

**City of Farmington Hills**  
**Community Development Block Grant Program**  
**B-16-MC-26-0032**  
**Annual Action Plan (PY 2016-2017)**  
**and**  
**Five Year Consolidated Plan (2016-2020)**  
Oakland County HOME Consortium

Prepared by: Department of Planning  
and Community Development  
May 2016

## **Executive Summary**

### **ES-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Farmington Hills contains 33.4 square miles and is located in the southeastern corner of Oakland County. It incorporated as a city in 1973 and is generally considered to be a maturing suburban residential community with office, business, research and industrial businesses to serve the needs of residents. The population has slightly declined as indicated by the Census. 2000 Census population was 82,111 and the 2010 Census was 79,740. The Census has also indicated an increase in minority residents distributed throughout the community. The City has undertaken the preparation of the Consolidated Plan (Con Plan) in conjunction with the HOME Consortium consisting of Oakland County, City of Royal Oak, City of Southfield and Waterford Township. Farmington Hills will administer the Community Development Block Grant (CDBG) program and Oakland County will act as the HOME lead agency and administrator of the HOME funds. The Farmington Hills Con Plan will cover the program years of 2016/2017 through 2020/2021, a 5-year period.

#### **2. Summary of the objectives and outcomes identified in the Plan**

The City of Farmington Hills has identified objectives to provide suitable living environments, provide decent housing and look for opportunities to expand economic opportunities. This will be accomplished over the next five years through the following activities: housing rehabilitation, services for victims of domestic violence, physical improvements to transportation corridors, fair housing, homeless prevention services and public facility improvements. Each activity has identified specific ways to benefit low- and moderate-income (LMI) families with in Farmington Hills.

#### **3. Evaluation of past performance**

The Farmington Hills program has functioned as it was intended. Expenditures have been within regulations and highlights from PY 2014/2015 include:

Housing Rehabilitation: The Housing Rehabilitation Program (HRP) (2014/2015) proposed rehabilitation of 15 single-family, owner-occupied homes with a budget of \$135,000. This activity completed projects to provide 'decent affordable housing' to 19 households. The HRP expended \$101,714.39. This is a

similar number of homes serviced as the previous year but the expense per home was lower and did not meet the budget goal of expenditures.

Capital Improvements: Olde Town Park: The park improvement project was proposed in FY 2014/2015 with a budget of \$152,195. The expended amount was \$172,822.12. The project is within an eligible area and new walkways improved pedestrian movements within the park and to the nearby community center. New playground equipment was installed with a pour in place rubberized surface to expand accessibility. Construction was completed in the spring of 2015. This activity provides safe access for elderly, handicap persons and children in the area.

#### **4. Summary of citizen participation process and consultation process**

The City of Farmington Hills has provided many participation opportunities and has reached out to residents and organizations to participate in the discussion of goals and objectives of Farmington Hills for the next five years. Public meetings, community meetings, public notice, on-line survey and direct mailing were utilized to solicit participation of all agency types. The Community Needs Survey was posted electronically through Survey Monkey with a link from the City of Farmington Hills web site. It was mailed to key interest groups on January 29, 2015. The survey was posted electronically until March 4, 2015. Comments received were reviewed in context of other funding priorities; other agencies availability to meet the needs specified and amount of funding available. The FINAL Con Plan will be made available to the public and a notice will be posted in the local paper to ensure citizen notification. A public hearing was held in September 24, 2015 to solicit comments and a public meeting was held on April 25, 2016 to allow for public comment on the FINAL Con Plan.

#### **5. Summary of public comments**

The results of the on-line survey are in the Attachments section of the Farmington Hills Con Plan. The results focus on needs of the community for housing, public services and public facilities. No public comments were received at the public meeting held September 24, 2015. No public comments were received from the public hearing held April 25, 2016.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

The City of Farmington Hills received and considered the comments of citizens, public agencies and other interest groups important to the Con Plan process. Prior to the submission of the Con Plan and Annual Action Plan (AAP) a 30 day comment period is established in order to solicit public comment on the final document. Any comments received more than fifteen days after the public hearing may not be considered until the following year.

## **7. Summary**

The Con Plan represents a coordinated effort of the residents, staff, elected officials, local public service agencies and private business owners. The Con Plan will assist in determining the use of Federal funds and leveraging funds to address Farmington Hills's community and housing needs within the CDBG program.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FARMINGTON HILLS	Community Development

Table 1– Responsible Agencies

### Narrative

The City of Farmington Hills has undertaken the preparation of the Consolidated Plan in conjunction with the HOME Consortium consisting of Oakland County, City of Pontiac, City of Waterford, City of Royal Oak and City of Southfield. Farmington Hills will administer the CDBG program and Oakland County will continue to act as the HOME coordinator and administer the HOME funds.

### Consolidated Plan Public Contact Information

City of Farmington Hills, Community Development Office

31555 Eleven Mile Road

Farmington Hills, MI 48336

Attn: Charmaine Kettler-Schmult, Community Development Coordinator

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Farmington Hills has consulted with other government, non-profit and private agencies, including the Alliance for Housing, Oakland County's Continuum of Care to develop the 2016-2020 Consolidated Plan. Consultations included an on-line survey to area residents, businesses and non-profits, direct solicitation and HOME Consortium team meetings. A variety of agencies, groups and organizations were consulted during the process.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

To increase the coordination of several housing providers and service agencies, the City of Farmington Hills participated in Oakland County's efforts to specifically address the needs of those served by the public and assisted housing providers. Outreach efforts were enhanced with a direct mail invitation for representatives of public housing providers to attend a special meeting on the specific needs of their clients. The Pontiac Housing Commission represented by their Executive Director Ahmed R. Taylor, attended the meeting on August 20, 2015. Farmington Hills is aware of a number of public and assisted housing providers within the area that service residents of Farmington Hills. Public Housing providers include the Commissions of: Ferndale, Pontiac, Royal Oak Township, Southfield, South Lyon (Administered by City of Plymouth). In addition the Michigan State Housing Development Authority (MSHDA) provides Housing Choice Vouchers throughout the County.

Challenges occur in trying to collaborate on a sustained basis. However, we will continue to share information, provide certificates of consistency and support housing projects.

Many private and governmental health, mental health and service agencies meet regularly throughout the year as a group. HOME Consortium members attend such meetings including CoC events as needed. Regular contact is maintained by HOME Consortium members throughout the year and more frequent contact when planning and implementing shared projects.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Alliance for Housing of Oakland County, formerly Oakland County Taskforce on Homelessness and Affordable Housing is responsible for coordinating the overall Continuum of Care (CoC). The Alliance is comprised of approximately 100 organizations including emergency shelters, warming centers, providers of health services, providers of mental health, services to people with developmental disabilities, developers of affordable housing, administrators of supportive housing programs, municipalities,

governmental agencies and faith based service providers. The Alliance has assembled three committees; Systems Coordination and Implementation, Advocacy and Public Awareness, Project Monitoring and Performance Outcomes, to address the goals in the County's Ten Year Plan to end Homelessness.

The Alliance works to carry out the following efforts to determine how to allocate CoC funds, develop performance standards, evaluate outcomes, and develop funding priorities: Ongoing needs assessment and analysis; Provision of technical assistance; Increased stakeholder participation; Development of strategies for addressing identified needs; Monitoring of progress toward strategic objectives and action steps; Coordination of various organizational structures related to homelessness; and Coordination of the annual CoC NOFA (Notice of Funding Availability) application. When the NOFA is released, special meetings are held to work on the application. All Alliance meetings are open to the public, advertised on their website and announced at public meetings and presentations.

The CoC is a planning process which gives homeless shelter and service providers an opportunity to design effective approaches to address the needs of homeless persons. CoC participants consult in the Consolidated Plan process by identifying gaps and priorities within the housing continuum. Homelessness prevention is a goal in the CoC's Ten Year Plan to End Homelessness. Strategies in place to reach the CoC's homelessness prevention goal include: creating relationships with landlords so intervention can occur before eviction, ensuring all CoC agencies have eviction prevention strategies, creating an online resource guide of financial assistance programs for case managers and spreading outreach information through faith based and educational institutions. These efforts and using a centralized intake and housing assessment tool assure that funds are distributed to those most in need, consistent with Farmington Hills' anti-poverty strategy.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Farmington Hills's staff has communicated with the CoC (the Alliance for Housing of Oakland County) to ensure coordination with CDBG and HOME programs as well as allocation of ESG funds, Community Development activities and the 5 Year Consolidated Plan. Farmington Hills' HOME consortium partner Oakland County has administered the ESG program since 1987. Farmington Hills has had regular contact with their staff to discuss outcomes, funding policies and procedures. In addition, there are six emergency shelters in the county; Common Ground, HAVEN, Hope Hospitality Warming Center, Lighthouse PATH and South Oakland Shelter. Farmington Hills staff has had direct contact with Common Ground, HAVEN and South Oakland Shelter.

Community Housing Network Inc., serves as the HMIS staff. Maintaining emergency shelter programs is a priority of stakeholders.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HAVEN
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by HAVEN. HAVEN also participated in the Oakland County Citizen Participation Focus Group for Community Development and Public Service. All pertinent comments will be incorporated into the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Common Ground
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by Common Ground.

