groups in the process of assessing local housing needs, establishing strategic priorities and developing a plan to meet the identified housing goals.

The City of Dearborn Heights Department of Community and Economic Development is responsible for preparing annual reports and detailing the progress of all of the strategies contained in the Action Plan. This department will periodically monitor the implementation of these strategies to identify areas requiring improvement. This plan was developed taking into consideration all recommendations and input from the general public, City Mayor, City Council Members, other City Elected Officials, and all City Departments. Also surrounding community representatives, county, state, and federal agencies, and local, regional, and statewide non-profit organizations were taken into consideration.

The City of Dearborn Heights plans to make more of a regional effort to coordinate with adjacent municipalities.

The City has made efforts to join consortiums to leverage funds with neighboring communities in planning efforts and grant applications. The City plans to continue with these efforts. In addition, staff will continue partnerships with lenders, title companies and non-profit service providers that aim to assist low- and moderate-income residents.

CITIZEN PARTICIPATION

The Community and Economic Development Department consulted with a variety of agencies and

Figure 39 Performance Measures - Public Service Activities

Project Title	Objective Categories	Outcome Categories	Proposed Outcome	Performance Measure
ACCESS Administrative Support	Create Suitable Living Environment	Availability and Accessibility	Availability and accessibility of suitable living environments	# of eligible persons served
Crime Prevention	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of eligible persons served
Library Programs	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of eligible persons served
Lennon Center Operations Support	Create Suitable Living Environment	Availability and Accessibility	Availability of services for women	# of eligible persons served
Mission of Peace Administrative Support	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of eligible persons served
PALS Admin Support	Provide Decent Affordable Housing	Availability and Accessibility	Availability of decent housing for disabled adults	# of eligible persons served
Salvation Army Pre-Screener Support	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of eligible persons served
Senior Alliance Operations Support	Create Suitable Living Environment	Availability and Accessibility	Availability of services for seniors and disabled adults	# of eligible persons served
Senior Citizen Services	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of eligible persons served
Vista Maria Administrative Support	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of eligible persons served
Wayne Metro Action Agency	Provide Decent Affordable Housing	Availability and Accessibility	Availability of decent housing	# of eligible persons served

Figure 40 Performance Measures - Public Works Activities

Project Title	Objective Categories	Outcome Categories	Proposed Outcome	Performance Measure
Berwyn Senior Center Improvements	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of public facilities
Code Enforcement	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of inspections conducted in low/mod areas
Van Houten Park Improvements	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of low/mod residents served by park facilities
PALS Facility Rehabilitation	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of public facilities
Pelham Road Community Business District Improvements	Create Suitable Living Environment	Sustainability	Sustainability of suitable living environment	# of low/mod residents served by improvements to commercial area
Vista Maria Facility Rehabilitation	Provide Decent Affordable Housing	Sustainability	Sustainability of suitable living environment	# of at risk youth girls served by facility

Figure 41 Performance Measures - Rehabilitation Activities

Project Title	Objective Categories	Outcome Categories	Proposed Outcome	Performance Measure
Housing Rehabilitation	Provide Decent Affordable Housing	Sustainability	Sustainability of decent affordable housing	# of household income (\leq 80% MFI) eligible persons benefiting from rehab projects

Figure 42 Performance Measures - Handicap Accessible Activities

Project Title	Objective Categories	Outcome Categories	Proposed Outcome	Performance Measure
ADA Curb Cuts	Create Suitable Living Environment	Availability and Availability	Availability and availability of a suitable living environment	# of curb cuts replaced with ADA ramps
ADA Facility Renovation	Create Suitable Living Environment	Accessibility and Availability	Availability and availability of a suitable living environment	# of public facilities

departments within the City and surrounding areas during the formulation of the 2011-2012 Action Plan. This process included notifying the agencies and departments of the proposed projects and activities by soliciting comments by mail and through public hearings. This notification process and related coordination ensures that services are not being duplicated by like agencies. It also ensures inter-agency cooperation in producing housing and community development programs and policies to benefit low- and moderate-income persons. The City keeps a close relationship with a number of neighborhood organizations and service providers within the City throughout the program year.

The City of Dearborn Heights has followed, and will continue to follow, the citizen participation process as detailed in the Five-Year Consolidated Plan, 2011-2016.

The Citizen Participation Plan can be viewed later in this document or hard copies can be obtained at the following locations:

- **City of Dearborn Heights**
Community & Economic Development

Department
26155 Richardson

- **City of Dearborn Heights**
Clerk's Office
6045 Fenton
- **Caroline Kennedy Library**
24590 George
- **John F. Kennedy, Jr. Library**
24602 Van Born Road
- **City of Dearborn Heights Website**
www.ci.dearborn-heights.mi.us

PUBLIC WORKSHOP

On December 11, 2010, the CEDD held a Community and Economic Development Visioning Workshop at the Berwyn Senior Center. The purpose of this Saturday morning workshop was to gather input and confirm priorities for the City's 5-Year Consolidated Plan and to inform the public of the City's Renewable Energy initiative as it pertains to Geothermal Energy.

Attendees were given an overview and background regarding the CDBG program. In addition, citizens were informed of opportunities to stay in-

volved throughout the Consolidated Plan process.

Through a discussion that was facilitated by the City's CDBG consultant, Wade Trim, a number of areas were discussed and identified to be a priority to the crowd. The subjects were as follows:

- Senior Services
- Warren Avenue Improvements
 - Maintenance
 - Code Enforcement
- Van Born Business District Improvements
 - Streetscape Improvements
 - Intergovernmental Coordination with neighboring communities
 - Business attraction
- Pelham Road Improvements
- Funding agencies to deal with homebuyers and foreclosure prevention
- Housing rehabilitation of existing and aging housing stock

The items identified above were items that were of concern to the individuals present at the workshop. Additional information pertaining to the workshop can be viewed in the Appendix of this report.

PUBLIC HEARINGS

The first public hearing on the Consolidated Plan and the 2011 Action Plan was held on January 25, 2011, and the second public hearing for the Consolidated Plan and the 2011 Action Plan was held on March 22, 2011. Documents pertaining to these public hearings can be viewed in the Appendix of this report.

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

City of Dearborn Heights
Community & Economic Development Department
26155 Richardson
Dearborn Heights, MI
Phone: 313-791-3500
Fax: 313-791-3501
Email: CEDD@ci.dearborn-heights.mi.us

30-DAY PUBLIC COMMENT PERIOD

Copies of the proposed 2011 Action Plan Draft are available for public review beginning on March 23, 2011 at the following locations:

- **City of Dearborn Heights**
Community & Economic Development
Department
26155 Richardson
- **City of Dearborn Heights**
Clerk's Office
6045 Fenton
- **Caroline Kennedy Library**
24590 George
- **John F. Kennedy, Jr. Library**
24602 Van Born Road
- **City of Dearborn Heights Website**
www.ci.dearborn-heights.mi.us

CITIZEN COMMENTS

Official comments were requested by the Department during the Action Plan notice and public hearing process.

Written comments received during the first public hearing and comments received during the second public hearing will be included in the final Action Plan document.

INSTITUTIONAL STRUCTURE

The City has in place a strong institutional structure necessary to carry out its housing, community and economic development strategies. The City's Department of Community and Economic Development (CEDD) will administer the CDBG Program.

In conjunction with other City operating departments, the CEDD will also implement any public works project proposed by the 2011-2016 Consolidated Plan or any of the annual Action Plans.

Accordingly, the CEDD and the City's non-profit agencies have longstanding ties and an effective delivery system for social services to the youth, persons with special needs and low- and moderate-income residents. The CEDD will integrate the public service activities and affordable housing proposed in the Action Plan with these on-going operations.

The City's CEDD will continue to coordinate with various community groups to determine objectives and goals through the public participation process. These groups play a vital role in implementing the Five-Year Consolidated Plan and the One-Year Action Plans, annual Performance Reviews, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of this Consolidated Plan and Action Plan.

MONITORING

The City of Dearborn Heights recognizes that monitoring of this Action Plan must be carried out on a regular basis to ensure that statutory and regulatory requirements are being met. Further, it

is critical to confirm that information being reported to HUD through such mechanisms as the Integrated Disbursement and Information System (IDIS) is correct and complete. The City, through the Community and Economic Development Department, will make its best effort to monitor the success of selected projects based on the updated rules and regulations. The CEDD staff also participate in on-going training in all areas related to HUD service.

The Community and Economic Development Department will report progress for each project through the IDIS. The performance will be reported in the self-evaluation section of the CAPER. The City's Community and Economic Development staff will monitor all sub-recipients annually utilizing HUD guidelines. Sub-recipients will report program progress to the City on a quarterly basis. The quarterly reports will form the basis for ongoing monitoring and will be reviewed as part of the annual monitoring process. The objective of the sub-recipient monitoring will be to ensure reasonable project progress and accountability; ensure compliance with CDBG and other Federal requirements, and to evaluate organizational and project performance. Documentation will be maintained of all monitoring activities including reports of site visits, findings and correspondence, and resolution of any comments or findings.

As a means to effectively monitor the City's overall progress, assistance will be sought from a number of external sources including the non-profit agencies to which Dearborn Heights gives CDBG funding. Comments from these organizations will be solicited on the City's annual performance. It is intended that this monitoring plan will reinforce the communication network between the City and the various housing and human needs agencies participating directly in the implementation of the Action Plan or assisting in the provision of service supporting the Plan's strategies. The monitoring

process will also ensure accountability, compliance and adequate progress from the various agencies funded as a part of the City's CDBG Program.

The City of Dearborn Heights takes an active role in the prevention of childhood lead poisoning through housing-based approaches. The City's recently completed Analysis of Impediments to Fair Housing Report estimated that 95.1 percent of owner-occupied units in the City were built in 1978 or before. Also, 84.1 percent of renter occupied units were built in the same timeframe. As the City's housing stock is aging the Housing Rehabilitation Program administered through the Community and Economic Development Department is becoming more important.

Dearborn Heights' program reflects the strategies that were devised by the Federal government:

- Emphasis on the home, rather than waiting for children to become poisoned
- Identification and reduction of lead-based paint hazards, rather than the elimination of all lead-based paint
- New requirements for all levels of government to promote lead-hazard reduction

The Housing Rehabilitation program is used to inform and assist the community at-large, as to the hazards of lead-based paint. This program is working towards the common goal of significantly reducing or eliminating lead-based paint hazards, and preventing childhood lead poisoning. The City will stay current on the new legislation and will make any necessary modifications to our programs, in an effort to comply with changing lead-based paint regulations. Based on regulations that went into effect October 2000, the City made the necessary modifications to their programs to ensure compliance with the Department of Housing and Urban Development and the U.S. Congress. The Housing Rehabilitation program currently

complies with the regulations.

The City will continue to encourage appropriate staff and participating contractors to attend training and obtain certification in "Lead-Based Paint Safe Work Practices" for City construction and rehabilitation projects.

2. HOUSING



SPECIFIC HOUSING OBJECTIVES

The narrative below identifies specific objectives for the projects to be undertaken during the 2011-2012 Program Year related to housing:

1. Provide rehabilitation assistance to income eligible homeowners so that they may be able to remain in their homes comfortably and continue to afford to live there without the structure deteriorating.
2. Preserve and improve the existing housing stock by working in conjunction with the code enforcement department to ensure homeowners are living in habitable environments.
3. Seek collaboration with non-profit agencies in addressing major housing issues, whenever possible.
4. Encourage the development of new programs that improve or increase the City's affordable housing stock, prioritizing support to those that draw from a diversity of funding sources.
5. Provide affordable rental opportunities in decent, safe, and sanitary housing for low and moderate-income persons and families, particularly those in the 0 to 50 percent of median family income group (Section 8).
6. Support a variety of decent, affordable rental housing choices for low-income persons with special needs (e.g. mentally ill, physically handicapped, substance abusers, etc.), with or without supportive services (Section 8).
7. Affirmatively further fair housing objectives by

- encouraging increased housing choices and opportunities both within and outside of areas of minority and low-income concentrations.
8. Encourage renewable and energy-efficient practices in single-family homes that receive assistance.

NEEDS OF PUBLIC HOUSING

The City of Dearborn Heights addresses the needs of public housing and any troubled housing agency through its partnership with the Public Housing Commission, Wayne County and the Michigan State Housing Development Authority (MSHDA) and the Plymouth Housing Commission. The City of Dearborn Heights is committed to operating a housing program that does not discriminate against any persons regardless of race, age, marital status, gender or disability.

