

*Oakland County Neighborhood & Housing Development Division*  
**Community Development Block Grant (CDBG)**  
*Program Year 2026-2030 Allocation Funding*



Tuesday, August 12, 2025

# Agenda

Introductions

Why is the CDBG Program Changing ?

New Changes

Environmental

Benefits

Q&A

# CDBG Team

Khadija Walker-Fobbs, Housing Officer

Curtis Smith, Chief

Kyle Hines, Housing Trust Fund Manager

Peter Essenmacher, Supervisor Contract Compliance

Ashley Hinton, Grant Compliance Coordinator

Katie Tierney, Sr. Specialist - Environmental Officer

Lauren Loiselle, Public Health Clerk

Simone Craig, Assistant

NEIGHBORHOOD AND HOUSING DEVELOPMENT STAFF		
Staff	Phone	Specialty Areas
Ashley Hinton	858-5312	CDBG Application, Eligibility, Reprogramming, SHPO, Consolidated Plan/Annual Action Plan/ CAPER
Peter Essenmacher	858-0196	Environmental Review, Contract Compliance, Reimbursement, Minor Home Repair, Contracts, Procurement, Davis Bacon, and Demolition
Katie Tierney	858-5309	Environmental Review and Reimbursements

# Why is the CDBG Program Changing ?

- HUD/Citizen's Advisory/BOC wants us to invest in more viable high impact transformative community development projects
- CVT Feedback
  - Allow smaller communities to complete larger projects for public facilities
  - Give each community more options when it comes to CDBG Funding that allows for flexibility
  - Reduces CVT's administration burden
- Ensure CVT spending timeliness of CDBG funds
- Technology (Neighborly)

# CDBG Program Changes

- ❑ Allocation of Funds
  - ❑ Hybrid
    - ❑ Formula Based for Public Service Activities
    - ❑ Proposal Based for Public Facilities and all other eligible Activities
    - ❑ No Threshold Communities
- ❑ Notice of Intent to Apply
- ❑ Application
  - ❑ Neighborly
- ❑ Unspent Funds
  - ❑ Reprogramming/Recapture

# CDBG Programming Allocation (Statutory)

- ❑ 20% Administrative Cost
- ❑ 15% Public Services

# CDBG Programming Allocation

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- ❑ 35% Home Improvement Program (HIP)
- ❑ 5% Down Payment Assistance
- ❑ 60% to 52 participating communities (PC's)
  - ❑ Competitive Proposal Process

# Notice of Intent to Apply

- What is the intent of the community for the upcoming program year
- List proposed activities by highest priority
- What must be included in the NOI?
  - Application contact
  - Proposed Activities (Public Services, Public Facilities, Other Facility Activities)
  - Due September 18, 2025

## NOTICE OF INTENT TO APPLY CDBG PY 2026

### A – APPLICANT CONTACT

Community: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Best time to contact: \_\_\_\_\_

### ☐ Cooperation Agreement 2023-2026

(Community) will/will not request application to CDBG funds for program year (PY) 2026.

### B - PROPOSED ACTIVITY(S) List highest Priority and requested allocation amount.

Name: \_\_\_\_\_ Allocation: \$ \_\_\_\_\_ Activity Type \_\_\_\_\_

Name: \_\_\_\_\_ Allocation: \$ \_\_\_\_\_ Activity Type \_\_\_\_\_

Name: \_\_\_\_\_ Allocation: \$ \_\_\_\_\_ Activity Type \_\_\_\_\_

Name: \_\_\_\_\_ Allocation: \$ \_\_\_\_\_ Activity Type \_\_\_\_\_

#### ACTIVITY TYPE

PUBLIC SERVICE (PS) Matrix Code 05\_

PUBLIC FACILITY Activity (PF) Matrix Code 03\_ with Davis Bacon requirements

OTHER FACILITY Activity (OF) Matrix Code 03\_, 14A, 15

Signature: \_\_\_\_\_

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

THIS IS NOT AN APPLICATION FOR CDBG FUNDING.