3	<b>Agency/Group/Organization</b>	South Oakland Shelter
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by South Oakland Shelter.
4	<b>Agency/Group/Organization</b>	Oakland County Health Division
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by Oakland County Health Division.
5	<b>Agency/Group/Organization</b>	Fair Housing Center of Metro Detroit
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by Fair Housing Center of Metro Detroit.
6	<b>Agency/Group/Organization</b>	Greater Farmington Area Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs Survey electronically and hard copy via snail mail. All pertinent comments will be incorporated into the Consolidated Plan.
7	<b>Agency/Group/Organization</b>	SEMCOG - Southeast Michigan Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs Survey electronically and hard copy via snail mail. Information from SEMCOG was also utilized during the market analysis of Farmington Hills and analysis of non-housing needs.
8	<b>Agency/Group/Organization</b>	Botsford Hospital
	<b>Agency/Group/Organization Type</b>	Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Botsford Hospital was contacted to participate in the Community Needs Survey electronically and hard copy via snail mail. The hospital is a major employer within Farmington Hills and does address public health issues within the community. All pertinent comments will be incorporated into the Consolidated Plan.

9	<b>Agency/Group/Organization</b>	Alliance for Housing Oakland County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in the Oakland County Citizen Participation Focus Group for Housing and Public Service. All pertinent comments will be incorporated into the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	Community Housing Network, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in the Oakland County Citizen Participation Focus Groups for Housing, Community Development and Public Service. All pertinent comments will be incorporated into the Consolidated Plan.
11	<b>Agency/Group/Organization</b>	City of Royal Oak
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Royal Oak participated in the Oakland County Citizen Participation Focus Groups for Housing, Community Development and Public Service. All pertinent comments will be incorporated into the Consolidated Plan.

12	<b>Agency/Group/Organization</b>	SOUTHFIELD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Program
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Southfield Housing Program was contacted to participate in the Community Needs Survey electronically and hard copy via snail mail. Information from Southfield will be utilized in the Consolidated Plan.
13	<b>Agency/Group/Organization</b>	WARREN
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Warren was contacted to participate in the Community Needs Survey. City of Warren handles the HOPWA funding on behalf of Farmington Hills. All pertinent comments will be incorporated into the Consolidated Plan.
14	<b>Agency/Group/Organization</b>	Habitat For Humanity of Oakland County
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity participated in the Oakland County Citizen Participation Focus Group for Housing and Public Service. All pertinent comments will be incorporated into the Consolidated Plan.
15	<b>Agency/Group/Organization</b>	Lighthouse of oakland Co., Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lighthouse of Oakland participated in the Oakland County Citizen Participation Focus Group for Housing and Public Service. All pertinent comments will be incorporated into the Consolidated Plan.

16	<b>Agency/Group/Organization</b>	OAKLAND LIVINGSTON HUMAN SERVICE AGENCY (OLHSA)
	<b>Agency/Group/Organization Type</b>	Housing Community Development
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OLHSA participated in the Oakland County Citizen Participation Focus Group for Housing and Community Service. All pertinent comments will be incorporated into the Consolidated Plan.
17	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rebuilding Together was contacted to participate in the Community Needs Survey. All pertinent comments will be incorporated into the Consolidated Plan.
18	<b>Agency/Group/Organization</b>	CITY OF LIVONIA - DEPT. OF COMMUNITY RESOURCES
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Livonia was contacted to participate in the Community Needs Survey electronically and hard copy via snail mail. Information from Livonia will be utilized in the Consolidated Plan.
19	<b>Agency/Group/Organization</b>	WATERFORD TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Waterford Township participated in the Oakland County Citizen Participation Focus Group for Housing and Community Development. All pertinent comments will be incorporated into the Consolidated Plan
20	<b>Agency/Group/Organization</b>	FARMINGTON HILLS
	<b>Agency/Group/Organization Type</b>	Economic Development Dept. Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The economic development coordinator was consulted regarding the market analysis information to provide an accurate prediction for the trends of the city.
21	<b>Agency/Group/Organization</b>	Pontiac Housing Commission
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Housing representatives were invited to a special meeting with the HOME Consortium members. Their Executive Director Ahmad Taylor attended the meeting held August 20, 2015. Their clients need education and health care. His comments will be beneficial in determining public housing needs in the Consolidated Plan.

### **Identify any Agency Types not consulted and provide rationale for not consulting**

All agency types were included in attempts to receive information pertinent to the development of the Consolidated Plan. These attempts were through on-line survey, direct contact via snail mail and in person meetings.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Alliance for Housing Oakland County	The Alliance has a goal of eliminating homelessness within Oakland County.
City of Farmington Hills Master Plan	City of Farmington Hills Planning Commission	The City Planning Commission outlines a vision for the development of the City.
City of Farmington Hills Capital Improvements Plan	City of Farmington Hills Planning Commission	The City Planning Commission outlines goals for capital projects in all areas of the City, including low income areas, from 2015-2020.
Grand River Corridor Vision Plan 2013	Grand River Corridor Group	The City of Farmington Hills and City of Farmington joined together to form a Grand River Corridor Improvement Authority and TIF to support private investments and leverage public improvements to improve aesthetics and mobility in the area.
2014 Annual Report, South Oakland Shelter	South Oakland Shelter	The South Oakland Shelter conducts an Annual review and publishes a report on the activities and needs of homeless persons in Oakland County.
FH Analysis of Impediments to Fair Housing Choice	City of Farmington Hills	The Analysis of Impediments to Fair Housing Choice seeks to increase diversity of community by reducing impediments to Fair Housing Choice.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Farmington Hills has cooperated with many other public entities and local government entities. Many are listed above in the listing of agencies, groups and others who participated in the process of developing the Consolidated Plan. The HOME Consortium members of Oakland County, Pontiac, Royal Oak, Southfield and Waterford Township have meet monthly during the planning process and will continue to communicate moving forward. Staff will continue to be in contact during the implementation of the Consolidated Plan.

**Narrative**

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## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Multiple opportunities were made available to residents and interested persons to comment on the City of Farmington Hills' CDBG program and indicate desired activities for the next five years. Public meetings, community meeting, public notice, on-line survey and direct mailing was utilized to solicit participation. The Community Needs Survey was posted electronically through Survey Monkey with a link from the City of Farmington Hills web site. It was mailed to key interest groups on January 29, 2015. The survey was posted electronically until March 4, 2015. Comments received were reviewed in context of other funding priorities, other agencies availability to meet the needs specified and the amount of funding available.

The final plan was made available to the public and a notice was posted in the local paper to ensure citizen notification. A public hearing was held in the fall of 2015 (September 24, 2015) to solicit comments and a public meeting was held in the spring of 2016 (April 25, 2016) to allow for public comment.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	County solicitation of citizens for comment on the topics of Housing, Community Development and public services.	Comments on all topics were received.		<a href="http://www.ci.royal-oak.mi.us/webfm_send/4017">http://www.ci.royal-oak.mi.us/webfm_send/4017</a>
2	Internet Outreach	Non-targeted/broad community	Anonymous replies from 70 people, primarily Farmington Hills residents.	Residents were concerned about mental health facilities, neighborhood facilities, senior transportation services, capital improvements, economic development and housing topics. Full results in the Attachments section of this document.	No comments were unacceptable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public hearing of September 24, 2015.	None received.	No comments were unacceptable.	
4	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public hearing of April 25, 2016.	None received.	No comments were unacceptable.	
5	Public Hearing	Non-targeted/broad community	Public hearing before the City Council was held April 25, 2016. No public comments were received written or verbal.	None received.	No comments were unacceptable.	

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Housing Needs Assessment contains pre-populated data and tables provided by HUD. It analyzes housing assistance needed for very low-income (0-30% AMI), low-income (30-50% AMI) and moderate income (50-80% AMI) households. Area Median Income is based on the 2015 HUD income limits for the Oakland County area which became effective on March 6, 2015.

Housing needs within Farmington Hills are varied and dependent upon outside forces such as the economy. The analysis is based on the 2006-2010 CHAS data and it indicates the most common housing problem is Cost Burden for owners and renters across all income ranges. Non-Housing needs also include public infrastructure and public services.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Identifying the Public Facilities needs is an important component in maintaining and enhancing low and moderate income areas. The use of Community Development Block Grant funds public facilities projects in the past have improved the living environment of many low/moderate income neighborhoods with projects that limited funding would not have allowed.

### **How were these needs determined?**

Information from the Capital Improvement Program (CIP) and public comment determine locations in need. The CIP is assembled each year for projects that require significant public funds. The document is assembled by the Planning Commission and receives public comment before being recommended to City Council. Also public survey comments were collected from residents during the month of February in 2015. The results of this survey are included in the public comment section.

In addition, any project considered must fulfill the following: compliance with national objectives, be located in a low/moderate income area, have support of the neighborhood, be CDBG eligible and improve the living environment of the project area.

### **Describe the jurisdiction's need for Public Improvements:**

Identifying the Public Improvements needs is an important component in maintaining and enhancing low and moderate income area. The use of Community Development Block Grant funds public facilities projects in the past have improved the living environment of many low/moderate income neighborhoods with projects that limited funding would not have allowed.

### **How were these needs determined?**

Information from the Capital Improvement Program (CIP) and public comment determine locations in need. The CIP is assembled each year for projects that require significant public funds. The document is assembled by the Planning Commission and receives public comment before

being recommended to City Council. Also public survey comments were collected from residents during the month of February in 2015. The results of this survey are included in the public comment section.

In addition the project must fulfill the following: compliance with national objectives, be located in a low/moderate income area, have support of the neighborhood, be CDBG eligible and improve the living environment of the project area.

**Describe the jurisdiction’s need for Public Services:**

The City of Farmington Hills has the same issues as any other community of its size and age including homelessness, domestic violence, youth and elder services.

**How were these needs determined?**

Direct requests from public service agencies and public survey results from residents collected during the month of February 2015 were utilized to determine the needs of the community.

**Based on the needs analysis above, describe the State's needs in Colonias**

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

This section presents a brief overview of the Farmington Hills area housing market. The attached table outlines the number of properties by number and percentages of units.

The City of Farmington Hills' housing stock in number of units continues to be consistent. Farmington Hills is a mature city with little vacant residential property available for new construction. Demolition and reconstruction and development of "difficult" properties continue to add units slowly.

