

Wayne County
Substantial Amendment to the Consolidated Plan 2008 Action Plan for the
Community Development Block Grant Recovery Act (CDBG-R)
Allocation: \$1,508,234

The American Recovery and Reinvestment Act of 2009 ("Recovery Act") was signed into law by President Obama on February 17, 2009. The Recovery Act awards \$1 billion in CDBG Recovery (CDBG-R) funds to be distributed to cities, counties, insular areas and states, of which \$10 million has been reserved by HUD for its administrative costs and \$10 million of which will be awarded to Indian tribes. Recipients of the remaining \$980 million of CDBG-R funds will be the approximately 1,200 jurisdictions that received CDBG funding in Fiscal Year 2008.

Grantees eligible to receive funds under the CDBG-R are required to complete a substantial amendment to their Consolidated Plan 2008 Action Plan. This form sets forth the required format for this substantial amendment. A completed form is due to HUD on June 5th, 2009.

A complete submission contains the following three documents:

- (1) The CDBG-R Substantial Amendment
- (2) Spreadsheet for Reporting Proposed CDBG-R Activities (Appendix A)
- (3) Signed and Dated Certifications (Appendix B)
- (4) Signed and Dated [SF-424](#). (Appendix C)

The information collection requirements contained in this application have been submitted to the Office of Management and Budget (OMB) for review under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Information is submitted in accordance with the regulatory authority contained in each program rule. The information will be used to rate applications, determine eligibility, and establish grant amounts.

Public reporting burden for this collection of information is estimated to be 16 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. To the extent that any information collected is of a confidential nature, there will be compliance with Privacy Act requirements. However, the substantial amendment to the Consolidated Plan 2008 Action Plan does not request the submission of such information.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

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A. GENERAL INFORMATION

Grantee Name	Wayne County
Name of Entity or Department Administering Funds	Economic Development Growth Engine (EDGE)
CDBG-R Contact Person (person to answer questions about this amendment and CDBG-R)	Jill Ferrari
Title	Senior Executive Project Manager
Address Line 1	Wayne County
Address Line 2	600 Randolph
City, State, Zip Code	Detroit, Michigan 48226
Telephone	313-224-5048
Fax	313-224-0818
Email Address	jferrari@co.wayne.mi.us
Authorized Official (if different from Contact Person)	Robert A. Ficano
Title	County Executive
Address Line 1	Wayne County Wayne County Building
Address Line 2	600 Randolph, Suite 349
City, State, Zip Code	Detroit, Michigan 48226
Telephone	313-224-0286
Fax	313-224-8458
Email Address	RFicano@co.wayne.mi.us
Web Address where this Form is Posted	waynecounty.com/edge

Amount Grantee is Eligible to Receive*	\$1,508,234.00
Amount Grantee is Requesting	\$1,508,234.00

*Amounts are available at

[http://portal.hud.gov/pls/portal/docs/PAGE/RECOVERY/PROGRAMS/COMMUNITY_P
ORTLET/CDBG.XLS](http://portal.hud.gov/pls/portal/docs/PAGE/RECOVERY/PROGRAMS/COMMUNITY_P
ORTLET/CDBG.XLS)

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B. CDBG-R PROPOSED ACTIVITIES

Wayne County was allocated \$25,909,153 under Phase I of the Neighborhood Stabilization Program (NSP) administered by HUD. In a competitive bidding process, Wayne County sought proposals for eligible projects in February, 2009. Wayne County received over 70 Million Dollars in proposals for NSP funds from communities, non-profit organizations and private developers. Based on the needs of our communities and the goals and objectives of the program, Wayne County proposes to dedicate CDBG-R funds to certain unique community development projects that were unable to be funded under the NSP allocation.

Wayne County has considered public perception of the intent of the Recovery Act in identifying and selecting projects for CDBG-R funding. In consideration of the goals and objectives of CDBG-R, Wayne County has selected only projects with the following attributes:

- a high importance on sustainable design and energy conservation;
- significant job creation;
- the provision of basic services where they were not available or underserved before; and
- the promotion of smart growth through brownfield redevelopment.

Congress clearly intended that CDBG-R funds should be invested primarily in economic development, housing, infrastructure and other public facilities activities that will quickly spur further economic investment. The projects selected will all act as significant catalysts for new development in their respective neighborhoods, thus leveraging the success of the Neighborhood Stabilization Program, and other Recovery Act funding dollars allocated in these areas.

SPECIFIC ACTIVITIES

(1) Administration

For CDBG-R, up to 10 percent of a CDBG-R grant directly provided to a jurisdiction may be used for general administration and planning activities. Therefore, \$150,823 will be used for administration by Wayne County.

(2) Taylor Community Center - \$357,411

The City of Taylor is planning a groundbreaking Community Center that will incorporate environmental design, education, physical fitness and other basic services. The proposed Community Center will be Leadership in Energy and Environmental Design (LEED) certified. The proposed Community Center is part of a brownfield redevelopment project that includes removal of the Taylor Center High School, an abandoned and severely deteriorated public facility. In accordance with the CDBG national objective, "Activities to address slums or blight on a spot basis," Wayne County proposes to use the CDBG-R funds to demolish and clear

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the building in order to eliminate the physical decay at the site that is depressing the neighborhood with the blight it creates. The amount of \$357,411 represents less than the thirty percent maximum permitted for activities with a CDBG national objective that does not benefit low-to-moderate income persons.