FUNDING IS BASED ON AVAILABILITY AND DEMAND.

IT IS NOT GUARANTEED.

# Public Service Allocation

- **15%** CAP on all funds. (Both CVT & County programs)
  - The allocation of public service funds to PC's follows the federal CDBG "option one" method from the Housing and Community Development Act, as amended [42 USC 5306(b) (2)].
  - \$3,500 is a minimum award for Public Service

# Public Facilities

## □ Projects

- Sidewalks
- Remove Architectural Barriers
- Parks & Recreational Facilities
- Senior Center
- Fire Station/Equipment

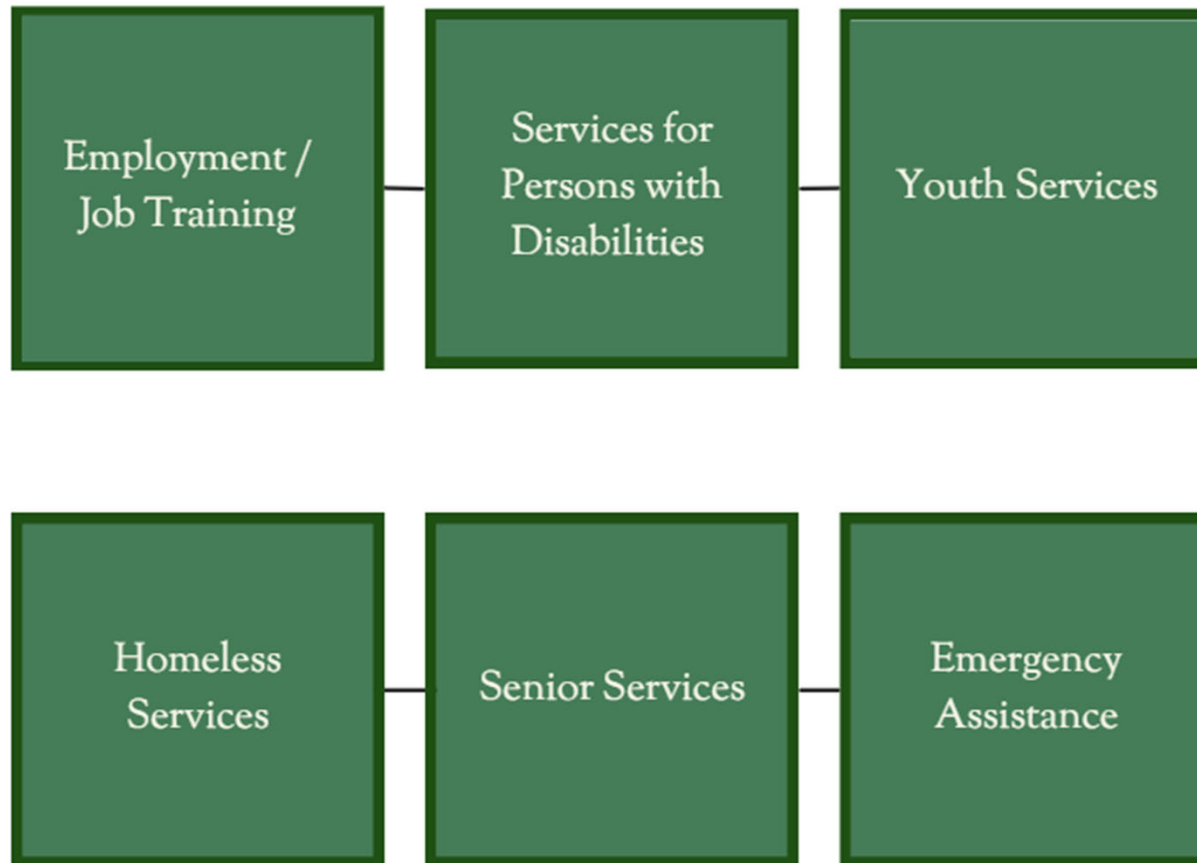
## ■ Typically involves

- Davis Bacon Requirements
- Environmental Review (CEST/EA)
- BABA
- Section 3 Labor reporting.