Property Type	Number	%
1-unit detached	20,249	57
1unit attached	2,703	8
2-4 units	1,724	5
5-19 units	8,137	23
20 or more units	2,320	6
Mobile home, boat, RV, Van,etc.	673	2
TOTAL	35,806	100%

Table 5 - All residential properties by number of units - 2006-2010 ACS data



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section provides an overview of the Farmington Hills area Economic Development activities and challenges. The Non-Housing Community Development Assets contains pre-populated data and tables provided by HUD. This information was supplemented by information available to communities by SEMCOG and economic development staff within Farmington Hills.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	52	23	0	0	0
Arts, Entertainment, Accommodations	3,118	3,607	10	7	-3
Construction	740	1,304	2	2	0
Education and Health Care Services	6,802	10,218	22	19	-3
Finance, Insurance, and Real Estate	2,738	8,505	9	16	7
Information	898	1,980	3	4	1
Manufacturing	3,274	6,181	11	12	1
Other Services	1,216	2,437	4	5	1
Professional, Scientific, Management Services	5,579	10,136	18	19	1
Public Administration	2	0	0	0	0
Retail Trade	4,057	4,198	13	8	-5
Transportation and Warehousing	842	575	3	1	-2
Wholesale Trade	1,768	3,727	6	7	1
Total	31,086	52,891	--	--	--

**Table 6 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	43,088
Civilian Employed Population 16 years and over	40,218
Unemployment Rate	6.66
Unemployment Rate for Ages 16-24	15.10
Unemployment Rate for Ages 25-65	4.85

**Table 7 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	14,227	
Farming, fisheries and forestry occupations	1,345	
Service	3,179	
Sales and office	9,903	
Construction, extraction, maintenance and repair	1,423	
Production, transportation and material moving	1,019	

**Table 8 – Occupations by Sector**

Data Source: 2007-2011 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	22,819	61%
30-59 Minutes	13,592	36%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	1,274	3%
<b>Total</b>	<b>37,685</b>	<b>100%</b>

**Table 9 - Travel Time**

Data Source: 2007-2011 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	892	125	1,083
High school graduate (includes equivalency)	4,456	439	1,480
Some college or Associate's degree	8,436	912	2,182
Bachelor's degree or higher	20,344	690	3,562

**Table 10 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	10	105	213	353	560
9th to 12th grade, no diploma	461	305	346	778	1,042
High school graduate, GED, or alternative	1,489	1,084	1,684	3,607	3,494
Some college, no degree	2,419	1,848	1,604	4,907	2,418
Associate's degree	257	601	837	1,743	390
Bachelor's degree	978	3,410	3,729	6,622	2,297
Graduate or professional degree	86	2,050	3,000	5,794	2,000

**Table 11 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	15,607
High school graduate (includes equivalency)	28,711
Some college or Associate's degree	34,862
Bachelor's degree	60,718
Graduate or professional degree	77,206

**Table 12 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are "Professional, Scientific and Management Services" with 19% of jobs, "Education and Health Care Services" with 19% of jobs and "Finance, Insurance and Real Estate" with 16% of jobs.

### Describe the workforce and infrastructure needs of the business community:

The workforce is overwhelmingly educated beyond high school. There is a significant number of workers who have an advanced degree.

Infrastructure needs of the business community consist of roadways, fiber optics and energy. The majority of workers travel by car to work from outside the community. Condition of roadways and bridges have been a regional and state issue for businesses. There is public transportation available but only 1% of residents use this to travel within and through the community. Fiber optics is critical for many industries and especially the top employment sectors within Farmington Hills. This is a private service that will need to expand to meet the demand of the industries.

Energy in the amount needed for research and manufacturing is a major concern for new businesses and businesses that want to relocate. The DTE energy grid has gaps within the community for these types of businesses.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

City of Farmington Hills residents approved a road millage in 2014. This is a significant investment in the local roadway system.

Private investments in developments are varied. Three new hotels are planned at Farmington Road and Twelve Mile to replace a deteriorated office building. The local hospital, Botsford Hospital, located along Grand River Avenue has been going through a process to determine how and where they will want to expand. Their plans have been approved and they are moving forward with construction.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The skills and education corresponds quite closely to the employment opportunities in the area. The largest gap is in the section of "Finance, Insurance and Real Estate" with a 7% oversupply of workers to available jobs.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Many institutions of higher education have training and career support services locally available. These would include: Oakland University, Wayne State University campus and Michigan School of Professional Psychology. There are also state wide organizations with services: State of Michigan, Workforce Development Agency that offers education, training, programs and services. Community Ventures, is a statewide work

force initiative to encourage employers to hire from select Michigan cities. Skilled Trades Training Program also makes state funding available to companies to train employees for specific skilled trade jobs.

Public Service agencies such as Easter Seals Disability Services have workforce programs dedicated to training and finding employment for individuals with disabilities. These organizations offer the opportunity for residents to pursue a career path and find a job that fits their skills.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Farmington Hills has joined with City of Farmington to develop the Grand River Corridor Improvement Authority and a TIF to accompany this effort. The geographic area encompasses a linear area from Inkster to the downtown of Farmington. The City of Farmington Hills will support private investments and leverage public improvements to improve aesthetics and mobility in the area.

**Discussion**

Intentionally left blank.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

A concentration of housing with three or more housing problems higher than 40%. Based on this definition there would not be a concentration of households with multiple housing problems. The highest concentration in Farmington Hills is 36%. The area along Inkster Road between Ten Mile and Thirteen Mile is in the highest concentration and will continue to be monitored to ensure the number of housing problems decreases.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A neighborhood with a concentration of minority population may be loosely defined as at tract or block group in which the percentage of persons of a particular or ethnic minority is at least twice as large as that minority's city-wide population.

Based on this definition: Farmington Hills has a concentration of persons of Asian descent living in Tract 1683. Asian 10% citywide, 20-45% Tract 1683 (Census 2010). Other minorities do not meet the definition of concentration within Farmington Hills.

### **What are the characteristics of the market in these areas/neighborhoods?**

#### **What are the characteristics of the market in these areas/neighborhoods?**

Tract 1683 is located in the southwest quadrant of Farmington Hills. The boundaries of the tract are Grand River Ave. between Drake and Halsted Roads, it stretches north half a mile. The tract is dominated by multiple-family complexes, including one facility that targets senior citizens. Poverty is not a large issue within the area. The population is predominately foreign born persons of working age (24-65). The population of Farmington Hills is well educated over 93% have a high school diploma and 51% have achieved an Associates or Bachelor's degree.

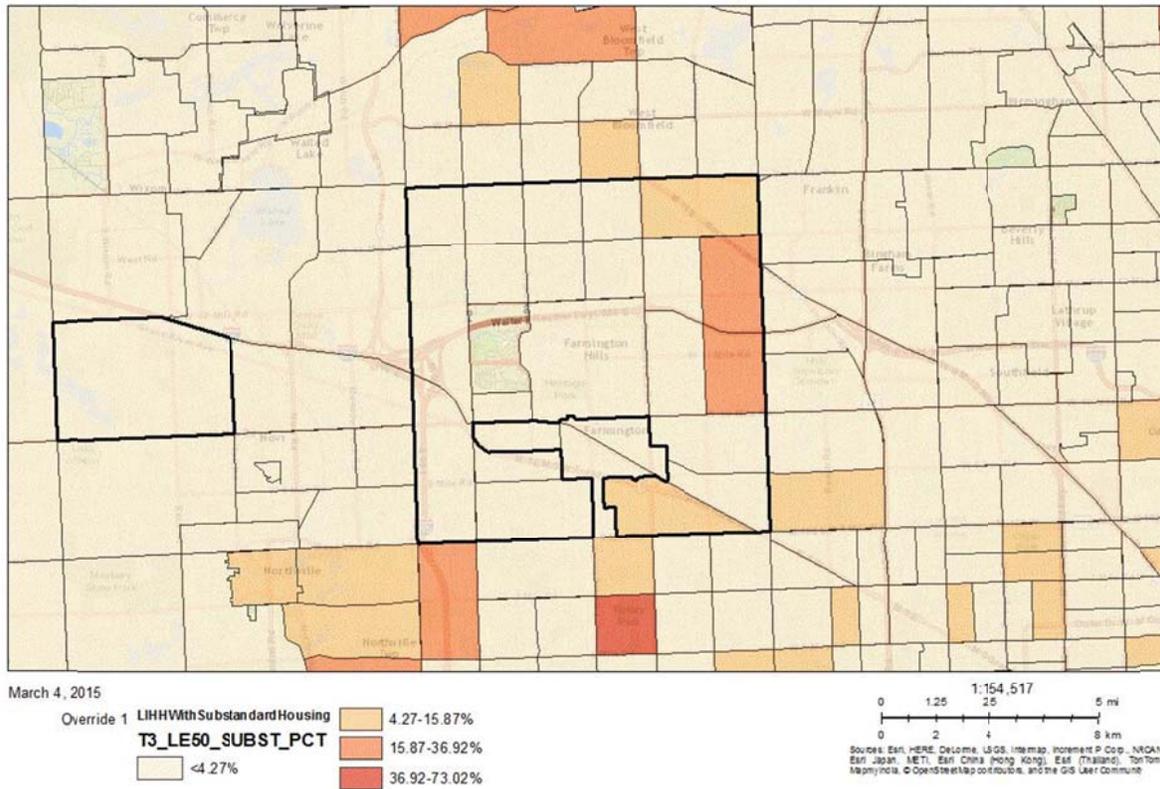
### **Are there any community assets in these areas/neighborhoods?**

Tract 1683 is along Grand River Ave and SMART bus line has several stops that connect to work opportunities within Farmington Hills and communities to the east (Detroit) and west (Novi). The tract area includes a shopping center with grocery and several retail opportunities. The tract is also adjacent to an area of manufacturing and research office businesses.

