

## Executive Summary

### AP-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 mature suburban residential community with office, business, research and industrial businesses to serve the needs of residents. The overall population in Farmington Hills has continued to age but the total population has made a slight rebound and is expected to continue increasing as indicated by the most recent ACS Census data. The Census of 2010 and 2015 ACS data has indicated an increase in minority residents distributed throughout the community. The City has undergone the preparation of the Annual Plan in conjunction with the HOME Consortium of Oakland County. This group consists of Oakland County, City of Royal Oak, City of Southfield, City of Farmington Hills and Waterford Township. Farmington Hills will administer the Community Development Block Grant Program (CDBG) and Oakland County will act as the HOME lead agency and administrator of the HOME funds. The Farmington Hills Annual Action Plan will cover the program year of 2020-2021, a one year period.

#### 2. Summarize the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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 year through the following projects: housing rehabilitation, service for domestic violence, mental health counseling, homelessness prevention and program administration. Each project has identified specific ways to benefit low- and moderate- income families within Farmington Hills. The City of Farmington Hills has the following community objectives: Housing: Affordable Owner Occupied Housing and Special Needs Housing - To preserve and increase in supply affordable housing and housing with supportive services for special needs populations for LMI residents, frail elderly and disabled persons; Homelessness Prevention, Homeless Public Services - To support public services, including domestic violence and mental health treatments, that help those experiencing homelessness or are at risk of becoming homeless to gain life skills, self-sufficiency and if necessary housing. Grant Administration - Effectively administer the CDBG grant following all local state and federal regulations including Fair Housing activities.

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

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

City of Farmington Hills has over half of its land use in residential. Fifty-four percent of the City land use is single-family residential. As these homes and their occupants age additional assistance is needed to maintain and modify the homes for elderly residents. Farmington Hills has utilized CDBG funds through the Housing Rehabilitation Program to ensure affordability of modest homes and preserve aging housing. In 2018/2019 the program has invested \$234,970.96 in the Housing Rehabilitation Program (HRP) to complete 13 single-family owner-occupied projects. This program has been successful in leveraging funds to do additional work for Farmington Hills low/moderate income families by supporting a non-profit organization (Rebuilding Together). Funding totaling \$15,500 was expended on public services to assist victims of domestic violence, mental health counseling and homelessness prevention activities. Capital Improvement Projects are slated for completion in the 2019/2020 program year through: Public facilities –Playground improvements at the Olde Towne Park – to improve the safety surface of existing playground equipment and replace equipment where needed and Sidewalk-installation of a sidewalk from Riverwalk Subdivision to Mayfield in a L/M benefit qualified area.

### **4. Summary of Citizen Participation Process and consultation process**

*Summary from citizen participation section of plan.*

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 upcoming year. Public meetings, public notice and direct mailing were utilized to solicit participation. A public meeting was held at City Hall on September 24, 2019. Five people attended and inquired about the program. The Farmington Hills City Council held a public hearing on April 13, 2020. The City of Farmington Hills posted a 30 comment period from March 11, 2020 to April 14, 2020. The Public Notice was published in the Farmington Press, a local newspaper and available via the city web page. Comments are part of the consideration for funding priorities as well as other agencies availability to meet the needs specified and the amount of funding available. Comments received during the Consolidated Plan process indicated support for the current projects funded through CDBG program funding. No written comments were received on the Annual Plan.

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

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

A public meeting was held at Farmington Hills City Hall on September 24, 2019. Five people attended to inquire about the program. General questions were answered but no public comments were received. The Farmington Hills City Council held a public hearing on April 13, 2020. The City of Farmington Hills posted a 30 day comment period prior to the public hearing through the city web page and posting in a local newspaper - The Farmington Press on March 11, 2020 – April 14, 2020. No written public comment was received.

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

No comments were unacceptable.

## **7. Summary**

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

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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 Planning and Community Development Office will prepare and administer the grant program.

**Consolidated Plan Public Contact Information**

The City of Farmington Hills Planning and Community Development Office will prepare and administer the grant program.

Consolidated Plan Public Contact Information: Community Development Office, 31555 Eleven Mile Rd, Farmington Hills, MI 48336

Phone 248-871-2543, Fax 248-871-2451, Email cketler@fhgov.com

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Community Development office of City of Farmington Hills in cooperation with other government, non-profit and private agencies, Oakland County HOME Consortium members and Oakland County CoC developed the five year consolidated plan. The five-year plan allowed the City to develop its priority needs. The strategic plan provides an overview of what the city may expend the program funds on over the next five years to address priority needs. During this time the City has focused its consultation efforts toward agencies and organizations that help the City address its priority needs. The City staff works with service agencies and organizations that support identified priorities. Locally, the largest region of low-income families is located in the southeast corner of Farmington Hills. We have reached out to the largest homeowner association within that area. In addition the plan was available for comment from April 24- May 24 at City Hall and during the public hearing at City Council May 13. The draft plan was available on the city web page.