The Plymouth Housing Commission, Plymouth, Michigan currently administers the Section 8 rental program, on behalf of the City of Dearborn Heights, Michigan. Part 902 of CFR 91.220 will not apply. The City does not have a physical inventory of public housing units. However, should the Plymouth Housing Commission be designated as "troubled" by HUD, the City of Dearborn Heights

would be prepared to implement a strategy to assist the agency with returning to operational efficiency.

The City will continue to provide Housing Referral Services through CDBG funding. These funds are utilized to provide assistance to people seeking rental units, the operation of housing rehabilitation programs and coordination of the agency's Section 8 rental program.

The City of Dearborn Heights continues to petition for Section 8 Housing Choice Vouchers, in an effort to expand the availability of rental assistance that the community is able to offer the extremely low, very low and low-income households. If successful, Dearborn Heights will offer greater assistance to persons in need of safe, decent, affordable and accessible housing.

BARRIERS TO AFFORDABLE HOUSING

Public policies can have a direct impact on barriers to affordable housing. Dearborn Heights has recognized this fact and reviewed its own process to expose any barriers or obstacles to developing affordable and fair housing. From this review, it was identified that there are no barriers to fair housing in the community.

Although no impediments were identified, the City continues to have a concern to provide affordable and fair housing. To alleviate this concern, a variety of policies and plans were put into practice. A description of these policies and regulations are provided within the Analysis of Impediments to Fair Housing (AI) and outlined as follows.

Analysis of Impediments to Fair Housing

The City of Dearborn Heights contracted with McKenna and Associates to conduct an analysis of impediments study regarding fair housing. The

final report was completed in June of 2009.

The research conducted as part of the analysis identifies no impediments to fair housing choice and that the City is committed to preventing impediments from occurring in the future. The City had little resident participation in the public workshop or housing survey. The little interest in fair housing choice in the community could be an indication that residents are not experiencing any fair housing discrimination, or because residents that are experiencing discrimination are not filing complaints.

The City must continue to provide education and outreach to help residents identify and make complaints regarding fair housing, should they occur.

The AI recommends actions that the City can take to ensure fair housing throughout the community. The following is the recommended Fair Housing Action.

Plan and activities for preventing fair housing impediments in the City of Dearborn Heights:

1. Raise the visibility of the fair housing and complaint process.
2. Consider incentives and alternative funding sources to encourage and increase affordable housing development.
3. Increase landlord and resident awareness and knowledge of fair housing.
4. Work to assist residents with special needs have full access to housing and needed services.
5. Ensure the existing credit counseling programs are available and targeted.

HOME/AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

The City of Dearborn Heights is not a recipient of HOME or ADDI funds.

3. HOMELESS

HOMELESSNESS PREVENTION ELEMENTS

Homelessness is a complex problem that requires a coordinated response. The City formulated a strategy to address emergency shelter and transitional housing needs of homeless individuals and families to prevent homelessness. The City works in conjunction with other agencies to help alleviate the challenges associated with the homeless. In addition, a portion, of the block grant funding is sub allocated to other agencies for this purpose. Providers are encouraged to leverage private money and continue to finance housing projects and services. The City will seek to partner with agencies that have access to a variety of funding services to further address the needs of individuals and families categorized as chronically homeless.

A “chronically homeless” person is defined as “an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.” By definition, the “chronic homelessness” initiative excludes the following groups of people: children (with disabilities and without disabilities) who are homeless with their parents; parents (with disabilities and without disabilities) who are homeless and who have children with them; youth on their own with disabilities who have not been homeless long enough to fit the federal definition; youth on their own without disabilities; unaccompanied individuals with disabilities who

have not been homeless long enough to fit the federal definition; unaccompanied individuals without disabilities; and unaccompanied individuals who are unwilling to be declared disabled. Toward the goals of ending chronic homelessness, transitioning the City’s homeless population into stable housing situations, providing for their needs, and improving their quality of life, the City shall:

- Partner with programs serving the homeless population in Dearborn Heights and within Wayne County, placing priority on those programs that draw from a diversity of funding sources
- Support programs that serve to prevent homelessness, such as legal services, food pantries, emergency assistance, and employment services
- Support existing transitional housing opportunities by providing opportunities for home ownership as a step in the Continuum of Care
- Support existing transitional living arrangements that satisfy city, state and federal codes and regulations

The City does not anticipate any displacement for any PY 2011-2012 proposed programs or activities. Consistent with the historical use of CDBG funds, the City of Dearborn Heights will not allocate funds where it will result in involuntary and



permanent displacement of residents. However, should displacement occur, the City is prepared to assist residents in accordance with federal rules and regulations. To that end, the City will work with its current partners and the local continuation of care to develop a discharge policy for persons released from publicly funded institutions or systems of care (health facilities, foster care, other youth facilities, correction programs and institutions). The City is committed to developing a policy to prevent the process from resulting in homelessness.

EMERGENCY SHELTER GRANTS (ESG)

The City of Dearborn Heights is not a recipient of ESG funds.

4. COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT NEEDS

The total amount of CDBG funds allocated for projects, programs and delivery costs equals the amount of the anticipated grant amount plus program income and any carryover funds. All public service, planning and administration activities are eligible if they meet a national objective, and are within the 15 percent and 20 percent funding caps.

All CDBG capital improvement, housing, commercial revitalization, and economic development activities are expected to be completed within 18 months while public service activities are to be completed within 12 months of receiving the grant entitlement. CEDD staff will work on a variety of projects throughout the City of Dearborn Heights from infrastructure development, public facility improvements, developing affordable housing incentives and commercial redevelopment.

The CEDD will continue to stimulate business and employment opportunity and growth in the City.

In the 2011-2012, CEDD will implement capital improvement projects that includes streetscape, public facility and various park improvements located in CDBG-eligible areas within the City.



ANTIPOVERTY STRATEGY

CEDD will collaborate with various agencies to continue efforts to reduce the number of families and individuals living in poverty. Staff will focus primarily on supporting programs that raise household incomes and stabilize housing situations.

Dearborn Heights will undertake the following actions to reduce poverty:

- Increase lead-based paint abatement to address child lead poisoning, which can affect future employment and earning capabilities
- Fund infrastructure improvements (street, water main, sidewalk, etc.) to enhance neighborhoods and increase property values, while raising the pride of the residents as well as encouraging the introduction of economic development into distressed areas
- Provide financial support to organizations offering supportive services to homeless families or those threatened with homelessness
- Provide assistance to organizations, which provide referrals to special needs persons, such as the Wayne Metropolitan Community Action Agency
- Encourage economic development programs aimed at developing job training and employability skills

- Support youth and childcare programs, which will provide role models for children and allow parents to secure and keep employment

Dearborn Heights will pursue the following strategies to further mitigate and/or reduce poverty:

- Provide financial support to organizations offering necessary services, such as food, senior services and counseling programs for extremely low-income persons
- Continue to provide assistance to extremely low income households in the improvement of their residences through the City's CDBG –funded Housing Rehabilitation Program and make referrals to Wayne County Weatherization Program
- Provide/increase homeownership programs in order to support homeownership and the accumulation of equity

The City of Dearborn Heights will coordinate these strategies with organizations providing affordable housing programs. The objective of this communication is to facilitate the coordination of policies and programs, which will lead to the reduction in the number of poverty level families in Dearborn Heights.



Dearborn Heights provides lead testing as part of the Housing Rehabilitation Program. In addition, testing is required in the NSP Program.



Financial assistance is provided to local organizations offering extra support to low-income persons in Dearborn Heights.

5. NON-HOMELESS SPECIAL NEEDS



The City of Dearborn Heights will continue to fund human services agencies that apply for public services funds that offer programs which address the needs of non-homeless special needs individuals.

The City recognizes that there will always be a need to provide services to the special needs population of the community. The City is funding a wide array of public service programs that offer services to senior citizens, the disabled, neglected and abused and low-income individuals.

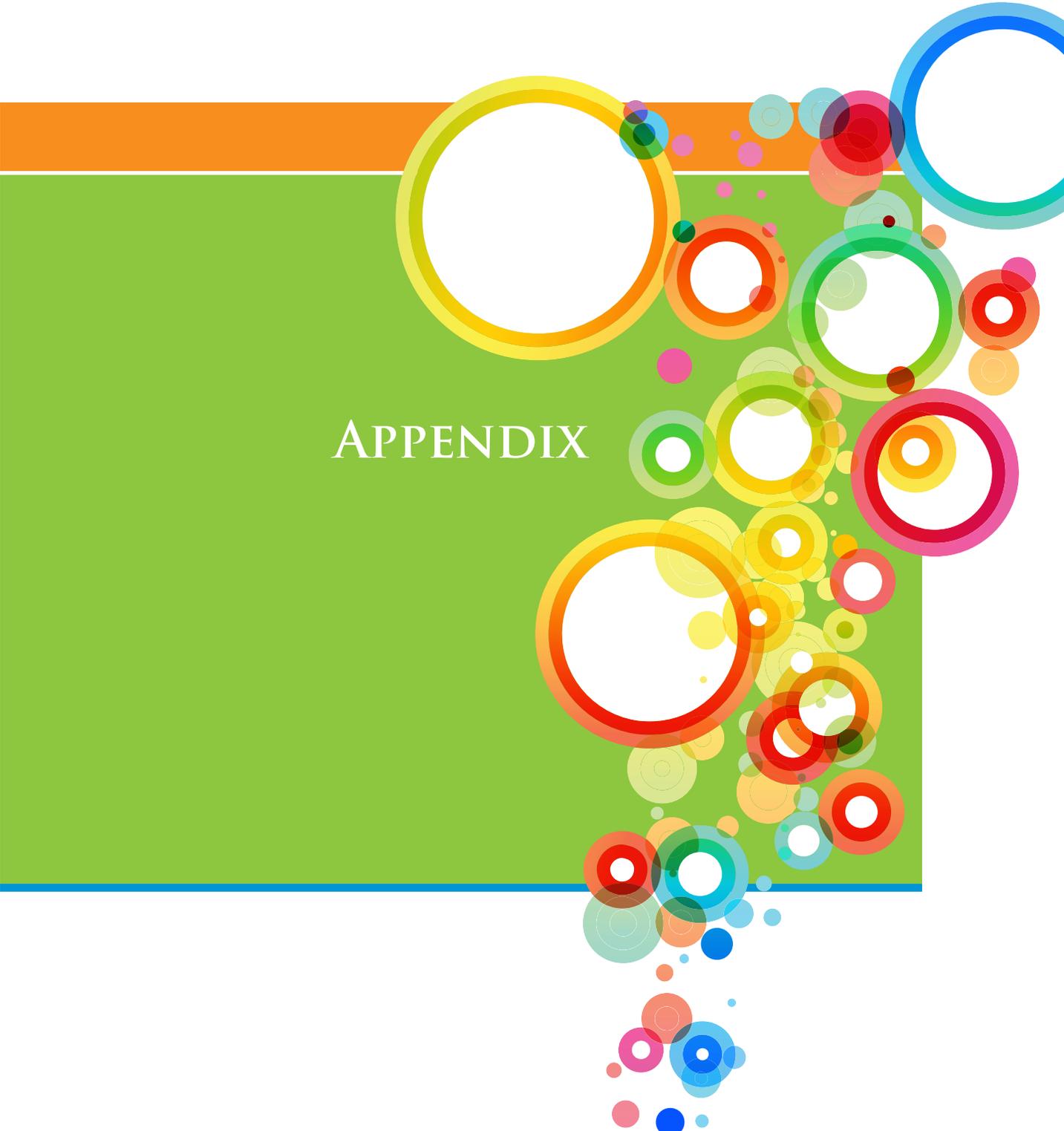
The City of Dearborn Heights partners with various non-profit organizations to assist those who are elderly, disabled, and of special needs. The City funds improvements to social service agency facilities, as well as funds providers of much-needed home buyer education programs.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

This section does not apply to the City of Dearborn Heights. The jurisdiction does not receive HOPWA funds.