**Are there other strategic opportunities in any of these areas?**

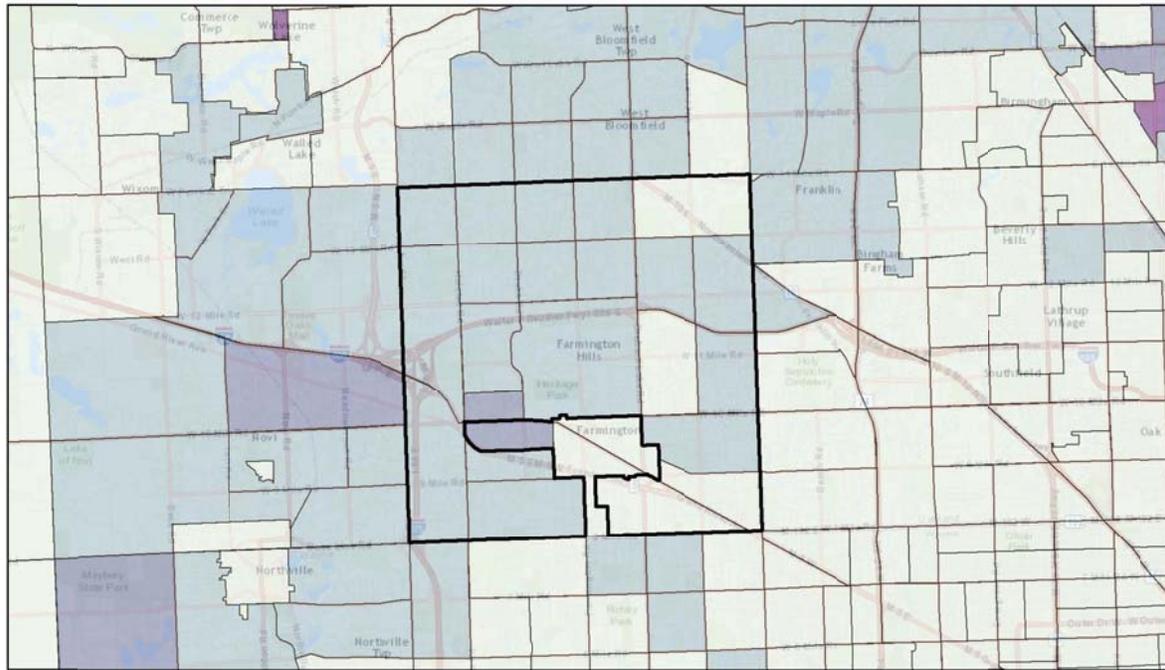
Tract 1683 is adjacent to freeway access (M-5 and I-275) that provides opportunities for those with their own vehicles to commute to many nearby communities.

**Low Income Households with Severe Housing Problems - Farmington Hills 2015-2019 Consolidated Plan**

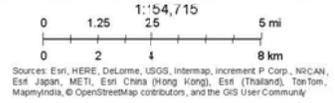
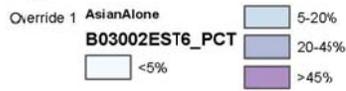


**Low Income Households with Severe Housing Problems - Farmington Hills**

## Asian Population Concentrations - Farmington Hills 2015-2019 Consolidated Plan



March 4, 2015



### Race concentration - Asian

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan provides an overview of why the City of Farmington Hills may spend CDBG program funds over the next five years to address the following priority needs:

- Housing Rehabilitation; single-family, owner-occupied
- Physical improvements to transportation corridors and parks within low/moderate income areas
- Physical infrastructure improvements within low/moderate income areas
- Fair housing education
- Public facilities improvements
- Homeless prevention services
- Services for victims of domestic violence
- Mental health services
- Program administration

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 13 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Farmington Hills
	<b>Area Type:</b>	Entitlement Community
	<b>Other Target Area Description:</b>	Entitlement Community
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		

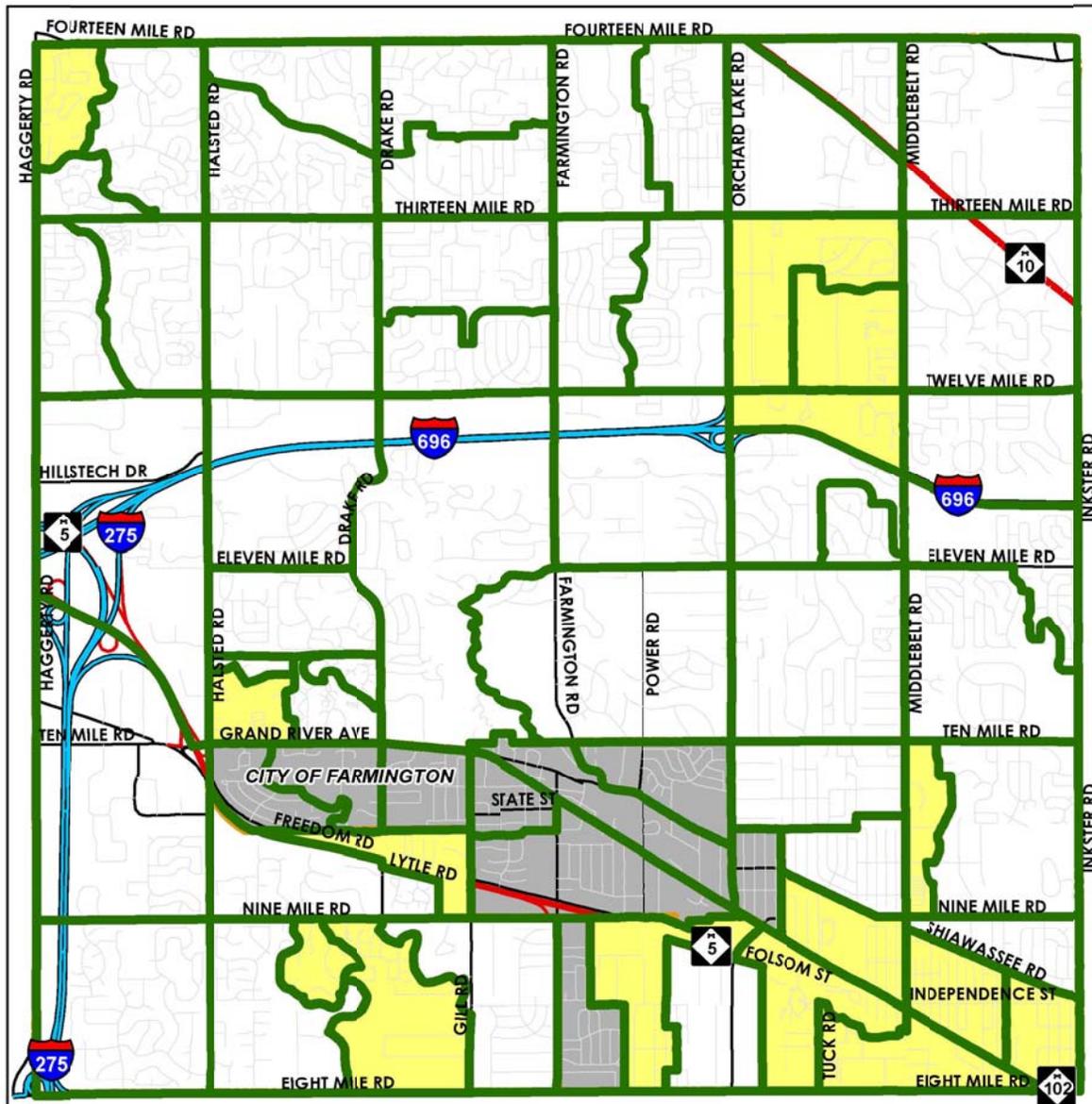
### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Farmington Hills does not plan to identify any Strategy or Target Areas. Activities will be selected for their ability to meet the CDBG program's National Objectives and Goals of the Consolidated Plan. All activities will benefit low and moderate income individuals and families, regardless of location within the City. In addition, the City will work with service agencies to monitor conditions in areas with relatively higher percentages of low and moderate income minority populations. If this population increases significantly, Farmington Hills may choose to direct CDBG funds to implement activities in such low to moderate income areas. The City of Farmington Hills will consider activities designed to improve the physical condition of the neighborhood to benefit all residents in the target area.



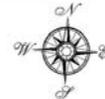
# CDBG Low/Moderate Income Eligible Areas



SOURCES: City of Farmington Hills GIS, 2016  
 Oakland County, 2016  
 US Census Bureau, 2010 Block Groups  
 Map Print Date: February 2016



Low/Moderate Income Area



## CDBG 2016 Low/Moderate Eligible Areas

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 14 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehab, Single-Family, Owner Occupied
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Improve Ex. Single- Family Homes Program Administration
	<b>Description</b>	This activity provides expertise, contractors and funding (low-interest, deferred, and grants) toward the rehabilitation of owner-occupied, single-family dwellings. All participants must be income-qualified to participate.
	<b>Basis for Relative Priority</b>	A very large percentage of Farmington Hills' housing stock consists of single-family homes. The City also has an increasing population of aging residents. The program is designed to renovate the city's aging housing stock, allow elderly and low to moderate income homeowners affordability, retain existing residents and eliminate mobility and physical accessibility concerns.
2	<b>Priority Need Name</b>	Services for victims of domestic violence
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Victims of Domestic Violence Victims of Domestic Violence

	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Gain Access to Public Services Program Administration
	<b>Description</b>	This activity provides the following services to victims of domestic violence and sexual assault: education, legal advocacy, immediate medical/forensic examination, counseling and emergency housing.
	<b>Basis for Relative Priority</b>	The 2013 Annual State of Homelessness Report by the Alliance for Housing - Oakland County's Continuum of Care, 2013 HMIS data reveals that the top three reasons for homelessness for adults in families are: 1)eviction, <b>2) domestic violence</b> and 3) mental health issues. Victims of domestic violence require immediate assistance with housing and non-housing needs to prevent homelessness and/or rapidly re-house those who are unable to return to their place of residence due to a volatile situation.
<b>3</b>	<b>Priority Need Name</b>	Mental Health Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Unaccompanied Youth Persons with Mental Disabilities
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Gain Access to Public Services Program Administration
	<b>Description</b>	This activity involves a variety of mental health services to provide emotional stability.