**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(l)).**

Farmington Hills touched base with many organizations during the development of the annual plan. Many of those were contacts carried over from the Consolidated Plan development. We were fortunate to be able to utilize the connections that have been developed through the HOME Consortium with Oakland County. As a HOME Consortium member we received requests for letters of support or requests for Certificates of Consistency with the Consolidated Plan. This has provided an opportunity to receive information that directly relates to the needs of Farmington Hills residents. No group or agency was purposely excluded although many organizations typically do not respond. Alliance for Housing, Oakland County's CoC has been responsive and their members have a diverse background. Alliance for Housing membership includes representatives of: Emergency Shelters, Transitional Housing, Permanent Supportive Housing, Domestic Violence, Youth Mental Health, Oakland County, MI Department of Health and Human Services, Homeless, Formerly Homeless, Veterans Administration, Faith, Law Enforcement, Workforce Development, HOPWA, Community Housing Development Organizations, Affordable Housing Developers, Warming Center, Citizens, Disability Network, Public Housing Agencies and MSHDA Housing Voucher Program Contractors. We have also had direct contact with Common Ground, HAVEN, and South Oakland Shelter dba. Lighthouse MI – these organizations regularly have direct contact with persons facing homelessness frequently due to mental health and domestic violence.

**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 mental health, services to people with developmental disabilities, developers of affordable housing, administrators of supporting housing programs, municipalities, governmental agencies and faith based service providers. Farmington Hills has worked with The Alliance and Oakland County to work toward the goal of homelessness prevention. The efforts of the Alliance and the organizations 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. Farmington Hills also has included in goals for this program year homelessness prevention, and Mental Health and Domestic Violence services. Mental Health and Domestic Violence are two key situations that can lead to homelessness.

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

City of Farmington Hills does not receive ESG funds but does communicate 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 and Community Development activities. 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, and South Oakland Shelter dba Lighthouse MI. Farmington Hills staff has had direct contact with Common Ground, HAVEN and South Oakland Shelter dba. Lighthouse MI. Community Housing Network Inc., serves as the HMIS staff. Maintaining emergency shelter programs is a priority of stakeholders.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in giving information on Community Needs. We anticipate a coordination of services to persons served by HAVEN. All pertinent comments will be incorporated into the Annual 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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the information on Community Needs. We anticipate coordination of services to persons served by Common Ground.

3	<b>Agency/Group/Organization</b>	South Oakland Shelter dba. Lighthouse MI
	<b>Agency/Group/Organization Type</b>	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>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in sharing information on Community Needs. We anticipate coordination of services to persons served by South Oakland Shelter dba. Lighthouse MI.
4	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization participated in sharing information on Housing Needs. We will explore the possibilities for expanded coordination in serving low income persons in Oakland County.



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

All types of agencies were contacted in an attempt to receive information pertinent to development of the Annual Plan. These attempts were through direct contact; snail mail, phone calls and in person meetings. No group or agency was purposely excluded although many organizations typically do not respond.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance for Housing, Oakland County	The Alliance has the goal of eliminating homelessness in Oakland County. The strategic plan identifies several priorities that overlap with the Alliance's mission. Such as services for victims of domestic violence, mental health services and homelessness prevention.
City of Farmington Hills Master Plan	City of Farmington Hills Planning Commission	The City of Farmington Hills Planning Commission outlines the vision for development of the City.
City of Farmington Hills Capital Improvements Plan	City of Farmington Hills Planning Commission	The City of Farmington Hills Planning Commission outlines goals for capital projects in all areas of the City, including low income areas. The strategic plan identifies the need to improve infrastructure improvements in low/moderate income neighborhoods.
Parks & Rec. 5 Year Master Plan	City of Farmington Hills Parks & Rec Commission	The City of Farmington Hills Parks and Recreation Commission has drafted a 5 Year Master Plan to be approved in 2020 outlining needs within the community. The strategic plan identifies the need to improve public facilities and infrastructure.
HOME Consolidated Plan	Oakland County HOME Consortium	The strategic plan identifies the need to fund housing rehabilitation projects. The HOME Consortium Plan focuses in large part on rehabilitating existing dwellings with HOME funds.

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

## **Narrative**

Farmington Hills has cooperated with many other public entities and local government entities. The HOME Consortium members of Oakland County, Pontiac, Royal Oak, Southfield and Waterford Township have meet regularly during the planning process and will continue to communicate moving forward. Staff will continue to be in contact during the implementation of the Annual Plan. City of Farmington Hills is an active member of SEMCOG (South East Michigan Council of Governments). Community Development office is an active member of MCDA (Michigan Community Development Association), through this organization we communicate regularly with other communities, state agencies and non-profit organizations. Finally our HOME Consortium with Oakland County has provided regular oportunities to work with other agencies and communities in our area. Our office has frequent contact with local business and civic leaders, members of the community and the economic development coordinator. Our offices are located within City Hall and adjacent to the Planning and Building Offices.