SPECIFIC HOPWA OBJECTIVES

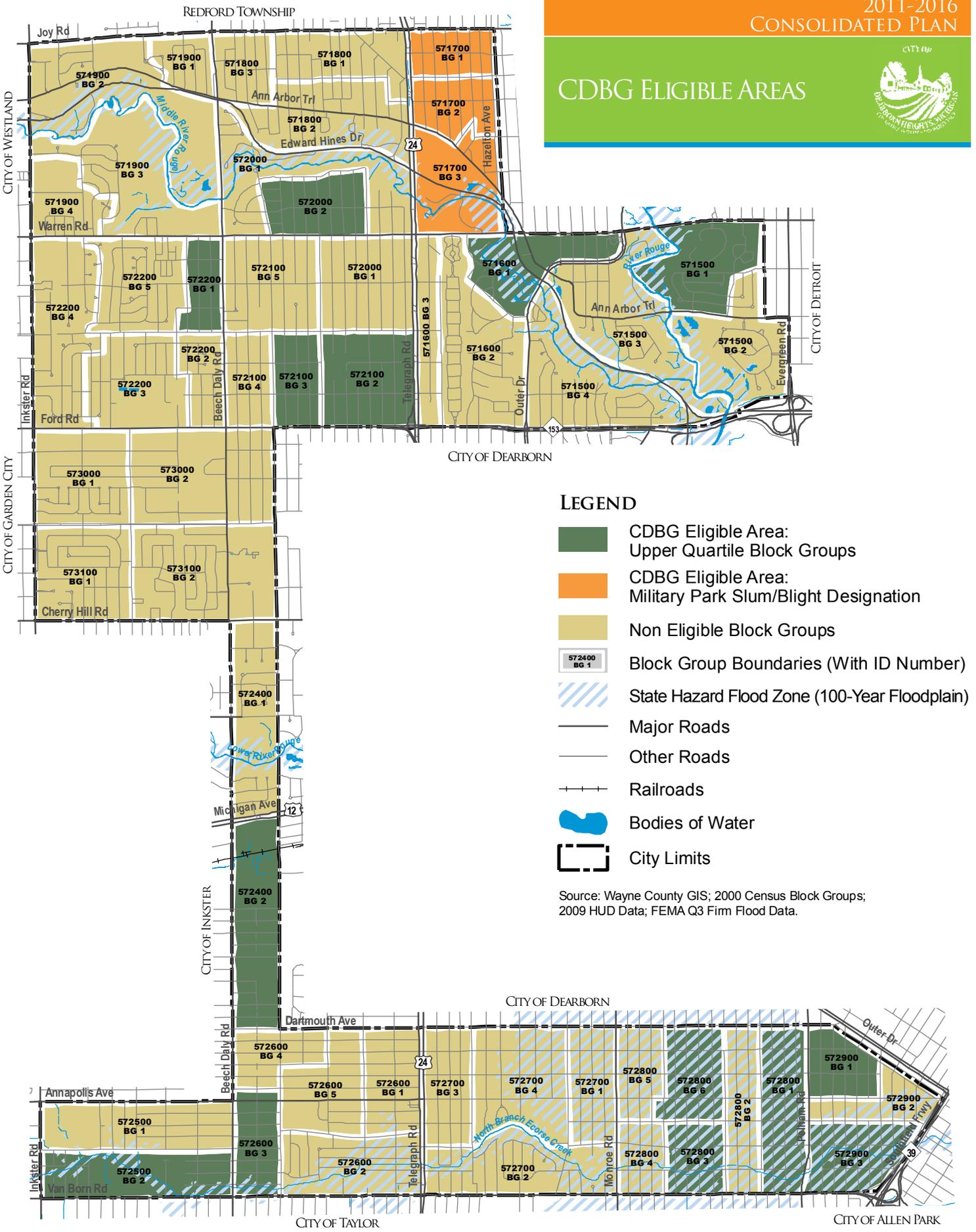
This section does not apply to the City of Dearborn Heights. The jurisdiction does not receive HOPWA funds.

A decorative graphic on the right side of the page. It features a large green rectangular area. At the top of this area is a horizontal orange bar. The word "APPENDIX" is centered in white serif font. To the right of the text is a cluster of colorful circles and rings in various sizes and colors (yellow, orange, red, pink, blue, green). Some are solid, some are hollow rings, and they overlap each other. The circles and rings appear to be floating or falling from the top right towards the bottom right.

APPENDIX



CDBG ELIGIBLE AREAS

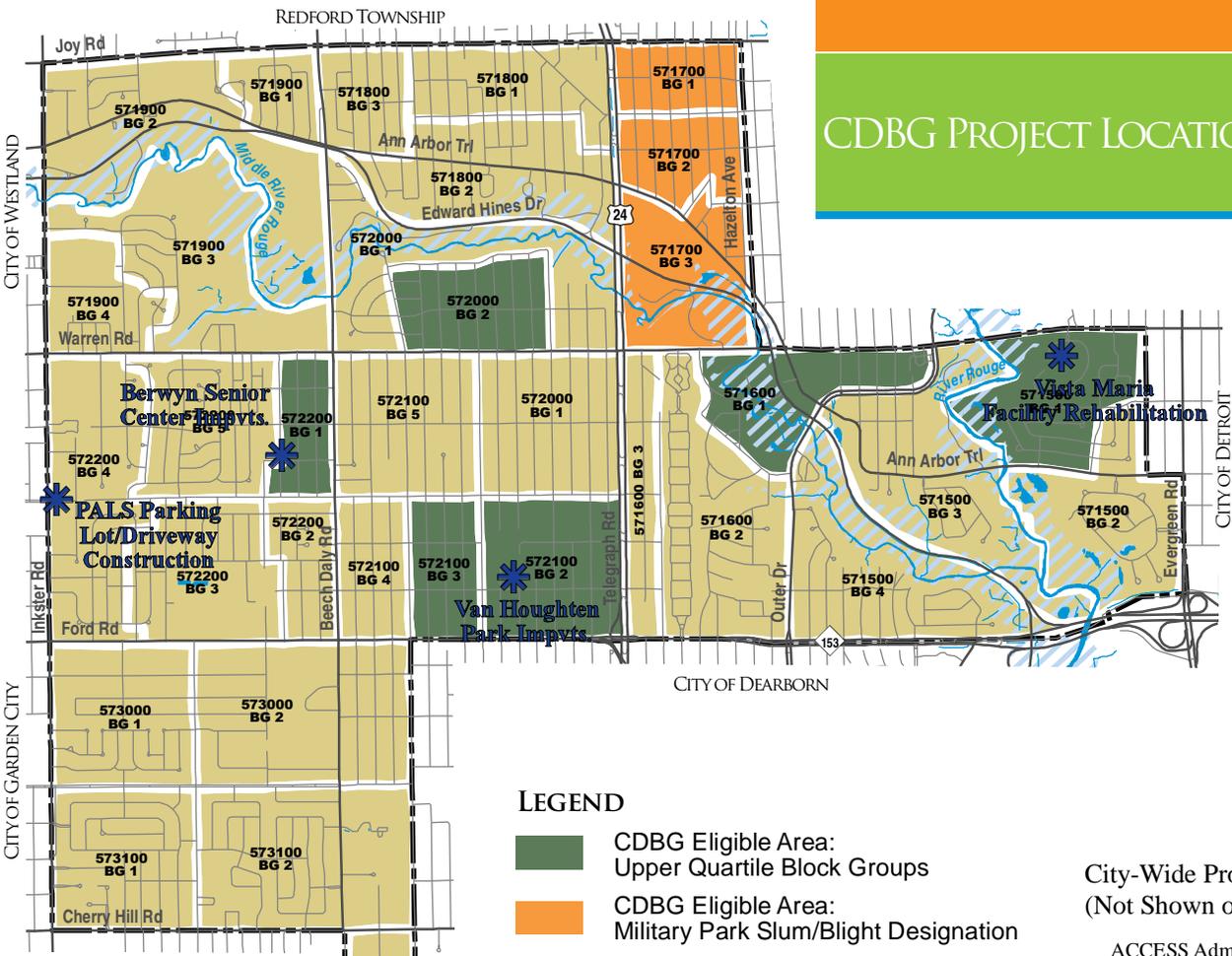


LEGEND

- CDBG Eligible Area: Upper Quartile Block Groups
- CDBG Eligible Area: Military Park Slum/Blight Designation
- Non Eligible Block Groups
- 572400
BG 1 Block Group Boundaries (With ID Number)
- State Hazard Flood Zone (100-Year Floodplain)
- Major Roads
- Other Roads
- Railroads
- Bodies of Water
- City Limits

Source: Wayne County GIS; 2000 Census Block Groups; 2009 HUD Data; FEMA Q3 Firm Flood Data.