	<b>Basis for Relative Priority</b>	Oakland County's Continuum of Care (The Alliance for Fair Housing) identified the top three reasons for homelessness for individuals in its 2013 Annual State of Homelessness Report as 1) eviction, 2) loss of job and <b>3) mental health issues</b> and the top three reasons for homelessness for adults in families as: 1)eviction, 2)domestic violence and <b>3) mental health issues</b> . The report also indicates that 54% of the homeless persons within the HMIS database had identified mental health issues. This activity seeks to stabilize individuals to reduce the risk of homelessness and/or re-house those who are homeless.
4	<b>Priority Need Name</b>	Public Facilities and Corridor Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure Program Administration
	<b>Description</b>	This activity involves identifying, designing and implementing physical improvements to a variety of city facilities, buildings, transportation systems and City Parks. Physical improvements to include building improvements, road surfacing, street lighting, sidewalks or shared bike lanes and ADA compliant curbs.
	<b>Basis for Relative Priority</b>	The city's 5 Year Capital Improvement Plan identifies needs and financing sources for public improvements. The CIP is a tool to implement various plans and assist in the city's financial planning. This document identifies areas in need of improvement and can be matched with areas of eligibility. A wide variety of users will benefit depending on the type and location of the proposed physical improvements. In addition, the City of Farmington Hills Recreation Master Plan identifies projects within the city parks that are in need. Parks within eligible areas will be targeted for improvements.

5	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	This activity involves implementing Fair Housing requirements and includes analyzing and removing obstacles to affordable housing. This activity will also include public education of an individual's right to fair housing.
	<b>Basis for Relative Priority</b>	Per HUD regulations, each program year the City certifies it will comply with anti-discrimination laws and further fair housing.
6	<b>Priority Need Name</b>	Public Infrastructure improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure Program Administration

	<b>Description</b>	This activity would improve access to sanitary sewer, municipal water and drainage systems. The physical improvements would include identifying, designing and implementing physical improvements to the sewer system, water main system and drainage systems.
	<b>Basis for Relative Priority</b>	The City's 5 Year Capital Improvements Plan identifies needs and financing sources for public infrastructure improvements. The purpose of the CIP is to facilitate orderly planning of infrastructure improvements to; maintain, preserve and protect the city's existing infrastructure system to ensure the efficient delivery of services to the community. The CIP has indicated a number of locations in need of new mains or replacement of sewer and water mains that are past their useful life. There is also a number of locations in need of improvements to drainage systems. A wide variety of users will benefit from the improvements.
7	<b>Priority Need Name</b>	Homelessness prevention services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Gain Access to Public Services Program Administration
	<b>Description</b>	This activity seeks to provide financial assistance for the prevention of homeless for individuals originating from the City of Farmington Hills to access a wide variety of social services.

	<b>Basis for Relative Priority</b>	Those at imminent risk of residing in shelters or becoming unsheltered include those facing unemployment and/or eviction, having substance abuse issues, affordable transportation and housing options. Access to programs and support will allow these individuals to live independently.
8	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Improve Ex. Single- Family Homes Gain Access to Public Services Improve Public Facilities and Infrastructure Program Administration
	<b>Description</b>	Administer the CDBG Program
	<b>Basis for Relative Priority</b>	Administration of the CDBG Program ensures the coordination and monitoring of activities to fulfill the goals of the program.

**Narrative (Optional)**

Intentionally left blank.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Farmington Hills will utilize resources from all available sources, federal, state, local and non-governmental. The amounts indicated in the Consolidated Plan is estimated for Plan Years Two through Five. In addition the City will cooperate with other agencies including non-profits to leverage entitlement funds.

The City of Farmington Hills' share of HOME funds will be administered by Oakland County the lead agency. HOPWA funds will be administered by City of Warren on behalf of Farmington Hills. The City of Farmington Hills continues to be in communication with both organizations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	307,503	35,000	0	342,503	1,370,012	The first year entitlement (PY 2016/2017) will be \$307,503 plus \$35,000 in program income. The remaining four years, approximately \$300,000 in CDBG entitlement grant funds each program year plus approximately \$35,000 in program income generated each program year is anticipated.

**Table 15 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG funds may be utilized in capital projects to leverage local funds, if they become available, to complete important projects within low/moderate income areas for necessary physical improvements. Public service funds will be leveraged with other funding sources by the organizations receiving them to leverage private contributions. The city does not require organizations/agencies provide "matching" or non-CDBG funds.

**If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan**

Intentionally left blank.

**Discussion**

Intentionally left blank.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Common Ground	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
HAVEN	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
South Oakland Shelter	Non-profit organizations	Homelessness	Region
SALVATION ARMY	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Region
South Oakland Citizens For The Homeless	Community/Faith-based organization	Homelessness	Region
Catholic Social Services of Oakland County	Community/Faith-based organization	Non-homeless special needs public services	Region
OAKLAND FAMILY SERVICES	Government	Non-homeless special needs public services	Region
Rebuilding Together	Non-profit organizations	Ownership	Region
Community Housing Network, Inc	Non-profit organizations	Homelessness Non-homeless special needs Ownership Public Housing Rental public services	Region
Botsford Hospital	Private Industry	Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Oakland County Community & Home Improvement	Government	Ownership	Region
Alliance for Housing Oakland County Continuum of Care	Continuum of care	Homelessness	Region
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY	PHA	Public Housing	State
City of Warren	Government	Non-homeless special needs public services	Region

**Table 16 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system continues to change. There are a number of public service organizations/agencies that coordinate to serve people in need. This coordination is a great strength in the delivery system of services. Improved communication and leverage of funding, where possible, may help close gaps in the delivery system. Some organizations/agencies may not receive CDBG funding but will coordinate with the city to provide services and other programs to the city's residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		

Supportive Services			
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

**Table 17 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Homeless individuals and families are assisted by gaining access to existing public service organizations via a tailored plan for their specific needs. Public service organizations are designed to meet the client's immediate and long-term housing and non-housing needs. Each client is assigned a case manager. Case managers utilize the regional homeless management information system (HMIS) software to create and implement a step-by-step managed care plan for each client. HMIS tracks a client's history and progress with public services. The case manager coordinates access to individual public services needed by each client.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strength: HMIS is an excellent service delivery system that tracks progress on an individual basis. Gap: The rotating shelter program does not require daily clients utilize HMIS to receive assistance. Their participation is voluntary. While it provides immediate shelter, it does not help the client with long-term issues causing homelessness.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In order to close the gap identified above, the rotating shelter organizations should be encouraged to connect clients with HMIS organizations.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Ex. Single-Family Homes	2016	2020	Affordable Housing	City of Farmington Hills	Housing Rehab, Single-Family, Owner Occupied Program Administration	CDBG: \$960,015	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Gain Access to Public Services	2016	2020	Homeless Non-Homeless Special Needs	City of Farmington Hills	Services for victims of domestic violence Mental Health Services Homelessness prevention services Program Administration	CDBG: \$75,000	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted  Homeless Person Overnight Shelter: 100 Persons Assisted  Homelessness Prevention: 100 Persons Assisted
3	Improve Public Facilities and Infrastructure	2016	2020	Non-Housing Community Development	City of Farmington Hills	Public Facilities and Corridor Improvements Public Infrastructure improvements Program Administration	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 300 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2016	2020	Program Administration	City of Farmington Hills	Housing Rehab, Single-Family, Owner Occupied Services for victims of domestic violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure improvements Homelessness prevention services Program Administration	CDBG: \$177,500	Other: 1 Other

Table 18 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Improve Ex. Single- Family Homes
	<b>Goal Description</b>	Affordable Housing: The goal is to preserve and increase the quality and availability of affordable owner-occupied housing through rehabilitation.

2	<b>Goal Name</b>	Gain Access to Public Services
	<b>Goal Description</b>	Homeless and Non-Homeless Special Needs: Improve access to public services for those in need. So they may gain access to the wide variety of existing services available to enhance life skills and self-sufficiency.
3	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Non-Housing Community Development: Improvements at public facilities such as City Buildings, Parks and Recreation, physical improvements to transportation corridors such as sidewalks, resurfacing roadways, drainage, water and sewer main repair and replacement. To improve overall accessibility by reducing barriers in public facilities and maintain a viable and sustainable community through infrastructure improvements.
4	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Administration of CDBG program and implementation of Fair Housing requirements.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Farmington Hills participates with the Oakland County HOME Consortium and will cooperate with them to determine and work toward an agreed upon goal.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Housing units funded with CDBG funds must meet Federal Lead-Based Paint (LBP) regulations. The city operates a CDBG funded housing rehabilitation program on single-family dwellings. The program has specific procedures which outline the steps to educate, test, contain and/or remediate of LBP. Rehabilitation projects in which the structure was constructed before 1978 fall under the Federal LBP regulations. A lead hazard information pamphlet is provided to all prospective participants in the housing rehabilitation program. If the structure was built before 1978 a LBP risk assessment is conducted. The findings are incorporated into the specifications for the rehabilitation work. Contractors participating in the housing rehabilitation program doing work involving lead based paint must present documentation certifying them as a LBP certified contractor. Occupancy plan is developed to ensure occupants will not be exposed during site work. Results of clearance tests are provided to the homeowner.