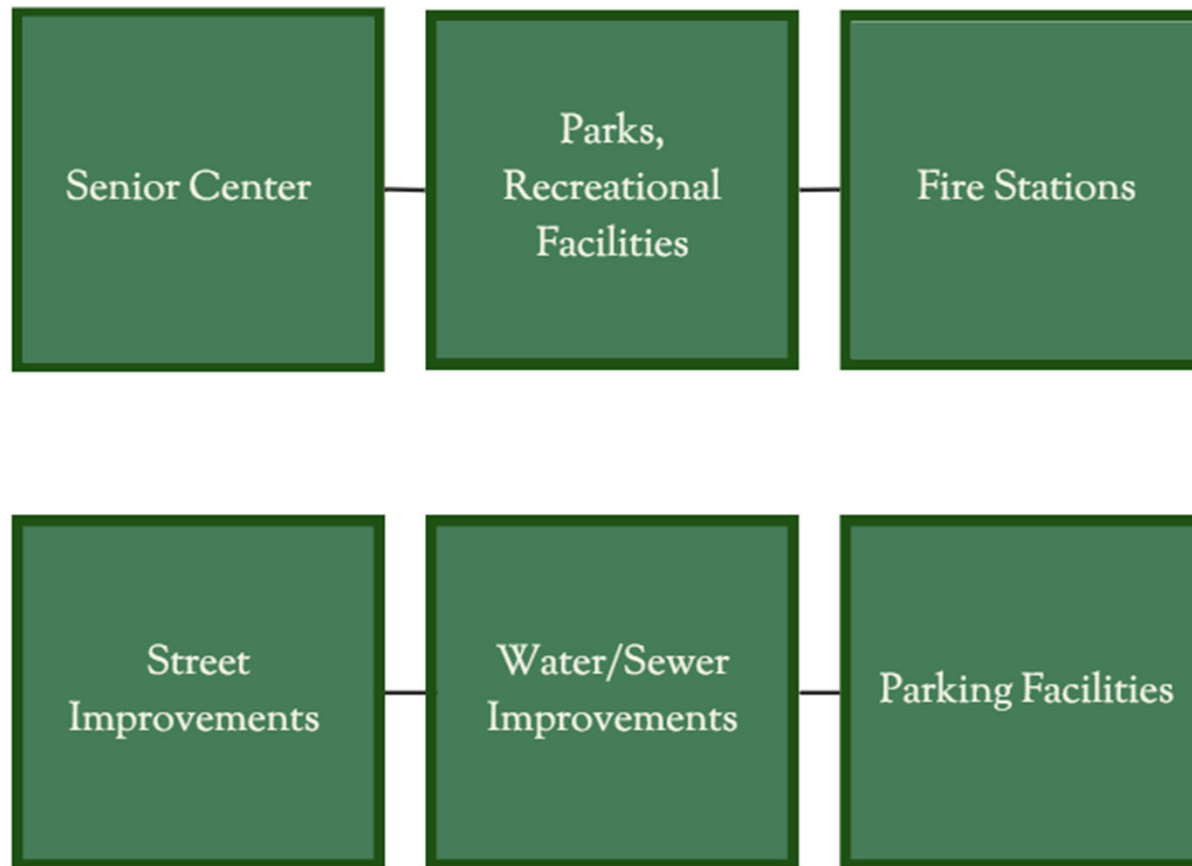
## □ Other

- Senior Center Access Fees
- Minor Home Repair
- Mobile Home repair
- Code Enforcement

# Public Services



# Public Facilities



# Application PY 2026

- Opens after the September 25, 2025, workshop
- Neighborly
  - Access code & password
- Due December 5, 2025, 5:00pm
- No late applications
  - Will result in no funding for that year.