CDBG PROJECT LOCATIONS



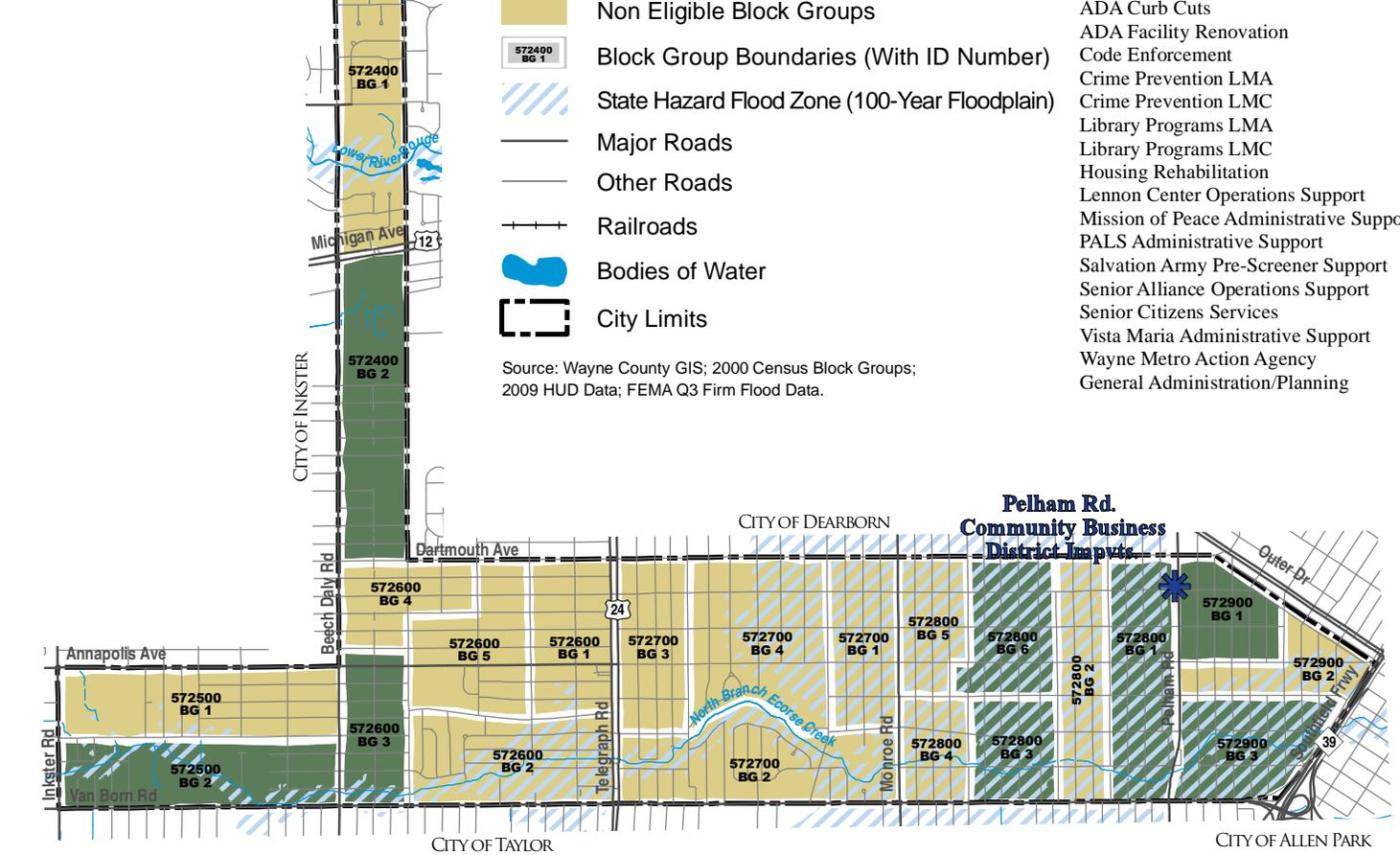
LEGEND

- CDBG Eligible Area: Upper Quartile Block Groups
- CDBG Eligible Area: Military Park Slum/Blight Designation
- Non Eligible Block Groups
- Block Group Boundaries (With ID Number)
- State Hazard Flood Zone (100-Year Floodplain)
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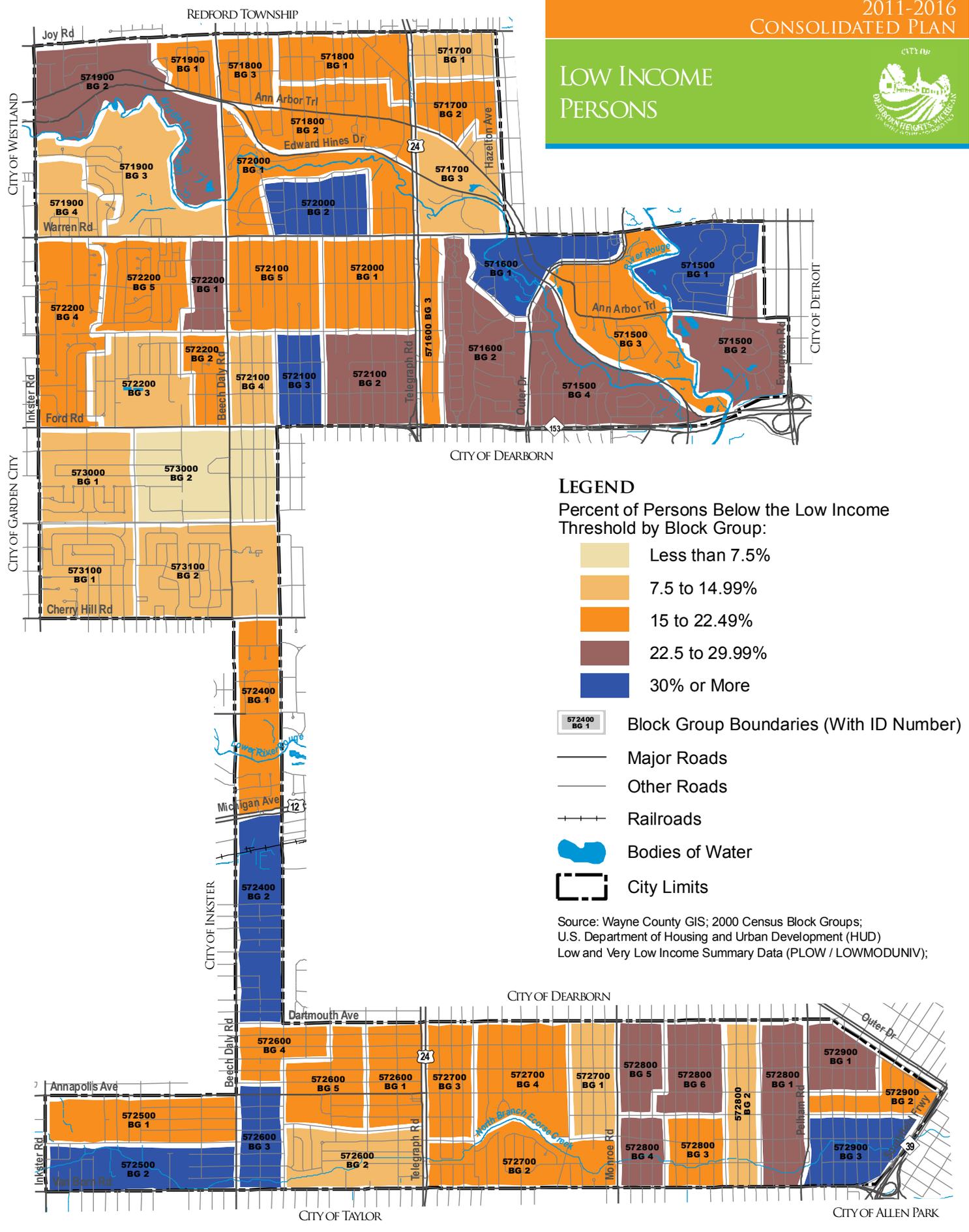
Source: Wayne County GIS; 2000 Census Block Groups; 2009 HUD Data; FEMA Q3 Firm Flood Data.

City-Wide Projects
(Not Shown on Map):

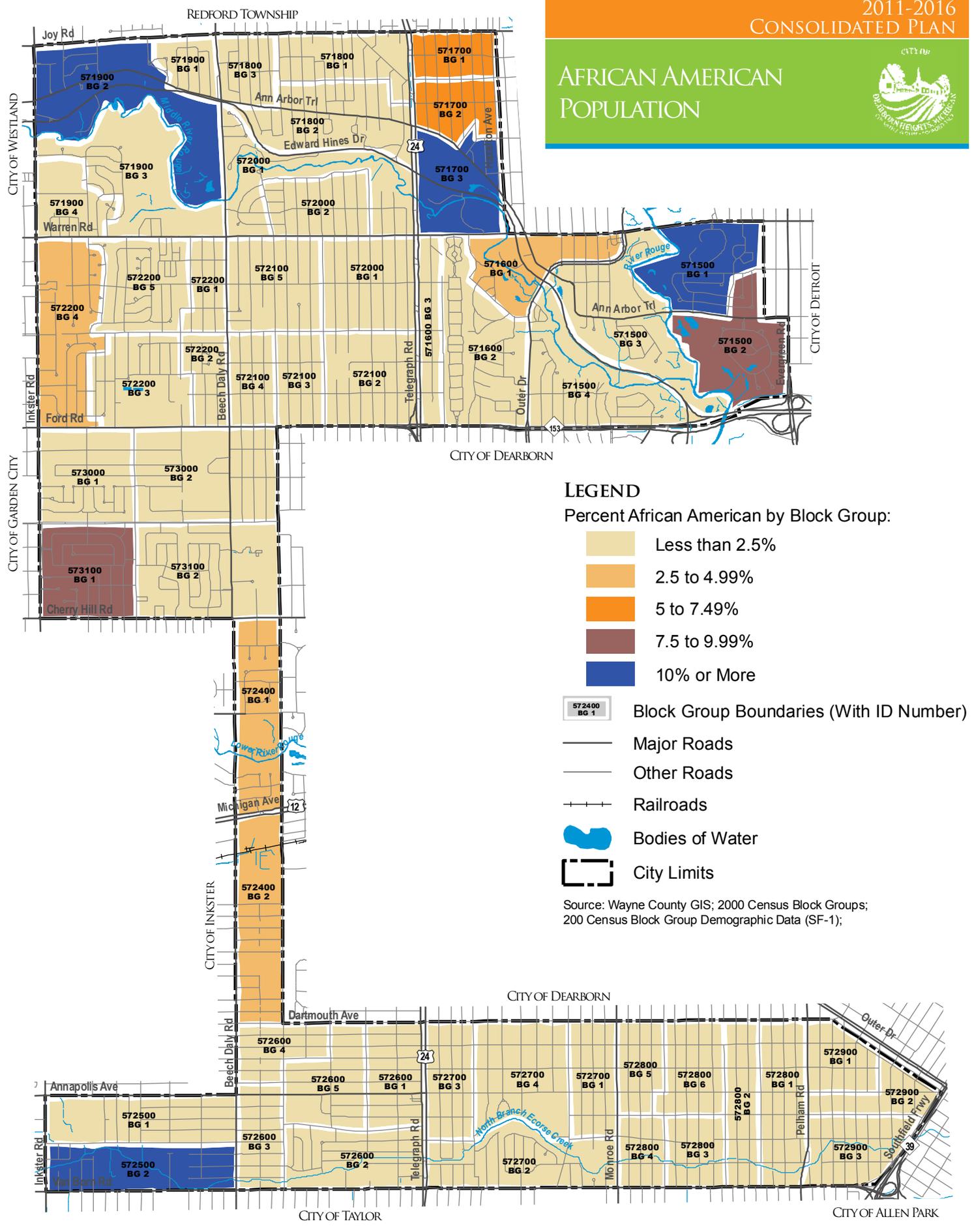
- ACCESS Administrative Support
- ADA Curb Cuts
- ADA Facility Renovation
- Code Enforcement
- Crime Prevention LMA
- Crime Prevention LMC
- Library Programs LMA
- Library Programs LMC
- Housing Rehabilitation
- Lennon Center Operations Support
- Mission of Peace Administrative Support
- PALS Administrative Support
- Salvation Army Pre-Screener Support
- Senior Alliance Operations Support
- Senior Citizens Services
- Vista Maria Administrative Support
- Wayne Metro Action Agency
- General Administration/Planning



LOW INCOME
PERSONS

AFRICAN AMERICAN POPULATION

LEGEND

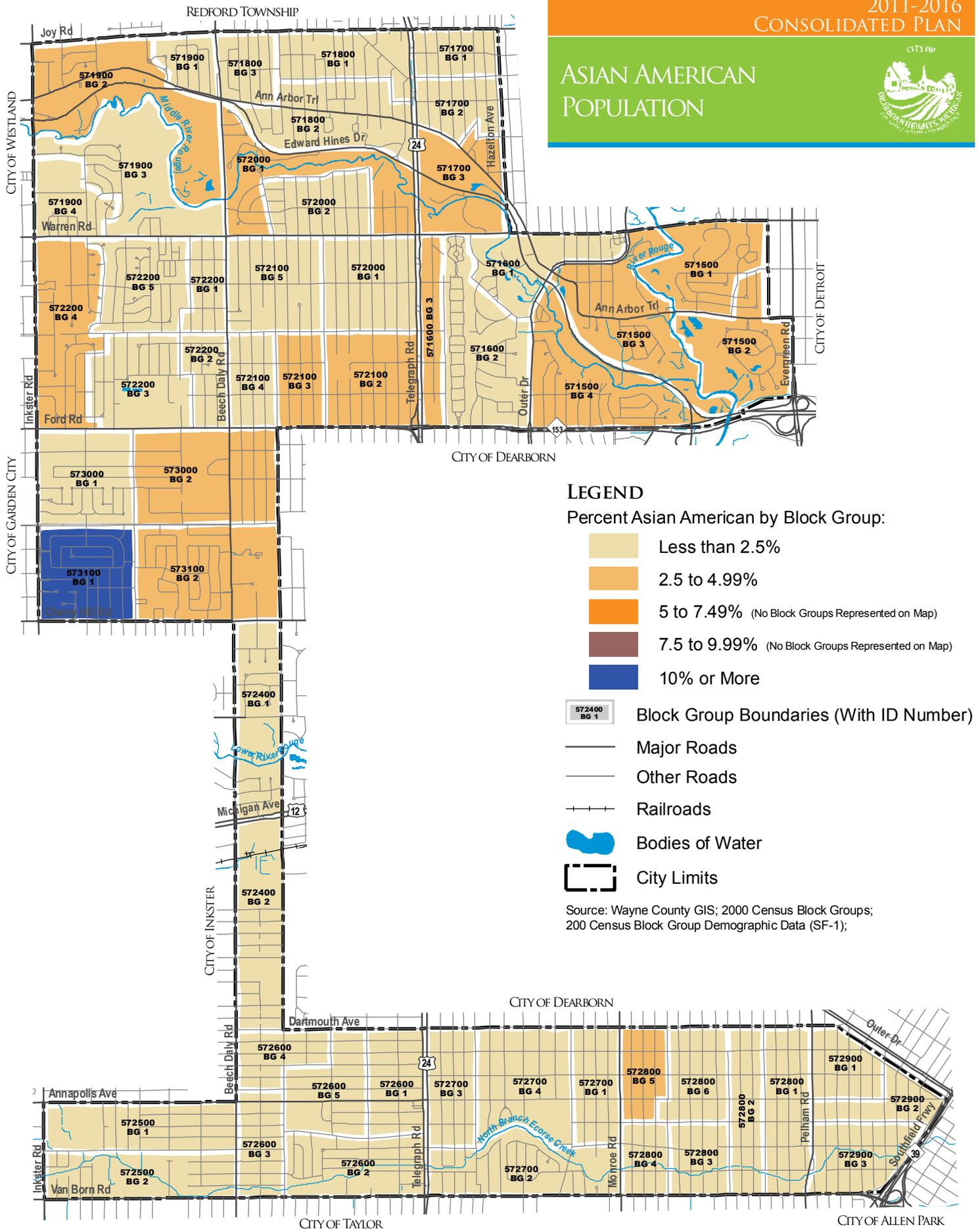
Percent African American by Block Group:

- Less than 2.5%
- 2.5 to 4.99%
- 5 to 7.49%
- 7.5 to 9.99%
- 10% or More

- 572400
BG 1 Block Group Boundaries (With ID Number)
- Major Roads
- Other Roads
- Railroads
- Bodies of Water
- City Limits

Source: Wayne County GIS; 2000 Census Block Groups; 200 Census Block Group Demographic Data (SF-1);

ASIAN AMERICAN POPULATION



LEGEND

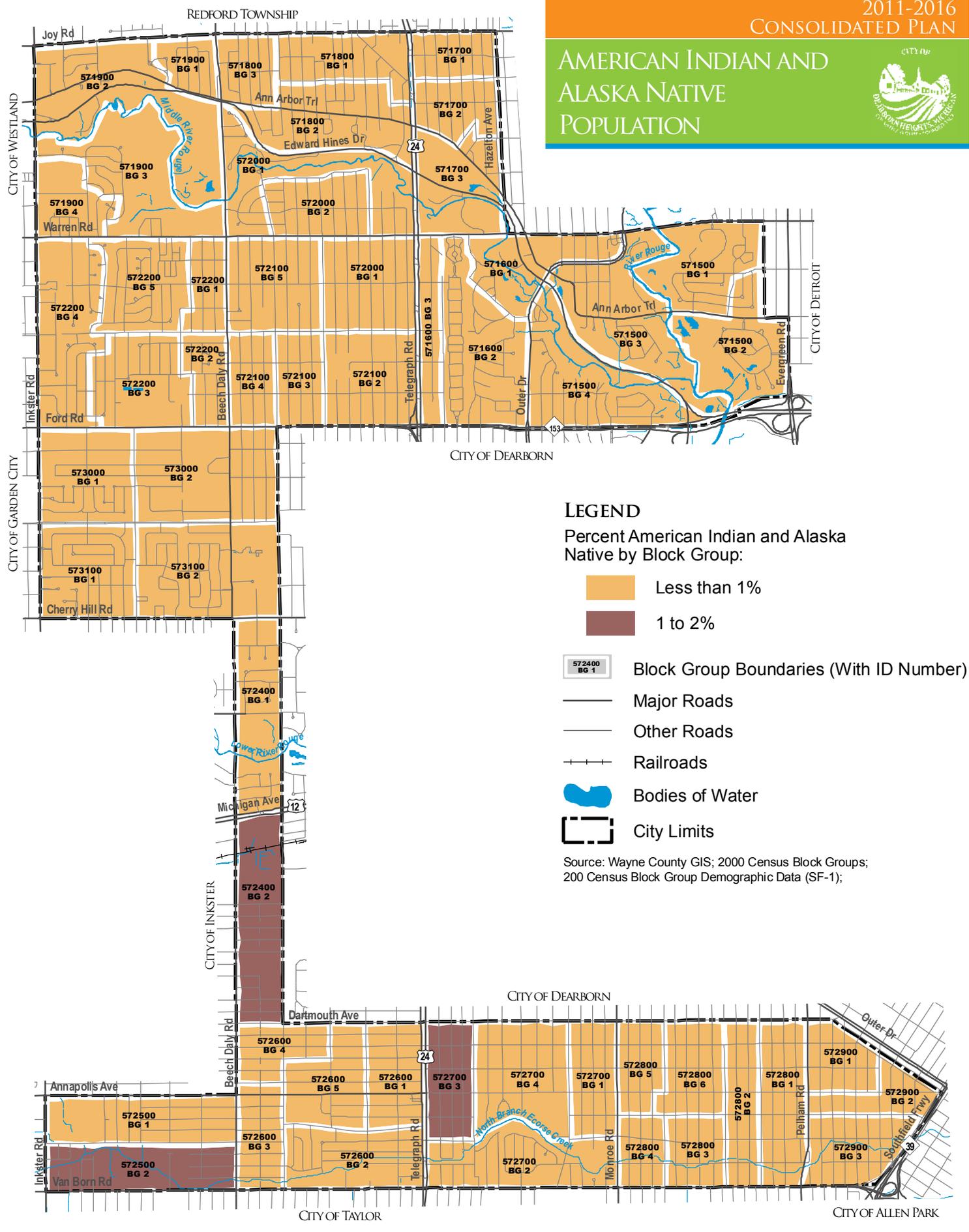
Percent Asian American by Block Group:

- Less than 2.5%
- 2.5 to 4.99%
- 5 to 7.49% (No Block Groups Represented on Map)
- 7.5 to 9.99% (No Block Groups Represented on Map)
- 10% or More

- 572400
BG 1 Block Group Boundaries (With ID Number)
- Major Roads
- Other Roads
- Railroads
- Bodies of Water
- City Limits

Source: Wayne County GIS; 2000 Census Block Groups;
200 Census Block Group Demographic Data (SF-1);

AMERICAN INDIAN AND
ALASKA NATIVE
POPULATION



LEGEND

Percent American Indian and Alaska Native by Block Group:

- Less than 1%
- 1 to 2%

- Block Group Boundaries (With ID Number)
- Major Roads
- Other Roads
- Railroads
- Bodies of Water
- City Limits

Source: Wayne County GIS; 2000 Census Block Groups; 200 Census Block Group Demographic Data (SF-1);

Notice of Public Hearing

City of Dearborn Heights

FY 2011-12 Community Development Block Grant (CDBG) Program
Action Plan

FY 2011-16 Community Development Block Grant (CDBG) Program
Five Year Consolidated Plan

The City of Dearborn Heights is developing its Annual Action Plan for Fiscal Year **(FY) 2011-12 from July 1, 2011 to June 30, 2012** for Community Development Block Grant (CDBG) funds estimated at \$1,217,459*. (***Estimated funding ONLY. Final FY 2011-12 CDBG funding not yet determined by the Department of Housing and Urban Development (HUD).**)

The City of Dearborn Heights is also developing its Five (5) Year Consolidated Plan for Fiscal Years beginning **July 1, 2011 and ending June 30, 2016** for CDBG funds.

The Community and Economic Development Department encourages all parties to participate at a PUBLIC HEARING on **Tuesday, January 25, 2011, at 7:00 P.M. at the City Hall Council Chambers, 6045 Fenton Avenue, Dearborn Heights, Michigan.** Otherwise all communications should be addressed in writing to the Community and Economic Development Director, City of Dearborn Heights Community and Economic Development Department (CEDD), 26155 Richardson, Dearborn Heights, Michigan, 48127.

The City will provide technical assistance to citizens and groups representative of persons of low and moderate income that request such assistance in developing funding request proposals and in the review of program activities and program performance. In addition, the City will make adequate provisions to assist non-English speaking residents in interpreting program opportunities and provisions on a case-by-case basis, as well as provide auxiliary aides and services for individuals with disabilities. Requests for special accommodations must contact the CEDD at **(313) 791-3500**, e-mail cedd@ci.dearborn-heights.mi.us or in writing to the Community and Economic Development Director, City of Dearborn Heights CEDD, 26155 Richardson, Dearborn Heights, Michigan, 48127 **ATTN: Action Plan/Consolidated Plan Public Hearing #1.** Requests for special accommodations must be made with reasonable advance notice.

Ronald J. Amen
Director
Community and Economic
Development Department

Publish: **January 12, 2011**
 January 19, 2011

Notice of Public Hearing

The City of Dearborn Heights is developing its **FY 2011-2016** Five-Year Consolidated Plan and **FY 2011-12** Annual Action Plan (**FY from July 1, 2011 to June 30, 2012**) for Community Development Block Grant (CDBG) funds. The Five-Year **FY 2011-2016** Consolidated Plan will direct the use of CDBG funding for the fiscal five-year period **2011-2016**. The **ESTIMATED*** amount of funds for **FY 2011** are **\$1,216,259.00**. This anticipated amount includes the **FY 2011** CDBG estimated allocation of **\$1,216,259.00** and **FY 2010** estimated program income of **\$0**. (*The Department of Housing and Urban Development (HUD) has not yet released funding amounts for **FY 2011**.)

The Community and Economic Development Department encourages all parties to participate at a **PUBLIC HEARING** on **Tuesday, March 22, 2011, at 7:00 P.M.**, at the City Hall Council Chambers, 6045 Fenton Avenue, Dearborn Heights, Michigan. Otherwise all communications should be addressed in writing to the Community and Economic Development Director, City of Dearborn Heights, 26155 Richardson, Dearborn Heights, Michigan, 48127.

The City will provide technical assistance to citizens and groups representative of persons of low and moderate income that request assistance related to the **FY 2011-2016** Five-Year Consolidated Plan and **FY 2011-12** Annual Action Plan. In addition, the City will make adequate provisions to assist non-English speaking residents in interpreting program opportunities and provisions on a by-case basis, as well as, provide auxiliary aides and services for individuals with disabilities. Requests for special accommodations must call (313) 791-3500, e-mail cedd@ci.dearborn-heights.mi.us, or in writing to the Community and Economic Development Director, City of Dearborn Heights, 26155 Richardson, Dearborn Heights, Michigan, 48127 Attn: **Action Plan/Consolidated Plan Public Hearing #2**. Reasonable advance notice is required.

Ronald Amen, Director
Community and Economic Development Department

Publish: March 9, 2011
March 16, 2011

CITY OF DEARBORN HEIGHTS COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

PUBLIC NOTICE

**ADOPTION OF FY 2011 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ANNUAL ACTION PLAN AND FIVE YEAR CONSOLIDATED PLAN**

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

The City of Dearborn Heights has adopted the Fiscal Year **2011** Community Development Block Grant (CDBG) Annual Action Plan and **FY 2011-2016** Five Year Consolidated Plan, planning documents that direct the City in its use of federal funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan and Five Year Consolidated Plan are available for review at the City Clerk's office, the Caroline Kennedy and John F. Kennedy Jr. Library, and the Community and Economic Development Department (26155 Richardson Street, Dearborn Heights, Michigan 48127).

Individuals with disabilities who require special accommodations, auxiliary aids, or services to respond to this notice should contact (313) 791-3500. Reasonable advance notice is required.

Ronald Amen
Director
Community and Economic Development Department

Publication Date: May 18, 2011

PUBLIC NOTICE

CITY OF DEARBORN HEIGHTS COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT NOTICE OF INTENT TO REQUEST RELEASE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS (NOI-RROF) AND FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT (FONSI) FOR FISCAL YEAR 2011

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

On **May 13, 2011**, the City of Dearborn Heights, Wayne County, Michigan, requested that the U.S. Department of Housing and Urban Development (HUD) release federal funds under Title I of the Housing and Community Development Act of 1974 (PL93-383) as amended for the following projects:

CDBG ACTIVITIES 2011-2012	BUDGET (\$)
PUBLIC WORKS PROJECTS	
ADA Facility Renovation Improvements to public facilities that will increase ADA accessibility.	\$ 20,000
Code Enforcement Funding to provide code enforcement inspections within areas of low and moderate income.	85,000
Van Houten Park Improvements Continued improvements to the Van Houten Park Facility located behind City Hall at 6045 Fenton will include inline skate rink and splash park improvements.	25,000
PALS Facility Rehab Funding assistance to rehabilitate PALS facility which provides a home for developmentally disabled adults located in Dearborn Heights at 6500 Inkster Road.	12,750
Pelham Road Community Business District Improvements Streetscape improvements along Pelham Road between Dartmouth Street and Colgate Street. Improvements may include LED decorative lighting, pedestrian benches, trash receptacles, signage and low maintenance landscaping.	42,500
Berwyn Senior Center Improvements Improvements to the Berwyn Senior Center will include window replacement, HVAC and other energy efficient improvements.	170,000
Vista Maria Facility Rehabilitation The City will provide funding assistance for installation of energy efficient windows in the Dolores Hall Facility located on the grounds of Vista Maria.	27,000
REHABILITATION SERVICES PROJECTS	
Housing Rehabilitation Deferred no interest loan for eligible low and moderate income homeowners to rehabilitate single-family homes. Applications accepted on first come/first served basis. Emergency assistance is also provided to eligible families.	291,690
HANDICAP ACCESSIBLE PROJECTS	
Sidewalk Improvements (ADA Curb Cuts) Funding assistance to install ADA curb cuts on public sidewalks.	8,500
PUBLIC SERVICES PROJECTS*	
ACCESS Administrative Support Provide funding support for outreach worker for referral services to low / mod income households in Dearborn Heights.	4,250