These actions educate the public of the danger of LBP and provide a LBP free living environment for occupants upon completion of site work.

### **How are the actions listed above integrated into housing policies and procedures?**

Applicants are provided informational packets. Evaluation and testing is conducted before and after site improvements, when appropriate. All contractors are required to meet certification requirements.

The City CDBG program also cooperates with the State of Michigan Department of Community Health on lead hazard education and abatement by providing a Certificate of Consistency with the Consolidated Plan, when funding is available for the state program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

A lower percentage of Farmington Hills men and women working in year-round jobs live below the poverty level compared to Oakland County, the Region and state of Michigan. Taking this information into account the City of Farmington Hills has established the following methods to reduce the number of poverty-level families within the community.

To reduce the number of poverty level families, the city may target, to the best of our abilities, known areas of statistically higher poverty-level families for education of and involvement in the CDBG funded housing rehabilitation program. Families of lower income will financially benefit from livable single-family homes. This program leads to economic stability and opportunities to economically benefit.

The City has an Section 3 policy and encourages contractors to hire lower income persons from the area.

The City will continue to refer persons in need of social services to agencies with programs that assist with a variety of services necessary for economic advancement and independent living.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Farmington Hills will coordinate with social service agencies, other governmental and local agencies to encourage affordable housing and assistance to persons living in poverty. The City may work with the social service agencies, governmental and local agencies to further identify the needs of those threatened with poverty to find resources to meet their needs. Grant application proposals by service organizations for programs that would assist poverty level persons will be supported with Certificates of Consistency with the Consolidated Plan.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

CDBG funded activities are monitored on an as needed basis dependent upon the nature and schedule of the project. Staff understands there are several types of monitoring: administrative, financial, program, project and subrecipient monitoring. Monitoring may be done using a variety of techniques including: telephone, email, in-person communication, on-site visits, photographic review of subrecipient's project files, approval of invoices, local reporting forms and required HUD forms.

City staff monitors projects to ensure program compliance with Federal regulations. Interdepartment staff will be utilized to monitor public improvement projects with random on-site monitoring and financial reviews. Monitoring includes ensuring compliance with a variety of areas including but not limited to: Section 3, minority and women owned businesses and labor and wage requirements.

The staff members of the Community Development office will conduct subrecipient monitoring during the program year for outside agencies. The results of the monitoring will be provided to the subrecipient and placed in the project file.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Farmington Hills will utilize resources from all available sources, federal, state, local and non-governmental. The amounts indicated in the Consolidated Plan is estimated for Plan Years Two through Five. In addition the City will cooperate with other agencies including non-profits to leverage entitlement funds.

The City of Farmington Hills' share of HOME funds will be administered by Oakland County the lead agency. HOPWA funds will be administered by City of Warren on behalf of Farmington Hills. The City of Farmington Hills continues to be in communication with both organizations.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	307,503	35,000	0	342,503	1,370,012	The first year entitlement (PY 2016/2017) will be \$307,503 plus \$35,000 in program income. The remaining four years, approximately \$300,000 in CDBG entitlement grant funds each program year plus approximately \$35,000 in program income generated each program year is anticipated.

**Table 19 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG funds may be utilized in capital projects to leverage local funds, if they become available, to complete important projects within low/moderate income areas for necessary physical improvements. Public service funds will be leveraged with other funding sources by the organizations receiving them to leverage private contributions. The city does not require organizations/agencies provide "matching" or non-CDBG funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Intentionally left blank.

**Discussion**

Intentionally left blank.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Ex. Single-Family Homes	2016	2020	Affordable Housing	City of Farmington Hills	Housing Rehab, Single-Family, Owner Occupied	CDBG: \$192,003	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Gain Access to Public Services	2016	2020	Homeless Non-Homeless Special Needs	City of Farmington Hills	Services for victims of domestic violence Mental Health Services Homelessness prevention services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	Improve Public Facilities and Infrastructure	2016	2020	Non-Housing Community Development	City of Farmington Hills	Public Infrastructure improvements	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2016	2020	Program Administration	City of Farmington Hills	Housing Rehab, Single-Family, Owner Occupied Services for victims of domestic violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure improvements Homelessness prevention services Program Administration	CDBG: \$35,500	Other: 1 Other

Table 20 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Improve Ex. Single- Family Homes
	<b>Goal Description</b>	Housing Rehabilitation of Existing Homes: To improve living conditions for 20 low to moderate income, single-family homes with home improvement loans.

<b>2</b>	<b>Goal Name</b>	Gain Access to Public Services
	<b>Goal Description</b>	Provide services for victims of domestic violence, counseling for special needs persons and homelessness prevention services.
<b>3</b>	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Physical Improvements of public buildings and infrastructure within Low and Moderate Income qualified areas.
<b>4</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program Administration of the CDBG program.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City of Farmington Hills has incorporated comments from public hearings, community surveys and community input to develop the projects to be undertaken by the City of Farmington Hills to fulfill the goals of the Annual Action Plan.

#	Project Name
1	Housing Rehabilitation
2	Domestic Violence Services - HAVEN
3	Homelessness Prevention Services - South Oakland Shelter
4	CDBG Program Administration
5	Mental Health Counseling - Common Ground
6	Public Facility

Table 21 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Farmington Hills allocations reflect the determination to utilize the funding available to assist low/moderate income persons within Farmington Hills. The City of Farmington Hills will focus on services not provided by others. The City of Farmington Hills will continue to network with many service providers and refer people to the appropriate service organization to match their needs. We will endeavor to balance between the needs and eligible activities.

Funding is a continuing issue to addressing the needs of the underserved, as the amount of funding has decreased over time. This also has a direct impact on staffing levels and the number and types of projects that can be undertaken.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Improve Ex. Single- Family Homes
	<b>Needs Addressed</b>	Housing Rehab, Single-Family, Owner Occupied
	<b>Funding</b>	CDBG: \$192,003
	<b>Description</b>	City administered program to provide technical and financial assistance to low and moderate income families in Farmington Hills to rehabilitate existing single-family homes on a city-wide basis.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated 20 families will be assisted.
	<b>Location Description</b>	The assistance will be available city wide.
	<b>Planned Activities</b>	The City's Housing Rehabilitation Program will provide technical and financial assistance to rehabilitate owner occupied single family homes. Lead Based Paint education and remediation where required.
2	<b>Project Name</b>	Domestic Violence Services - HAVEN
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Gain Access to Public Services
	<b>Needs Addressed</b>	Services for victims of domestic violence
	<b>Funding</b>	CDBG: \$5,500

	<b>Description</b>	Victims of domestic violence receive counseling, advocacy, legal assistance, exams and crisis intervention services at HAVEN. CDBG funds will be expended to reimburse HAVEN for their assistance to Farmington Hills residents who are domestic violence victims.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 60 individuals from Farmington Hills will be assisted by HAVEN during PY 2016/2017.
	<b>Location Description</b>	Victims of domestic violence come from all areas of the City of Farmington Hills.
	<b>Planned Activities</b>	HAVEN provides victims of domestic violence with counseling, advocacy, legal aid, exams, shelter and crisis intervention services.
<b>3</b>	<b>Project Name</b>	Homelessness Prevention Services - South Oakland Shelter
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Gain Access to Public Services
	<b>Needs Addressed</b>	Homelessness prevention services
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	SOS provides a wide array of services designed to permanently remove individuals and families from the cycle of homelessness. CDBG funds will be utilized to reimburse SOS for services provided in its emergency shelter program. The program is designed to utilize case management services for individual clients to gain access to job and financial training, food, transportation and lodging. It will assist those experiencing homelessness with a last known address of Farmington Hills.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 15 persons from Farmington Hills will receive services.
	<b>Location Description</b>	Persons needing assistance will be from anywhere in the City of Farmington Hills.

	<b>Planned Activities</b>	The program is designed to utilize case management services for individual clients to gain access to job and financial education, training, food, transportation and lodging.
<b>4</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Improve Ex. Single- Family Homes Gain Access to Public Services Improve Public Facilities and Infrastructure Program Administration
	<b>Needs Addressed</b>	Housing Rehab, Single-Family, Owner Occupied Services for victims of domestic violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure improvements Homelessness prevention services Program Administration
	<b>Funding</b>	CDBG: \$35,500
	<b>Description</b>	Program Administration of the CDBG Program to ensure proper management of the program funds and compliance with HUD regulations.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All persons touched by the programs and funded public service activities will benefit from the proper administration of the CDBG funds.
	<b>Location Description</b>	The administration activities will occur within Farmington Hills City Hall.
	<b>Planned Activities</b>	Program administration, Fair Housing
<b>5</b>	<b>Project Name</b>	Mental Health Counseling - Common Ground

	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Gain Access to Public Services
	<b>Needs Addressed</b>	Mental Health Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Common Ground serves those in need throughout Oakland County and Farmington Hills. Common Ground provides mental health counseling and crisis services. Typical services include step forward shelters, crisis line support, advocacy, counseling programs and street outreach. Farmington Hills will expend CDBG funds to reimburse Common Ground for services to persons whose last known address is Farmington Hills.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 50 individuals from Farmington Hills will be assisted by Common Ground during PY 2016-2017.
	<b>Location Description</b>	Individuals in need are distributed throughout the City of Farmington Hills.
	<b>Planned Activities</b>	Common Ground provides mental health counseling and crisis services. Typical services include step forward shelters, crisis line support, advocacy, counseling programs and street outreach. Farmington Hills will expend CDBG funds to reimburse Common Ground for services to persons whose last known address is Farmington Hills.
6	<b>Project Name</b>	Public Facility
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Corridor Improvements
	<b>Funding</b>	CDBG: \$100,000

<b>Description</b>	Farmington Hills will make physical improvements to a publicly owned building within a low and moderate income eligible area.
<b>Target Date</b>	6/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are approximately 100 families that will benefit from the improvements to the public facility in Farmington Hills.
<b>Location Description</b>	Farmington Hills will make physical improvements to Fire Station #2.
<b>Planned Activities</b>	Physical improvements.