The property will then be combined with the neighboring Papp Park. The proposed Community Center will include an affordable fitness facility. While the Community Center will offer benefits to all Wayne County residents, the citizens of the neighboring communities of Romulus, Southgate and Inkster that are a part of the county's CDBG urban county jurisdiction will be most likely to take advantage of the public services offered. These communities are some of the hardest hit by the economic recession in Michigan. This project will provide long-term benefits to residents of Wayne County who do not currently have access to these amenities.

The number of jobs is estimated at 25 to 40. This facility will provide long-term benefits and employment opportunities to Wayne County residents.

This project is a brownfield redevelopment project that will conserve open space, and promote smart growth. The reuse of this property further demonstrates the community's ongoing commitment to brownfield redevelopment. The City of Taylor has been a front runner in the State of Michigan in passing local ordinances and policies to promote brownfield redevelopment. This project is a demonstration of their ability to combine redevelopment with green technologies to generate true sustainability.

Sub-recipient Contact:
City of Taylor
John Belanger
734-287-6550

(2) Allen Park Studio Project - \$500,000

The Allen Park Unity Studios Project will generate over 3,000 jobs for Wayne County residents. The CDBG-R portion of funds will be dedicated toward the necessary demolition and clearing of blighted public structures, which will be relocated in order for new construction to begin. Because a majority of employees at the Unity Studios project will be low-income residents of Wayne County, the proposed project satisfies the job creation CDBG national objective for activities benefiting low- and moderate-income persons. On page 31 of the CDBG-R notice, HUD waives the public benefit standards that mandate a specified number of full-time equivalent, permanent jobs to create. Nevertheless, HUD is safe to presume the activity provides sufficient public benefit given that the project provides economic assistance at the lowest possible cost per job with a commitment by the Unity Studios owner/developer to generate over 3,000 jobs stretched across \$500,000 equating to less than \$200 of CDBG-R per job.

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A majority of the 110 acre studio compound will be Leadership in Energy and Environmental Design (LEED) certified. The project includes a proprietary school, which was recently licensed, to train employees for the film industry. This training facility will benefit hundreds of displaced low-income auto workers as they transition to a new industry. These workers are some of the hardest hit by the economic recession in Southeast Michigan.

This studio facility will provide necessary infrastructure to a new and growing industry in Michigan.

Sub-recipient Contact:
City of Allen Park
David Boomer
313-928-1400

(3) Inkster Department of Human Services Complex - \$500,000

The Michigan Department of Human Services provides basic services to residents of Wayne County. A competitive bid process was initiated for a new facility to house several programs offered to the general public. The State of Michigan chose a brownfield site in Inkster to locate this new facility. CDBG-R funds will be used to pay for demolition and clearing of the existing blighted structures, to make way for this critical new development. Clearance of the blight benefits the residents of the City of Inkster and more specifically census tract 5701, block group 2 a majority of whom are low-to-moderate income persons satisfying the CDBG national objective of low-to-moderate income area benefit.

Not only is the project a brownfield redevelopment, but the proposed building will be Leadership in Energy and Environmental Design (LEED) certified, and therefore, incorporate many energy saving features. The project promotes smart growth, through the redevelopment of existing property. The proposed building will incorporate cutting-edge environmental design, as required in the State of Michigan bid process. The project is estimated to create 75 jobs.

By developing this new energy efficient facility, the State of Michigan will avoid reductions in essential services. The proposed site is located on Michigan Avenue, with direct access to public transportation. Access to these services has been a critical issue for the Department of Human Services, and was a key factor in the selection of this site for the project. The services provided at this facility will primarily benefit low-income residents of Wayne County.

Subrecipient Contact:
Turkia Awada Mullin, Executive Director
Wayne County Land Bank Corporation
313-224-6798

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C. CITIZEN PARTICIPATION AND PUBLIC COMMENT

1. Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment (limit 250 words).

Response:

The Wayne County Citizen Participation Plan has been developed in accordance with Title 24 part 91.105 of the Code of Federal Regulation (24 CFR 91.105). Accordingly, any substantial change to the Action/Consolidated Plan shall comply with all public notice requirements and the Commission approval process. Posted on Thursday, May 28th, 2009, a public notice summarizes the CDBG-R amendment plan and announces a 7-calendar-day public comment period from Thursday, May 28th to the close of business on Thursday, June 4th, 2009 at the following locations:

1. Wayne County Clerk's Office
2. Wayne County Commission
3. On the County's official website, www.waynecounty.com/edge, and

In addition, the CDBG-R amendment plan will undergo the Wayne County document approval form (DAF) process with the intent of being on the agendas for public meetings of the Wayne County Commission's Committee on Economic Development and the Wayne County full board.

2. Provide the appropriate response regarding this substantial amendment by checking one of the following options:

- Grantee did not receive public comments.
- Grantee received and accepted all public comments.
- Grantee received public comments and did not accept one or more of the comments.

3. Provide a summary of the public comments regarding this substantial amendment. Include a summary of any comments or views not accepted and the reasons for non-acceptance.

Response:

To be completed subsequent to the public comment period commencing.

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D. AUTHORIZED SIGNATURE

By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete, and accurate to the best of my knowledge. I also provide the required assurances and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

Signature/Authorized Official, **Robert A. Ficano**

Date

Title, **County Executive**