Crime Prevention Support funding for Crime Prevention Services to qualified limited clientele residents and residents within low and moderate income areas of Dearborn Heights. Activities include personal safety seminars for seniors, disabled persons and support for abused children and spouses.	51,000
Library Programs Provide support funding for programs benefitting low/moderate income area residents, seniors and disabled residents.	2,125
Lennon Center Operations Support Administrative support for a non-profit agency offering non-judgmental counseling, material assistance and education before, during and for five years after pregnancy.	1,275
Mission of Peace Administrative Support Provide support funding for non-profit providing housing counseling services.	4,250
PALS Administrative Support Support funding for Administrative Services for adult developmentally disabled residents at facilities in Dearborn Heights.	1,275
Salvation Army Pre-Screener Support Provide support funding for Utility Assistance referral to low / mod income households in Dearborn Heights.	8,500
Senior Alliance Operations Support Administrative support for preserving and enhancing the independence of elderly persons and individuals with disabilities in Dearborn Heights.	1,500
Senior Citizen Services Provide support funding for operations of the Berwyn and Eton Senior Centers including staff, utilities, senior programs and services.	80,924
Vista Maria Administrative Support Provide support for contractual psychiatric care to abused and neglected girls.	4,250
Wayne Metro Action Agency Provide funding support for outreach worker for referral services such as homeless intervention, food subsidy assistance, utility bill payment assistance, mortgage, and rent payment assistance to low / mod income households within the City of Dearborn Heights.	1,275
ADMINISTRATIVE SERVICES	
General Administration/Planning	206,265
TOTAL AVAILABLE \$1,047,829	

NOTES:

**Public Services activities are subject to 15 percent Cap (allocation + prior year program income).
20% of funds (allocation + program income) may be used for planning and administrative services.
Additional program income dollars will be used to fund CDBG eligible activities.*

Public Comments

The City of Dearborn Heights will undertake the projects described above with Block Grant funds from the U.S. Department of Housing and Urban Development (HUD), under Title 1 of the Housing and Community Development Act of 1974. An Environmental Review Record for the projects has been prepared by the City of Dearborn Heights, Wayne County, Michigan which documents the environmental review of these projects. This Environmental Review Record is on file at the City of Dearborn Heights Department of Community and Economic Development, 26155 Richardson Street, Dearborn Heights, Michigan 48127. Any individual, group, or agency disagreeing with this determination or wishing to comment on the project(s) may submit written comments to the City of Dearborn Heights, Michigan. Comments should specify which Notice they are addressing. The document will also be available for public examination and copying, upon request, between the hours of **8:00 a.m. and 5:00 p.m.**, Monday through Friday.

Release of Funds

The City of Dearborn Heights certifies to HUD that the City consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process. The City further certifies that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act of 1969 (NEPA), and related laws and authorities and allows the City of Dearborn Heights, Michigan to use the Community Development Block Grant Funds.

Objections to Release of Funds

HUD will accept objections to its release of funds and the City of Dearborn Heights, Michigan certification for a period of **fifteen (15)** days following the anticipated submission date or its actual receipt of the request (whichever is later) only if the objections pertain to one or more of the following basis: (a) The certification was not executed by the Chief Executive Officer or other officer of the applicant approved by HUD; (b) The City of Dearborn Heights has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project or projects are unsatisfactory from the standpoint of environmental quality. Objection must be prepared and submitted in accordance with required procedure (24 CFR Part 58), and shall be addressed to HUD, CPD Division, Patrick V. McNamara Building, 17th Floor, 477 Michigan Avenue, Detroit, Michigan 48226. Potential objectors should contact HUD to verify the actual last day of the objection period.

**THE COMMENT PERIOD FOR THIS PUBLIC NOTICE EXPIRES
FIFTEEN (15) DAYS FROM THE DATE OF PUBLICATION**

Publication Date: May 18, 2011

Ronald Amen
Director
Community and Economic Development Department



CITY OF DEARBORN HEIGHTS, WAYNE COUNTY, MI Consolidated Plan and Action Plan Executive Summary

The Community Development Block Grant Program (CDBG) is a federal program that is administered by the U.S. Department of Housing and Urban Development (HUD). CDBG funds are provided to states and units of local government. As an entitlement community, the City of Dearborn Heights is authorized to fund eligible activities that meet national and local goals/objectives. The broad national objectives are as follows:

- Activities benefiting low/moderate-income persons
- Activities which aid in preventing or eliminating slums or blight
- Activities meeting community development needs that have a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources do not exist to meet such needs.

The 2011-2016 Five Year Consolidated Plan and 2011-2012 Annual Action Plan direct funds exclusively toward meeting the national objective of benefiting low/moderate-income persons.

The following anchor ideas, derived from both housing and non-housing related priority needs. These goals and objectives will provide the necessary guidelines from which the Community and Economic Development Department may operate.

Mission Statement: The City of Dearborn Heights will aim to improve the quality of life in low-income neighborhoods and while enhancing the lives of low and moderate income residents through innovation in program design, partnerships with housing and public service providers, and efficiency in implementing community and economic development programs.

Goals and Objectives

Housing Goals and Objectives

Goal 1: To improve quality, availability and accessibility of affordable housing to persons of low- and moderate income throughout the City of Dearborn Heights.

Objectives:

1. Provide rehabilitation assistance to income eligible homeowners so that they may be able to remain in their homes comfortably and continue to afford to live there without the structure deteriorating, priority for 0-80% of median family income;
2. Encourage affordable homeownership opportunities for low and moderate income homebuyers, particularly those in the 51-80% of median family income group;
3. The City seeks to ensure that residents regardless of income shall have housing choices regardless of their race, color, religion, gender, sexual orientation, familial, national origin, handicap and financial status.
4. Reduce lead hazards and incidences of lead poisoning and increase the market potential for homes treated for lead.
5. Preserve and improve the existing housing stock by working in conjunction with the code enforcement department to ensure homeowners are living in habitable environments;
6. Seek collaboration with non-profit agencies in addressing major housing issues, whenever possible;

CITY OF DEARBORN HEIGHTS, WAYNE COUNTY, MI

Consolidated Plan and Action Plan Executive Summary

7. Encourage the development of new programs that improve or increase the City's affordable housing stock, prioritizing support to those that draw from a diversity of funding sources;
8. Support a variety of decent, affordable rental housing choices for low-income persons with special needs (e.g. mentally ill, physically handicapped, substance abusers, etc.), with or without supportive services (Section 8);
9. Affirmatively further fair housing objectives by encouraging increased housing choices and opportunities both within and outside of areas of minority and low-income concentrations.
10. Encourage renewable and energy efficient practices in single family homes that receive assistance.
11. Transform neighborhoods that are in obvious decline and prevent negative housing cycle spreading to adjacent healthy housing stock. Targeted neighborhood revitalization must serve two purposes:
 - To improve the quality of life and living environment in the target neighborhood; and
 - To preserve the quality of life and desirability of healthy neighborhoods

Homeless Goals and Objectives

Goal 2: Work to reduce homelessness in the City by supporting programs that help to create economic opportunities and supply homeless prevention services.

Objectives:

1. Partner with programs serving the homeless population in Dearborn Heights and within Wayne County, placing priority on those programs that draw from a diversity of funding sources;
2. Support programs that serve to prevent homelessness, such as legal services, food pantries, emergency assistance, and employment services;
3. Support existing transitional housing opportunities by providing opportunities for home ownership as a step in the Continuum of Care;
4. Support services that provide transitional living arrangements that satisfy city, state and federal codes and regulations.
5. Support programs and agencies that work to make those who have become homeless self sufficient.

Community Development Goals and Objectives

Goal 3: To enhance the living environment for persons in low- and moderate-income areas through public improvement activities.

Objectives:

1. Support neighborhood improvement, housing and development efforts in targeted areas with public infrastructure and public facility improvements with particular emphasis on streets, sidewalks, parks, and facilities providing priority services;
2. Support infrastructure rehabilitation to accommodate special needs populations, including easier access to sidewalks, ADA ramps, and other public rights of way;
3. Encourage economic opportunity within targeted areas through employment, training and support services, small business development (with emphasis on minority and women-owned businesses), and revitalization of neighborhoods and commercial districts;
4. Reduce the level of crime in targeted areas through crime prevention activities, which promote positive social behavior;

CITY OF DEARBORN HEIGHTS, WAYNE COUNTY, MI

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5. Provide for additional ADA accessibility at public facilities and elimination of barriers for the disabled.

Non-Homeless Special Needs Goals and Objectives

Goal 4: To expand the accessibility and coordination of social services to Dearborn Heights special needs population.

Objectives:

1. Fund supportive service programming for residents of low and moderate-income neighborhood, and provide opportunities for citizen participation.
2. Provide financial support to organizations offering necessary services, such as food, senior services and counseling programs for extremely low-income persons;
3. Support youth and childcare programs, which will provide role models for children and allow parents to secure and keep employment.
4. Encourage economic development programs aimed at developing job training and employability skills;
5. Provide financial support to organizations offering supportive services to homeless families or those threatened with homelessness;
6. Provide assistance to organizations, which provide referrals to special needs persons, such as the Wayne Metropolitan Community Action Agency;
7. Provide and expand on services for seniors in the City such as health services, legal services, counseling, recreation and transportation.

CITY OF DEARBORN HEIGHTS, WAYNE COUNTY, MI

Consolidated Plan and Action Plan Executive Summary

The City of Dearborn Heights expects to receive \$1,047,829 during the 2011-12 Federal Fiscal Year. Proposed activities have been selected through the public participation process consistent with requirements from the US Department of Housing and Urban Development (HUD). These activities are listed below:

CDBG ACTIVITIES 2011-2012	BUDGET (\$)
PUBLIC WORKS PROJECTS	
ADA Facility Renovation Improvements to public facilities that will increase ADA accessibility.	20,000
Code Enforcement Funding to provide code enforcement inspections within areas of low and moderate income.	85,000
Van Houten Park Improvements Continued improvements to the Van Houten Park Facility located behind City Hall at 6045 Fenton will include inline skate rink and splash park improvements.	25,000
PALS Facility Rehab Funding assistance to rehabilitate PALS facility which provides a home for developmentally disabled adults located in Dearborn Heights at 6500 Inkster Road.	12,750
Pelham Road Community Business District Improvements Streetscape improvements along Pelham Road between Dartmouth Street and Colgate Street. Improvements may include LED decorative lighting, pedestrian benches, trash receptacles, signage and low maintenance landscaping.	42,500
Berwyn Senior Center Improvements Improvements to the Berwyn Senior Center will include window replacement, HVAC and other energy efficient improvements.	170,000
Vista Maria Facility Rehabilitation The City will provide funding assistance for installation of energy efficient windows in the Dolores Hall Facility located on the grounds of Vista Maria.	27,000
REHABILITATION SERVICES PROJECTS	
Housing Rehabilitation Deferred no interest 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.	291,690
HANDICAP ACCESSIBLE PROJECTS	
Sidewalk Improvements (ADA Curb Cuts) Funding assistance to install ADA curb cuts on public sidewalks.	8,500
PUBLIC SERVICES PROJECTS*	
ACCESS Administrative Support Provide funding support for outreach worker for referral services to low / mod income households in Dearborn Heights.	4,250
Crime Prevention Support funding for Crime Prevention Services to qualified limited clientele residents and residents within low and moderate income areas of Dearborn Heights. Activities include personal safety seminars for seniors, disabled and support for abused children and spouses.	51,000
Library Programs Provide support funding for programs benefitting low/moderate income area residents, seniors and disabled residents.	2,125

CITY OF DEARBORN HEIGHTS, WAYNE COUNTY, MI
Consolidated Plan and Action Plan Executive Summary

Lennon Center Operations Support Administrative support for a non-profit agency offering non-judgmental counseling, material assistance and education before, during and for five years after pregnancy.	1,275
Mission of Peace Administrative Report Provide support funding for non-profit providing housing counseling services.	4,250
PALS Administrative Support Support funding for Administrative Services for adult developmentally disabled residents at facilities in Dearborn Heights.	1,275
Salvation Army Pre-Screener Support Provide support funding for Utility Assistance referral to low / mod income households in Dearborn Heights.	8,500
Senior Alliance Operations Support Administrative support for preserving and enhancing the independence of elderly persons and individuals with disabilities in Dearborn Heights.	1,500
Senior Citizen Services Provide support funding for operations of the Berwyn and Eton Senior Centers including staff, utilities, senior programs and services.	80,924
Vista Maria Administrative Support Provide support for contractual psychiatric care to abused and neglected girls.	4,250
Wayne Metro Action Agency Provide funding support for outreach worker for referral services such as homeless intervention, food subsidy assistance, utility bill payment assistance, mortgage, and rent payment assistance to low / mod income households within the City of Dearborn Heights.	1,275
ADMINISTRATIVE SERVICES	
General Administration/Planning	206,265
TOTAL \$1,047,829	

NOTES:

**Public Services activities are subject to 15 percent Cap.*

20% of funds (allocation + program income) may be used for planning and administrative services.