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The assistance will be distributed throughout the City. Housing Rehabilitation recipients will be qualified as low/moderate income on a case by case basis. An area wide benefit project is not anticipated for the first year of the Consolidated Plan. The updated eligible area information distributed by HUD each year will be monitored to match projects identified by the City of Farmington Hills' Capital Improvement Plan and areas in need for subsequent years.

**Geographic Distribution**

Target Area	Percentage of Funds

Table 22 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Persons in need are distributed throughout the community. There is not a geographic area designated.

**Discussion**

The changing distribution of eligible areas based on information updated each year makes it difficult to plan projects very far into the future, as eligible areas can significantly change.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City of Farmington Hills will utilize resources at our disposal to serve Farmington Hills residents and address identified needs.

### **Actions planned to address obstacles to meeting underserved needs**

The underserved may include special needs individuals, minority concentrations, the homeless or at-risk of becoming homeless, victims of domestic violence, veterans, frail and elderly, etc. The City of Farmington Hills staff will continue to make every effort to maximize the utilization of funds to address the needs of underserved by networking with service providers and Oakland County. The City of Farmington Hills Special Services Department, provides senior services to many of the frail and elderly in the community. In addition, the City of Farmington Hills will provide CDBG funding to three organizations that assist victims of domestic violence, at risk youth and those experiencing homelessness or at risk of becoming homeless.

### **Actions planned to foster and maintain affordable housing**

The City of Farmington Hills will continue to work with Oakland County HOME Consortium during the next year. The co-operation has provided an opportunity for low income residents to participate in home ownership through projects funded with HOME Consortium funds. In addition, the City of Farmington Hills will continue the Housing Rehabilitation Program to allow low and moderate income families to improve their homes and referrals will continue to other agencies that offer housing assistance programs.

### **Actions planned to reduce lead-based paint hazards**

The City of Farmington Hills will take the following actions to reduce lead-based paint hazards: provide information concerning the dangers of lead-based paint to applicants to the Housing Rehabilitation Program, evaluate and conduct, where appropriate, lead-based paint inspections on houses that have applied to the Housing Rehabilitation Program and correct lead hazards in houses in accordance with lead-safe practices.

### **Actions planned to reduce the number of poverty-level families**

A lower percentage of Farmington Hills residents working in year-around jobs live below the poverty level compared to Oakland County, the Region and State of Michigan. Taking this into account Farmington Hills has determined to target, to the best of our abilities, areas of statistically higher poverty levels for education of and involvement in the CDBG funded Housing Rehabilitation Program. Families of lower income financially benefit from livable homes. This program leads to economic stability

and opportunities to economically benefit.

The City will refer persons in need of social services to agencies with programs that assist with a variety of services necessary for economic advancement and independent living. Also, Farmington Hills will support grant proposals from agencies with Certificates of Consistency with the Farmington Hills Consolidated Plan.

### **Actions planned to develop institutional structure**

The institutional structure in place may change over time however, the basic structure is in place and will continue with the service organizations and agencies to assist residents with a wide variety of public services. We will continue to coordinate with these organizations. This communication and coordination is an essential part of delivering services to residents of Farmington Hills.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Farmington Hills will maintain contact, to the extent possible, with social service agencies, other governmental agencies and local agencies. The Oakland County HOME consortium group will continue regular meetings through the year. Monitoring of public service recipients of CDBG funding will provide an opportunity to coordinate and enhance communication.

Farmington Hills will continue to participate in MCDA conferences and other organizations annual meetings to ensure organizational coordination on vital topics.

### **Discussion**

Intentionally left blank.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Farmington Hills will reprogram any available program income into Housing Rehabilitation. The City will not have any program income that will not be programmed.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

Intentionally left blank.

## Attachments

# Citizen Participation Comments

Survey Results

<https://www.surveymonkey.co...>

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**PAGE:**

1. Select the identity that describes you best:

		Response Percent	Response Count
<b>Resident</b>		<b>84.3%</b>	<b>59</b>
Business Owner		0.0%	0
Commercial Property Owner		0.0%	0
Service agency with activities or clientele in Farmington Hills		5.7%	4
Religious institution in Farmington Hills		1.4%	1
Trade or professional organization		0.0%	0
Municipal representative		8.6%	6
Oakland County agency or affiliate serving Farmington Hills activities or clientele		0.0%	0
Regional Service agency		0.0%	0
Other		0.0%	0
		<b>answered question</b>	<b>70</b>
		<b>skipped question</b>	<b>0</b>

3/4/2015

2. Use the following designation to identify the current relative priority to be given each category of need.			
		Response Percent	Response Count
<b>High: The current priority need is high and of great concern.</b>		42.1%	8
<b>Medium: The current priority need is moderate.</b>		36.8%	7
<b>Low: The current priority need is low and not of great concern.</b>		21.1%	4
<b>No Such Need: No community need exists.</b>		0.0%	0
<b>answered question</b>			<b>19</b>
<b>skipped question</b>			<b>51</b>

3. Select a priority for each Homeless/HIV/AIDS Item:						
	High	Medium	Low	No such need	Rating Average	Rating Count
<b>Emergency Shelters</b>	28.6% (20)	<b>32.9%</b> <b>(23)</b>	28.6% (20)	10.0% (7)	2.20	70
<b>Transitional Housing</b>	26.5% (18)	27.9% (19)	<b>38.2%</b> <b>(26)</b>	7.4% (5)	2.26	68
<b>answered question</b>						<b>70</b>
<b>skipped question</b>						<b>0</b>

3/4/2015

3. Select a priority for each Homeless/HIV/AIDS item:

	High	Medium	Low	No such need	Rating Average	Rating Count
Permanent Housing	28.4% (19)	31.3% (21)	29.9% (20)	10.4% (7)	2.22	67
Housing Placement Services	26.5% (18)	33.8% (23)	32.4% (22)	7.4% (5)	2.21	68
Youth Displacement	31.3% (21)	38.8% (26)	22.4% (15)	7.5% (5)	2.06	67
Veteran Displacement	35.3% (24)	44.1% (30)	17.6% (12)	2.9% (2)	1.88	68
Victims of Domestic Violence Displacement	36.8% (25)	42.6% (29)	19.1% (13)	1.5% (1)	1.85	68
Substance Abuse Treatment	26.2% (17)	43.1% (28)	27.7% (18)	3.1% (2)	2.08	65
Facilities for HIV/AIDS Patients	7.5% (5)	35.8% (24)	38.8% (26)	17.9% (12)	2.67	67
Job Training	36.8% (25)	38.2% (26)	20.6% (14)	4.4% (3)	1.93	68
<b>answered question</b>						<b>70</b>
<b>skipped question</b>						<b>0</b>

4. Select a priority for each Non-Homeless Special Needs item:

	High	Medium	Low	No such need	Rating Average	Rating Count
Victims of Domestic Violence	36.2% (25)	42.0% (29)	17.4% (12)	4.3% (3)	1.90	69
<b>answered question</b>						<b>70</b>
<b>skipped question</b>						<b>0</b>

3/4/2015

4. Select a priority for each Non-Homeless Special Needs item:						
<b>Mental Health Care Facilities</b>	46.4% (32)	29.0% (20)	20.3% (14)	4.3% (3)	1.83	69
<b>Developmentally Disabled Life/Job Skills Training</b>	25.0% (17)	44.1% (30)	29.4% (20)	1.5% (1)	2.07	68
<b>Substance Abuse Treatment</b>	17.6% (12)	51.5% (35)	25.0% (17)	5.9% (4)	2.19	68
<b>Elderly Dependent Housing/Treatment Facilities</b>	31.9% (22)	43.5% (30)	20.3% (14)	4.3% (3)	1.97	69
<b>Elder Independent Housing/Treatment Facilities</b>	34.8% (24)	42.0% (29)	17.4% (12)	5.8% (4)	1.94	69
<b>Abused and Neglected Children Facilities</b>	28.4% (19)	43.3% (29)	23.9% (16)	4.5% (3)	2.04	67
<b>Legal Services</b>	16.2% (11)	41.2% (28)	36.8% (25)	5.9% (4)	2.32	68
<b>Transportation Services</b>	36.2% (25)	42.0% (29)	17.4% (12)	4.3% (3)	1.90	69
<b>Youth Life/Job Skills Training</b>	30.9% (21)	32.4% (22)	32.4% (22)	4.4% (3)	2.10	68
<b>Screening for Lead-Based Paint/Lead Hazard</b>	10.3% (7)	20.6% (14)	48.5% (33)	20.6% (14)	2.79	68
					answered question	70
					skipped question	0

3/4/2015

5. Set a priority for each Rental Housing Item						
	High	Medium	Low	No such need	Rating Average	Rating Count
Federal Voucher/ Section 8 Assistance	22.1% (15)	20.6% (14)	36.8% (25)	20.6% (14)	2.56	68
Affordable Rental in an Apartment Complex	27.3% (18)	15.2% (10)	43.9% (29)	13.6% (9)	2.44	66
Affordable Rental In a Single-Family Dwelling	20.9% (14)	28.4% (19)	35.8% (24)	14.9% (10)	2.45	67
Substandard Living Conditions of Rental Housing	18.2% (12)	40.9% (27)	25.8% (17)	15.2% (10)	2.38	66
Exterior Condition of Rental Housing	23.9% (16)	31.3% (21)	34.3% (23)	10.4% (7)	2.31	67
Elderly Dependent Housing Facility	29.4% (20)	35.3% (24)	29.4% (20)	5.9% (4)	2.12	68
Elderly Independent Housing Facility	33.3% (23)	34.8% (24)	26.1% (18)	5.8% (4)	2.04	69
Housing for Disabled Persons	23.5% (16)	42.6% (29)	27.9% (19)	5.9% (4)	2.16	68
Transitional Housing for the Homeless	27.5% (19)	26.1% (18)	34.8% (24)	11.6% (8)	2.30	69
Compliance with Fair Housing Regulations	28.4% (19)	34.3% (23)	26.4% (18)	9.0% (6)	2.18	67
answered question						70
skipped question						0