# 3 Year Cooperation Agreement

- Next 3-year Cooperation Agreement covers PY 2027-2029
  - Due summer of 2026
- New structure / how this works
  - Urban County Participant
    - Eligible to apply for CDBG funds annually
      - Not required to have CDBG Activities every year
    - Homeowners in your community can apply to the CDBG-funded Home Improvement Program

# Environmental Review Record

Katie Tierney, Senior Specialist – Environmental Officer

# Environmental Review Responsibilities

- Environmental reviews are due for every activity you apply for
- During environmental review, a project is evaluated for potential environmental impacts to determine whether it meets federal, state and local environmental standards

# Environmental Review Requirements

## Environmental Review

- Required with the Annual Application
- Required with all reprogramming requests

## One Review Per Project

- If funded in multiple years (must submit each year)
- **Do not use the words none, not applicable (N/A) etc.**

# SHPO/Section 106

## THPO's

- ☐ New guidance on CEST/EA Section 106's
- ☐ If you apply for a public facilities activity, be prepared as soon as you receive approval to hire an architectural historian. SHPO does provide a list of approved people to hire. (next slide)
- ☐ MHR memo states any rehabilitation work done must be sent to SHPO for evaluation before the work can be done.
  - ☒ Allow 30 days for SHPO to respond
- ☐ Any significant ground disturbance, THPOs will need to be contacted (this is done by the County)
  - ☒ For PY2025, section 106 checklist must be included with all tier II's and CEST/EA's; we **do** have to notify all interested THPO's. (July 1, 2025 – June 30, 2026)
  - ☒ 30 days must be allowed for THPO's to respond

“Guidance for Categorizing an Activity as Maintenance for Compliance with HUD Environmental Regulation, 24 CFR Parts 50 and 58; Issued February 8, 2016

# SHPO/Section 106 cont...

- If you apply for a public facility project, such as
  - Sidewalks
  - Remove Architectural Barriers
  - Parks & Rec Facilities
  - Street Improvements
  - Senior Center – non-exempt activities, etc.
  
- You must hire an architectural historian from the SHPO website to complete the section 106 portion of your part 58 ERR.
  - <https://www.mplace.org/historic-preservation/programs-and-services/cultural-resource-management-and-planning/>

# ERR – Exempt:

Listed in 24 CFR 58.34(a)

## Projects that do not effect environment

(must submit form & maps for each project)

- Code Enforcement
- Technical Assistance
- Public Services (no physical impact)
- Environmental & other planning studies
- Strategic Plans
- Engineering or Design Costs
- Purchase of tools & insurance

# ERR - Categorically Excluded

## Subject To: 24 CFR 58.35(a)

### Minimal Effect on Environment

- ☐ Acquisition
- ☐ Remove Architectural Barriers
- ☐ Demolition
- ☐ Sidewalks
- ☐ Rehabilitation w/out changes of >20%
- ☐ Surface with same material w/out changes of >20%

### Statutory Checklist Required

### Maps and Documentation

# ERR - Environmentally Assessed

**Non-Exempt or Categorically Excluded Projects must complete a Full EA – Majority of projects do not fall in this category**

- May have an effect on the environment
- Residential buildings when density is increased over 4 units or when land use changed
- Water
- Sewer
- Major Rehabilitation
- Most new construction and, reconstruction
- Whenever no exclusion applies