Additional program income dollars will be used to fund CDBG eligible activities.

On December 11, 2010 the City of Dearborn Heights Community and Economic Development Department held a “Community and Economic Development Visioning Workshop” in order to gain input on public needs and priorities for the 5-Year Consolidated Plan.

A public hearing was held on January 25, 2011 to discuss potential projects and application received for funding for the 2011-2012 program year. This public hearing was a part of a two-part process that is required by HUD regulations. A summary of all proposals was presented at the public hearing and comments were solicited from the public.

A second public hearing was held on March 22, 2011 in order to present the proposed 2011-2012 budget to City Council and to receive comment and to receive additional comment on the 5-Year Consolidated Plan.

In addition a 30-day public comment period was held from March 23, 2011 to April 25, 2011 for the purpose of receiving suggestions, proposals and ideas from interested citizens concerning the proposed use of Federal Housing and Community Development Block Grant (CDBG) funds and the draft 2011-2012 CDBG Action Plan and draft 2011-2016 Five Year Consolidated Plan.

CITY OF DEARBORN HEIGHTS, WAYNE COUNTY, MI

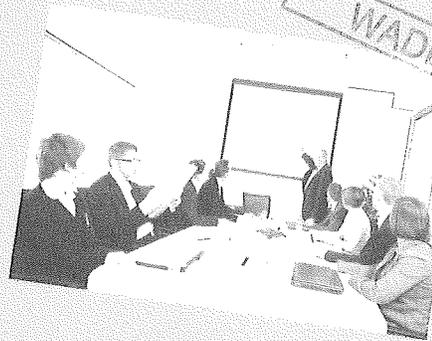
Consolidated Plan and Action Plan Executive Summary

The draft documents were made available for public review at JFK Jr. Library, 24602 Van Born Rd., Dearborn Heights, MI 48125, the Caroline Kennedy Library, 24590 George, Dearborn Heights, MI 48127, the City Clerk's Office, 6045 Fenton, Dearborn Heights, MI 48127, and the Dearborn Heights Community and Economic Development Department.

Community and Economic Development Visioning Workshop

Join us as we discuss
ideas for implementation
of projects and
programs for
FY 2011-2016

Community Development
Block Grant funding



Highlights:

- Informal atmosphere
- CDBG program Q & A
- Surveys
- Light refreshments

PUBLIC WELCOME!

SATURDAY, DECEMBER 11, 2010

1:00 P.M. TO 3:00 P.M.

BERWYN SENIOR CENTER

26155 RICHARDSON

**THREE (3) BLOCKS WEST OF BEECH DALY,
TWO (2) BLOCKS SOUTH OF WARREN**



CALL (313) 791-3500 FOR MORE INFORMATION

SPONSORED BY THE CITY OF DEARBORN HEIGHTS COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT



ACTIVITIES RANKING

Activities	Priority Ranking					
	0	1	2	3	4	5
<i>Please rank activities from 0 "no need" to 5 "highest need"</i>						
Public Facilities and Improvements						
Senior Centers	0	1	2	3	4	5
Handicapped Centers	0	1	2	3	4	5
Youth Centers	0	1	2	3	4	5
Neighborhood Facilities	0	1	2	3	4	5
Parks, Recreational Facilities	0	1	2	3	4	5
Public Parking Facilities	0	1	2	3	4	5
Flood Drain Improvements	0	1	2	3	4	5
Water/Sewer Improvements	0	1	2	3	4	5
Street Improvements	0	1	2	3	4	5
Sidewalks	0	1	2	3	4	5
Child Care Centers	0	1	2	3	4	5
Tree Planting	0	1	2	3	4	5
Fire Stations/Equipment	0	1	2	3	4	5
Health Facilities	0	1	2	3	4	5
Abused and Neglected Children Facilities	0	1	2	3	4	5
Asbestos Removal	0	1	2	3	4	5
Facilities for AIDS Patients	0	1	2	3	4	5
Public Services						
Senior Services	0	1	2	3	4	5
Handicapped Services	0	1	2	3	4	5
Legal Services	0	1	2	3	4	5
Youth Services	0	1	2	3	4	5
Transportation Services	0	1	2	3	4	5
Substance Abuse Services	0	1	2	3	4	5
Battered and Abused Spouses	0	1	2	3	4	5
Employment Training	0	1	2	3	4	5
Crime Awareness	0	1	2	3	4	5
Fair Housing Activities	0	1	2	3	4	5
Homeless Facilities/Services	0	1	2	3	4	5
Tenant/Landlord Counseling	0	1	2	3	4	5
Child Care Services	0	1	2	3	4	5
Health Services	0	1	2	3	4	5

Activities	Priority Ranking					
	0	1	2	3	4	5
<i>Please rank activities from 0 "no need" to 5 "highest need"</i>						
Abused and Neglected Children	0	1	2	3	4	5
Mental Health Services	0	1	2	3	4	5
Screening for Lead-Based Paint/Lead Hazards Poison	0	1	2	3	4	5
Public Housing Assistance	0	1	2	3	4	5
Homeownership Assistance	0	1	2	3	4	5
Rental Housing Subsidies	0	1	2	3	4	5
Housing Rehabilitation						
Rehab; Single-Unit Residential	0	1	2	3	4	5
Rehab; Multi-Unit Residential	0	1	2	3	4	5
Public Housing Modernization	0	1	2	3	4	5
Residential Energy Efficiency Improvements	0	1	2	3	4	5
Lead-Based/Lead Hazard Test/Abate	0	1	2	3	4	5
Other CDBG Activities						
Rental assistance	0	1	2	3	4	5
Clearance and Demolition	0	1	2	3	4	5
Clean-up of Contaminated Sites	0	1	2	3	4	5
Construction of Housing	0	1	2	3	4	5
Code Enforcement	0	1	2	3	4	5
Historic Preservation	0	1	2	3	4	5
Economic Development Activities						
Commercial/Industrial Infrastructure Improvements	0	1	2	3	4	5
Loans/Grants for Business Development Activities	0	1	2	3	4	5
Homeless Services						
Homeless Individuals and Families	0	1	2	3	4	5
Chronically Homeless	0	1	2	3	4	5
Severely Mentally Ill	0	1	2	3	4	5
Chronic Substance Abuse	0	1	2	3	4	5
Veterans	0	1	2	3	4	5
Persons with HIV/AIDS	0	1	2	3	4	5
Victims of Domestic Violence	0	1	2	3	4	5
Youth (Under 18 years of age)	0	1	2	3	4	5

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Administrative Services

Activity
Planning and Administration

Description
Provide funding for the oversight, management, monitoring and coordination of CDBG activities.

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

Location/Target Area:

Van Houten Park, Dearborn Heights

Specific Objective Number 4.1	Project ID
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator General oversight	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	206,265.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$206,265.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
Medium

Project
ACCESS Administrative Support

Activity
Public Service

Description
Provide funding for outreach workers for referral services to low/moderate income households in Dearborn Heights.

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

Location/Target Area:

Arab Community Center for Economic and Social Services Community Wide

Specific Objective Number 4.6	Project ID	Funding Sources: CDBG \$4,250.00 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$4,250.00
HUD Matrix Code 05H	CDBG Citation 570.201(e)	
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(2)	
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012	
Performance Indicator Persons assisted	Annual Units 100 People (General)	
Local ID	Units Upon Completion	

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
ADA Facility Renovation

Activity
Public Facilities and Improvements

Description
Provide funding to public facilities that will increase ADA accessibility.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide within the City of Dearborn Heights

Specific Objective Number 3.5	Project ID
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator ADA accessibility	Annual Units
Local ID	Units Upon Completion

Funding Sources:

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

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Berwyn Senior Center Improvements

Activity
Public Facilities and Improvements

Description

Improvements to the Berwyn Senior Center will include window replacement, HVAC, and other energy efficient improvements.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

26155 Richardson, Dearborn Heights, Mi 48127

Specific Objective Number 4.7	Project ID
HUD Matrix Code 03A	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Energy efficiency	Annual Units 1 Public Facility
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$170,000.00
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$170,000.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Code Enforcement

Activity
Public Services

Description
Provide funding to code enforcement inspections within the area of low and moderate income eligible areas.

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

Location/Target Area:

Community Wide

Specific Objective Number 1.5	Project ID	Funding Sources: CDBG \$85,000.00 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$85,000.00
HUD Matrix Code 15	CDBG Citation 570.202(c)	
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012	
Performance Indicator Code Enforcement Officer	Annual Units	
Local ID	Units Upon Completion	

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Crime Prevention LMC

Activity
Public Service

Description
Support funding for Crime Prevention Services to qualified limited clientele residents and residents within low and moderate income eligible areas of Dearborn Heights. Activities include personal safety seminars for seniors and disabled, and support for abused children and spouses.

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

Location/Target Area:
Community Wide

Specific Objective Number 3.4	Project ID
HUD Matrix Code 05I	CDBG Citation 570.201(e)
Type of Recipient Non-profit sub-recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Crime Prevention	Annual Units 1,000 People
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$12,750.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$12,750.00

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Crime Prevention LMA

Activity
Public Service

Description
Support funding for Crime Prevention Services to qualified limited clientele residents and residents within low and moderate income eligible areas of Dearborn Heights. Activities include personal safety seminars for seniors and disabled, and support for abused children and spouses.

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

Location/Target Area:
Community Wide

Specific Objective Number 3.4	Project ID
HUD Matrix Code 05I	CDBG Citation 570.201(e)
Type of Recipient Non-profit sub-recipient	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Crime Prevention	Annual Units 20,000 People
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$38,250.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$38,250.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Housing Rehabilitation

Activity
Housing

Description

Provide funding for deferred no interest loans 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.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Community Wide in low/moderate income eligible areas.

Specific Objective Number 1.1	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202(a)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Rehabilitated homes	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$291,690.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$291,690.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Lennon Center Operations

Activity
Public Services

Description
Provide funding assistance for administrative support for a non-profit agency offering counseling, case management, material assistance and education before, during, and after pregnancy for five years.

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

Location/Target Area:

Community wide

Specific Objective Number 4.5	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-Profit Sub-recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$1,275.00
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$1,275.00

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
Medium

Project
Library Programs LMA

Activity
Public Services

Description
Provide funding support for programs benefitting low/moderate income area residents, seniors and disabled persons residing in Dearborn Heights.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Caroline Kennedy Library, 24950 George Street, Dearborn Heights, Mi 48127
John F. Kennedy, Jr. Library, 24602 Van Born Road, Dearborn Heights, Mi 48125

Specific Objective Number 4.1	Project ID	Funding Sources: CDBG \$1,275.00 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$1,275.00
HUD Matrix Code 05A	CDBG Citation 570.201(e)	
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012	
Performance Indicator Persons assisted	Annual Units	
Local ID	Units Upon Completion	

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
Medium

Project
Library Programs LMC

Activity

Public Service

Description
Provide funding support for programs benefitting low/moderate income area residents, seniors and disabled persons residing in Dearborn Heights.