3/4/2015

6. Set a priority for each Owner Occupied Housing Item:						
	High	Medium	Low	No such need	Rating Average	Rating Count
Rehabilitation of Single Family Dwellings (Weatherization, Energy Efficiency, Moderate Repairs, etc)	35.7% (25)	45.7% (32)	15.7% (11)	2.9% (2)	1.86	70
Construction of new Single Family Dwellings	11.8% (8)	27.9% (19)	41.2% (28)	19.1% (13)	2.66	68
Rehabilitation of Foreclosed Housing	35.8% (24)	41.8% (28)	16.4% (11)	6.0% (4)	1.93	67
Homeownership Credit Repair/Counseling	25.0% (17)	36.8% (25)	30.9% (21)	7.4% (5)	2.21	68
Emergency Housing Repairs	29.9% (20)	38.8% (26)	25.4% (17)	6.0% (4)	2.07	67
Modifications for Disabled Persons	30.4% (21)	46.4% (32)	20.3% (14)	2.9% (2)	1.98	69
Compliance with Fair Housing Regulations	28.4% (19)	37.3% (25)	26.9% (18)	7.5% (5)	2.13	67
answered question						70
skipped question						0

3/4/2015

7. Set a priority for each Public Facility Item:

	High	Medium	Low	No such need	Rating Average	Rating Count
Senior Centers	36.2% (25)	37.7% (26)	17.4% (12)	8.7% (6)	1.99	69
Youth Centers	38.2% (26)	33.8% (23)	22.1% (15)	5.9% (4)	1.96	68
Neighborhood/Community Facilities	36.2% (25)	36.2% (25)	21.7% (15)	5.8% (4)	1.97	69
Abused and Neglected Children Facilities	28.8% (19)	45.5% (30)	19.7% (13)	6.1% (4)	2.03	66
Public/Private School Facilities	29.0% (20)	40.6% (28)	18.8% (13)	11.6% (8)	2.13	69
answered question						70
skipped question						0

8. Set a priority for each Public Service Item:

	High	Medium	Low	No such need	Rating Average	Rating Count
Senior Transportation Services	48.6% (34)	40.0% (28)	8.6% (6)	2.9% (2)	1.66	70
answered question						70
skipped question						0

3/4/2015

8. Set a priority for each Public Service Item:						
Senior In-Home Services	41.4% (29)	48.6% (34)	7.1% (5)	2.9% (2)	1.71	70
Senior Recreation and Social Services	27.9% (19)	48.5% (33)	20.6% (14)	2.9% (2)	1.99	68
Youth Recreation Programs	30.9% (21)	42.6% (29)	22.1% (15)	4.4% (3)	2.00	68
Youth Mentoring and Tutoring Programs	35.3% (24)	35.3% (24)	25.0% (17)	4.4% (3)	1.99	68
Youth Counseling Programs	38.2% (26)	35.3% (24)	22.1% (15)	4.4% (3)	1.93	68
Services for Persons with Disabilities	33.3% (22)	48.5% (32)	15.2% (10)	3.0% (2)	1.88	66
Mental Health Services	47.1% (32)	35.3% (24)	14.7% (10)	2.9% (2)	1.74	68
Employment Training and Placement Services	31.9% (22)	36.2% (25)	29.0% (20)	2.9% (2)	2.03	69
Housing Counseling	23.2% (16)	37.7% (26)	30.4% (21)	8.7% (6)	2.25	69
Substance Abuse Services	25.0% (17)	44.1% (30)	25.0% (17)	5.9% (4)	2.12	68
					answered question	70
					skipped question	0

3/4/2015

9. Set a priority for each Infrastructure item						
	High	Medium	Low	No such need	Rating Average	Rating Count
Street Improvements	61.4% (43)	24.3% (17)	11.4% (8)	2.9% (2)	1.56	70
Sidewalk Accessibility Improvements	39.7% (27)	26.5% (18)	29.4% (20)	4.4% (3)	1.99	68
Street Lighting	35.8% (24)	29.9% (20)	28.4% (19)	6.0% (4)	2.04	67
Water and Sewer System Improvements	30.9% (21)	26.5% (18)	39.7% (27)	2.9% (2)	2.15	68
Flood Control or Drainage Improvements	20.6% (14)	35.3% (24)	38.2% (26)	5.9% (4)	2.29	68
Access to Public Transportation (Bus)	38.2% (26)	30.9% (21)	26.5% (18)	4.4% (3)	1.97	68
Park Improvements	23.5% (16)	35.3% (24)	29.4% (20)	11.8% (8)	2.29	68
Public Building Improvements	19.1% (13)	30.9% (21)	39.7% (27)	10.3% (7)	2.41	68
Removal of Barriers to Public Facilities (ADA Compliance)	20.6% (14)	35.3% (24)	35.3% (24)	8.8% (6)	2.32	68
Condition of Foreclosed or Abandoned Properties	36.8% (25)	33.8% (23)	25.0% (17)	4.4% (3)	1.97	68
Historic Preservation of Public Buildings/Facilities	26.5% (18)	26.5% (18)	35.3% (24)	11.8% (8)	2.32	68
answered question						70
skipped question						0

3/4/2015

10. Set a priority for each Economic Development item:

	High	Medium	Low	No such need	Rating Average	Rating Count
Employment Training	26.1% (18)	40.6% (28)	29.0% (20)	4.3% (3)	2.12	69
Retail Development	36.2% (25)	26.1% (18)	30.4% (21)	7.2% (5)	2.09	69
Business Technical Assistance	17.6% (12)	33.8% (23)	42.6% (29)	5.9% (4)	2.37	68
Removal of Blighted Properties	45.6% (31)	22.1% (15)	27.9% (19)	4.4% (3)	1.91	68
Enforcement of Property Maintenance Codes	38.2% (26)	36.8% (25)	20.6% (14)	4.4% (3)	1.91	68
Redevelopment of Abandoned or Contaminated Property	42.6% (29)	33.8% (23)	22.1% (15)	1.5% (1)	1.82	68
answered question						70
skipped question						0

3/4/2015

Grantee SF-424's and Certification(s)



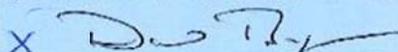
# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the ICPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 05/13/2016		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		Federal Identifier		Pro-application	
		B 16 MC 26-0032		<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>				<b>U.S. Department of Housing and Urban Development</b>	
City of Farmington Hills				UOG Code MI262096	
31555 W. 11 Mile Rd.				Organizational DUNS 08-503-1201	
Farmington Hills Michigan				Community Development Office	
48336 1165 Country U.S.A.				Planning and Community Development	
<b>Employer Identification Number (EIN):</b>				Oakland County	
38-6006902				Program Year Start Date (MM/DD) 07/01/2016	
<b>Applicant Type:</b>				<b>Specify Other Type if necessary:</b>	
Local Government: Municipal City				Specify Other Type	
<b>Program Funding</b>					
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant				14,218 Entitlement Grant	
CDBG Project Titles				Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount \$307,503				\$Additional HUD Grant(s) Leveraged Describe	
\$Additional Federal Funds Leveraged				\$Additional State Funds Leveraged	
\$Locally Leveraged Funds				\$Grantee Funds Leveraged	
\$Anticipated Program Income \$35,000				Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)					
<b>Home Investment Partnerships Program</b>				14,239 HOME	
HOME Project Titles				Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount				\$Additional HUD Grant(s) Leveraged Describe	
\$Additional Federal Funds Leveraged				\$Additional State Funds Leveraged	
\$Locally Leveraged Funds				\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14,241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14,231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 11	Project Districts 11	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE.
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Charmaine	A.	Kettler-Schmitt	
Community Devel. Coordinator	248-871-2543	248-871-2543	
ckettler@fhgov.com	Grantee Website fhgov.com	Other Contact	
Signature of Authorized Representative David Boyer, City Manager		Date Signed	
X 		X 5/6/2016	



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

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

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

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 101(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.

Jurisdiction

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

8. 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;
9. 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
10. 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

X

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

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- This certification does not apply.  
 This certification is applicable.

**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 specifics 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:

11. 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);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2\_\_\_, 2\_\_\_, 2\_\_\_, (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;
13. 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:

14. 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
15. 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;

Jurisdiction

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**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 part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

X  X

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

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- This certification does not apply.  
 This certification is applicable.

**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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Telephone Number

Jurisdiction

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- This certification does not apply.**  
 **This certification is applicable.**

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Telephone Number

Jurisdiction

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- This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Jurisdiction

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- This certification does not apply.**  
 **This certification is applicable.**

#### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

Jurisdiction

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authorities as specified in 24 CFR Part 58.

11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

Jurisdiction

This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**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.

**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). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 21 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	31555 Eleven Mile	Farmington Hills	Oakland	MI	48336

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

Jurisdiction

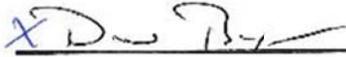
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controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

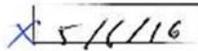
- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. 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).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official



Date

David Boyer

Name

City Manager

Title

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Address

Farmington Hills, MI 48336

City/State/Zip

248-871-2500

Telephone Number

## Appendix - Alternate/Local Data Sources