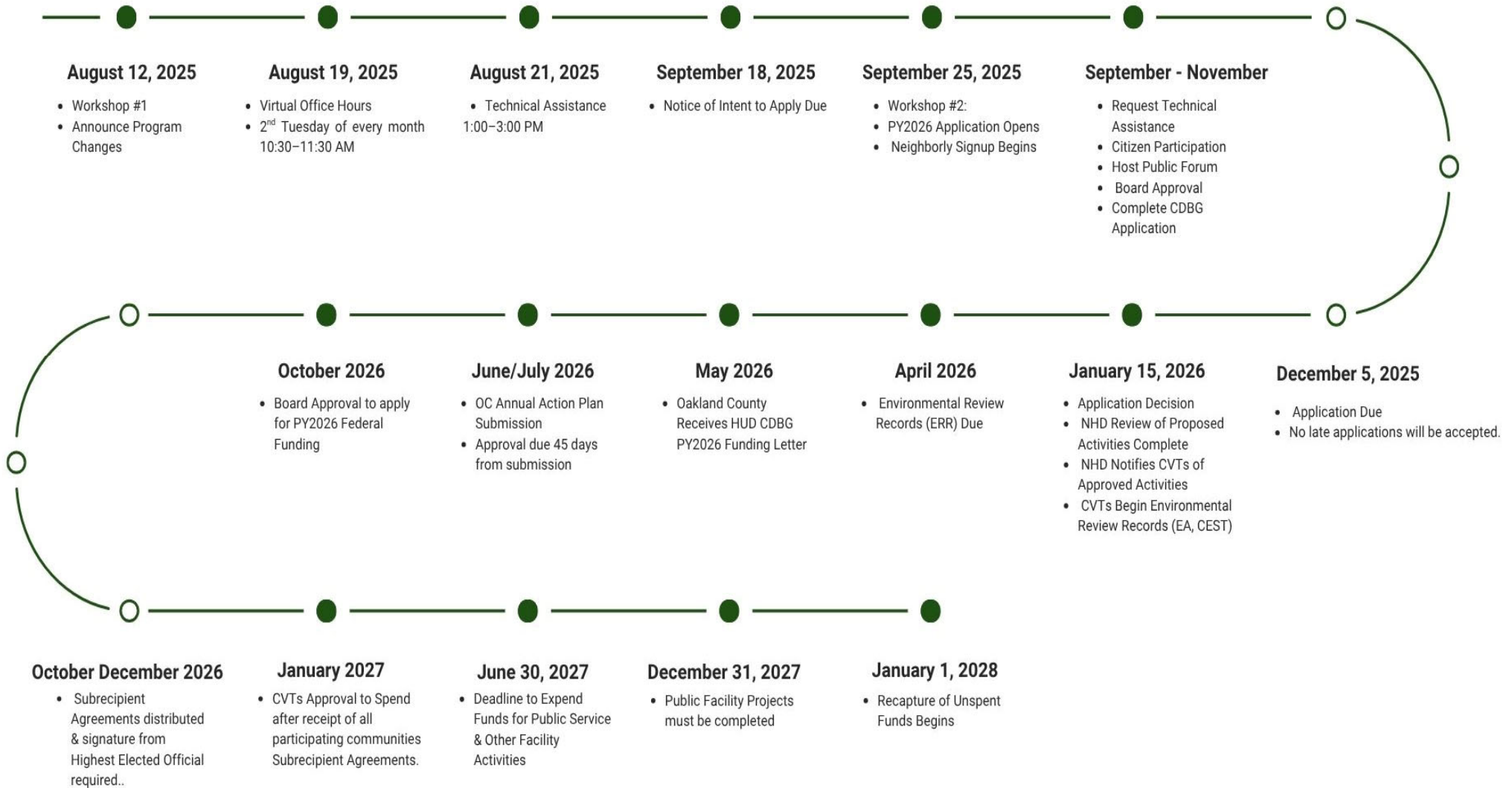
**Statutory Checklist Required**

**Maps and Documentation**

# Technical Assistance

- Reserved Dates: August 21<sup>st</sup> (Thursday)
- [Virtual Office Hours](#): August 19<sup>th</sup> (Tuesday)  
3<sup>rd</sup> Tuesday of each month
- Just contact us

# PY2026 CDBG PRELIMINARY TIMELINE



# Disclaimer

- The information presented at this workshop is the proposed plan for Oakland County CDBG funds. However, Oakland County reserves the right to modify the proposed CDBG plan based on changing HUD guidance and final Board of Commissioners approval of the PY2026-2030 consolidated plan.



# STAFF CONTACT INFORMATION

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