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

Location/Target Area:

Caroline Kennedy Library, 24950 George Street, Dearborn Heights, Mi 48127
John F. Kennedy, Jr. Library, 24602 Van Born Road, Dearborn Heights, Mi 48125

Specific Objective Number 4.7	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units 1
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$850.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$850.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
Medium

Project
Mission of Peace Administration Support

Activity
Public Service

Description
Provide administrative support for adult developmentally disabled residents at facilities in Dearborn Heights.

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

Specific Objective Number 4.6	Project ID
HUD Matrix Code 05U	CDBG Citation 570.201(e)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons supported	Annual Units 250 People
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$4,250.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,250.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
PALS Administrative Support

Activity
Public Service

Description
Support for funding for Administrative Services for adults developmentally disabled who are residents at facilities throughout Dearborn Heights.

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

Location/Target Area:

Community Wide

Specific Objective Number 4.7	Project ID
HUD Matrix Code 05B	CDBG Citation 570.201(e)
Type of Recipient Non-profit Sub-recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$1,275.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$1,275.00

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

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

Jurisdiction's Name

Dearborn Heights

Priority Need

High

Project

PALS Facility Rehab

Activity

Public Facilities and Improvements

Description

Funding provided for the assistance to rehabilitate PALS facility which provides a home for developmentally disabled adults located in Dearborn Heights.

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

Location/Target Area:

6500 Inkster Road, Dearborn Heights, Mi

Specific Objective Number 4.2	Project ID
HUD Matrix Code 03B	CDBG Citation 570.201(c)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Facility Improvement	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$12,750.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$12,750.00

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **Dearborn Heights**

Priority Need
High

Project
Pelham Road Community Business District Improvements

Activity
Public Facilities and Improvements

Description
Provide funding for streetscape improvements in low to moderate income eligible areas. Improvements may include LED decorative lighting, pedestrian benches, trash receptacles, signage and low maintenance landscape.

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

Location/Target Area:
Pelham Road between Dartmouth Street and Colgate Street, Dearborn Heights

Specific Objective Number 3.1	Project ID
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Facility Improvements	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$42,500.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$42,500.00

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
Medium

Project
Salvation Army Pre-Screener Support

Activity
Public Service

Description
Provide funding support for utility assistance and referrals to low/moderate income eligible households in Dearborn Heights.

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

Location/Target Area:
Community Wide

Specific Objective Number 4.6	Project ID
HUD Matrix Code 05U	CDBG Citation 570.201(e)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$8,500.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,500.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Senior Alliance Operations Support

Activity
Public Service

Description
Administrative support for preserving and enhancing the independence of elderly persons and individuals with disabilities in Dearborn Heights.

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

Location/Target Area:

Community Wide

Specific Objective Number 4.7	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$1,500.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$1,500.00

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Senior Citizens Services

Activity
Public Services

Description
Provide support funding for operations of the Berwyn and Eton Senior Centers including staff, utilities, senior programs and services.

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

Location/Target Area:

Berwyn and Eton Senior Center, Dearborn Heights

Specific Objective Number 4.7	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$80,924
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$80,924

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Sidewalk Improvements (ADA Curb Cuts)

Activity
Public Facilities and Improvements

Description
Provide funding assistance to install ADA curb cuts on public sidewalks.

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

Location/Target Area:

Community Wide

Specific Objective Number 3.2	Project ID	Funding Sources: \$8,500.00 CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$8,500.00
HUD Matrix Code 03L	CDBG Citation 570.201(c)	
Type of Recipient Government Recipient	CDBG National Objective 570.208(a)(1)	
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012	
Performance Indicator Sidewalk Improvements	Annual Units	
Local ID	Units Upon Completion	

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

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Dearborn Heights

Priority Need
Medium

Project
Vista Maria Administrative Support

Activity
Public Services

Description
Provide support for contractual psychiatric care to abused and neglected girls.

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

Location/Target Area:

Community Wide

Specific Objective Number 4.6	Project ID
HUD Matrix Code 05N	CDBG Citation 570.201(c)
Type of Recipient Non Profit sub-recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$4,250.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,250.00

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

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

Jurisdiction's Name Dearborn Heights

Priority Need
High

Project
Wayne Metro Community Action Agency

Activity
Public Services

Description
Provide funding support for outreach workers for referral services such as homeless intervention, food subsidy assistance, utility bill payment assistance, mortgage and rent payment assistance to low/moderate income eligible households within the City of Dearborn Heights.

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

Location/Target Area:
Van Houten Park, Dearborn Heights

Specific Objective Number 4.6	Project ID
HUD Matrix Code 05	CDBG Citation 570.201(c)
Type of Recipient Non-Profit sub-recipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons Assisted	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$1,275.00
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$1,275.00

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

Unduplicated Counts of Homeless Persons

Start Date	01/01/2010
End Date	12/31/2010

Zip Codes:	48125;48127
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Residing in PSH (Homeless Housing):	7
HARP in Process	
Housed During the Period:	4

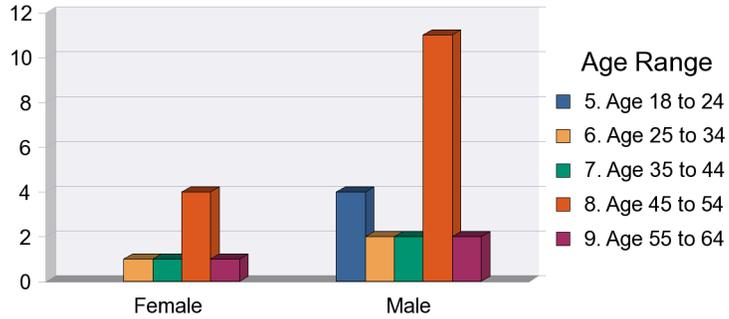
Single Adults:	Unaccompanied Youth:	Adults in Families:	Children in Families:	Unduplicated Total:
28	4	10	12	54

The sum of the homeless categories exceed the overall homeless count as some individuals will be counted in more than one category during the time period.

Chronically Homeless:	1
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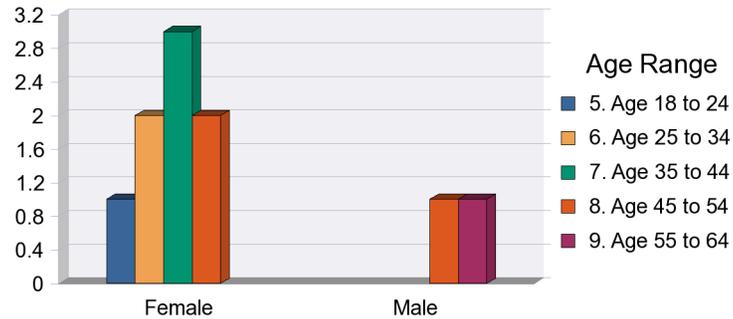
Total Family Households	7
-------------------------	---

Age by Gender - Single Adults



Gender(894)

Age by Gender - Adults in Families



Gender(894)

Single Is Employed	Percentage
No (HUD)	100.00%

Adult in Family Is Employed	Percentage

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

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

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

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

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

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

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

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

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

Signature/Authorized Official

Date

Title

**OPTIONAL CERTIFICATION
CDBG**

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

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

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

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

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

26155 RICHARDSON, DEARBORN HEIGHTS, WAYNE COUNTY, MI 48127

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

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

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

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

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

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

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

NOTICE OF FUNDS AVAILABILITY

City of Dearborn Heights

Community and Economic Development Department

Community Development Block Grant (CDBG)

FY 2011 (July 1, 2011 – June 30, 2012)

The City of Dearborn Heights is accepting proposals for its **2011** U.S. Department of Housing and Urban Development (HUD) funded Housing and Community Development programs.

All proposals for funding must be received no later than 4:00 P.M. on January 14, 2011 to the Community and Economic Development Department, 26155 Richardson, Dearborn Heights, Michigan 48127 ATTN: Director. **Any proposal(s) received after 4:00 P.M. on January 14, 2011 will not be considered for FY 2011 City of Dearborn Heights CDBG funding.**

For more information visit the City of Dearborn Heights website at

<http://www.ci.dearborn-heights.mi.us/ComDev.cfm>

Individuals with disabilities who require special accommodations, auxiliary aids or services to respond to this notice should contact 313-791-3500. Reasonable advance notice is required.

City of Dearborn Heights Community and Economic Development Department

**Publish: November 10, 2010
November 17, 2010**

FAIR HOUSING....IT'S YOUR RIGHT!



**EQUAL HOUSING
OPPORTUNITY**

FAIR HOUSING CENTER OF METROPOLITAN DETROIT
ROOM 1020
220 BAGLEY
DETROIT, MICHIGAN 48226
(313) 963-1274
fhcdet@mail.com

<http://www.fairhousinginmichigan.org/>

HOUSING DISCRIMINATION COMPLAINTS

Housing discrimination based on your race, color, national origin, religion, sex, family status, or disability is illegal by federal law. If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, you can file a fair housing complaint.

(800) 669-9777

**Office of Fair Housing and Equal Opportunity
Department of Housing and Urban Development
Room 5204
451 Seventh St. SW
Washington, DC 20410-2000**

<http://www.hud.gov/complaints/housediscrim.cfm>

**Community and Economic
Development Department
(CEDD)**

Ron Amen, Director

LOCATED IN THE BERWYN SENIOR CENTER

26155 RICHARDSON DEARBORN HEIGHTS, MICHIGAN 48127

THREE (3) BLOCKS WEST OF BEECH DALY

TWO (2) BLOCKS SOUTH OF WARREN

PHONE (313) 791-3500 FAX (313) 791-3501

OPEN MONDAY THROUGH FRIDAY FROM 8:00 A.M. – 5:00 P.M.

[Click Here for E-Mail address](#)

Community Development Block Grant (CDBG) Program

ACTIVITIES RANKING SURVEY

[Click here for the survey](#)

Please fill out, print and return the survey to:

Community and Economic Development Department (CEDD)

26155 Richardson

Dearborn Heights, MI 48127

ATTN: CDBG SURVEY

Please return by January 14, 2011

CDBG Public Hearing Notice

FY 2011-12 Action Plan and FY 2011-16 Consolidated Plan

January 25, 2011 @ 7:00 P.M.

City Hall Council Chambers

6045 Fenton, Dearborn Heights, MI 48127

Click [here](#) for copy of notice

Community Development Block Grant (CDBG) Program

[NOTICE OF FUNDS AVAILABILITY](#)

For FY 2011 (July 1, 2011 - June 30, 2012)

ATTENTION Non-profit organizations and interested parties:

CDBG Program FY 2011 PLANNING CYCLE

Click [HERE](#) for instructions on

*how to prepare and submit a
proposal for FY 2011 CDBG funding*

Deadline for submission of proposals is January 14, 2011

RESIDENTIAL REHABILITATION PROGRAM INFORMATION

**The Community & Economic Development Department
has re-opened the
RESIDENTIAL REHABILITATION PROGRAM
Please click on the links below for complete information:**

[Residential Rehabilitation Program Informational Brochure](#)

[Residential Rehabilitation Pre-Application](#)

[FY 2010 CDBG Action Plan](#)

[FAIR HOUSING...IT'S YOUR RIGHT!](#)

Need Help?

[Heights Helpers Referral Program](#)

(Dearborn Heights Residents Only)

This program is a referral service that provides requestors with a listing of workers that provide many types of services including lawn care, snow removal, pet sitting and much more.

Requestors and workers on the list must be **Dearborn Heights residents ONLY**.

PLEASE NOTE THAT THIS IS A REFERRAL SERVICE FOR DEARBORN HEIGHTS RESIDENTS ONLY.

Workers and requestors must sign an affidavit/release form.

The City of Dearborn Heights is in no way involved in any payments, transactions, agreements, contracts, etc. between residents and workers.

ATTENTION!

THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT RECEIVES MANY REQUESTS FOR THE HEIGHTS HELPERS LIST DURING SEASONAL WEATHER EVENTS, ESPECIALLY FOR SNOW REMOVAL. TO AVOID DELAYS IN RECEIVING THE LIST, PLEASE REQUEST THE LIST BEFORE SNOWFALLS. PROCESSING THE LIST THROUGH THE MAIL REQUIRES APPROXIMATELY FIVE (5) TO SEVEN (7) BUSINESS DAYS.

Questions? Comments? Click [here to e-mail us](#)

Site Powered by [E-Gov Link](#).