**AP-12 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 upcoming year. Public meetings, public notice and direct mailing were utilized to solicit participation. Direct mailing was sent to local communities, local homeowner associations and public service agencies. 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 City posted a 30 day comment period for the Annual Plan (March 11, 2020-April 14, 2020) prior to the public hearing. A notice was posted in the local newspaper, the Farmington Press, to ensure citizen notification of the proposed projects outlined in the Annual Plan. In addition, a public meeting was held in the fall of 2019 (September 24, 2019) to solicit comments on the CDBG program performance and a public meeting was held in the spring of 2020 (April 14, 2020) 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 Hearing	Non-targeted/broad community	Public meeting before City Council meeting was held April 13, 2020. It was attended by members of the community.		Comments were accepted.	

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)
2	Newspaper Ad	Non-targeted/broad community	The newspaper, Farmington Press, posted the public notice comment period, public meeting of April 13, 2020 and proposed budget for CDBG.	None Received.	No comments were unacceptable.	
3	Internet Outreach	Non-targeted/broad community	The 30 day comment period was posted on the City of Farmington Hills Community Development web page.	No public comments were received.	No comments were unacceptable.	<a href="https://www.fhgov.com/">https://www.fhgov.com/_____</a>
4	Public Meeting	Non-targeted/broad community	Three people attended the public meeting of September 24, 2019. The attendees consisted of interested residents and city employees.	General questions were answered. No comments were received.	No comments were unacceptable.	

**Table 4 – Citizen Participation Outreach**

## 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 are the amounts released from the Housing and Urban Development Department. 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 Remainder 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	357,680	50,400		408,080	408,080	The fifth year of entitlement (2020/2021) is \$357,680 plus program income \$50,400.

**Table 5 - 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 leveraged with other public service funds by the organizations receiving them with private contributions. The housing rehabilitation funding will leverage additional home repairs through our partnership with non-profit organizations.

**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: \$325,730	Homeowner Housing Rehabilitated: 21 Household Housing Unit
2	Gain Access to Public Services	2016	2020	Homeless Non-Homeless Special Needs	City of Farmington Hills	Homelessness prevention services Mental Health Services Services for victims of domestic violence	CDBG: \$22,500	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Program Administration	2016	2020	Program Administration	City of Farmington Hills	Program Administration	CDBG: \$58,850	Other: 1 Other

**Table 6 – Goals Summary**



**Goal Descriptions**

1	<b>Goal Name</b>	Improve Ex. Single- Family Homes
	<b>Goal Description</b>	Homeowner Housing Rehabilitation of existing homes to improve the living conditions of 21 low and moderate income homes with home improvement loans and grants.
2	<b>Goal Name</b>	Gain Access to Public Services
	<b>Goal Description</b>	Provide services for Homelessness prevention, Mental Health, Victims of Domestic Violence
3	<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 Fifth Year Annual Action Plan.

#	Project Name
1	Domestic Violence Services - HAVEN
2	Mental Health Counseling - Common Ground
3	Homelessness Prevention - SOS
4	Housing Rehabilitation
5	Project Administration

Table 7 – 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 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 achieve a balance between the needs and eligible activities.

## AP-38 Project Summary

### Project Summary Information

1	<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: \$10,000
	<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 assist victims.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We anticipate 70 families will receive assistance for citywide resident domestic violence services.
	<b>Location Description</b>	The assistance will be provided citywide to residents with crisis counseling over the phone or at the offices of the organization.
	<b>Planned Activities</b>	Counseling, advocacy, legal assistance, exams and crisis intervention.
2	<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: \$5,000

	<b>Description</b>	Common Ground serves those in need throughout the 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. CDBG funds will be expended to reimburse Common Ground for services to persons whose last known address is Farmington Hills.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 young people and families will benefit from the access to services through Common Ground.
	<b>Location Description</b>	Common Ground will assist Farmington Hills residents citywide and at their offices throughout Oakland County.
	<b>Planned Activities</b>	Mental Health counseling and crisis services, shelter, crisis line support, advocacy, and counseling programs.
3	<b>Project Name</b>	Homelessness Prevention – SOS dba. Lighthouse
	<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>	South Oakland Shelter dba. Lighthouse 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>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 persons of all types will benefit from homelessness prevention activities including persons with domestic violence, mental health, veteran, single parents, children and individuals.
	<b>Location Description</b>	Activities will occur citywide and throughout the region.
	<b>Planned Activities</b>	The program is designed to utilize case management services for individual clients to gain access to job and financial training, food, transportation and lodging.
4	<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: \$325,730
	<b>Description</b>	The City administered program will provide technical and financial assistance to low and moderate income families in Farmington Hills to rehabilitate single-family homes on a case by case basis.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 21 homes will be assisted. The families will be qualified as low/mod income and are expected to include families with children and seniors.
	<b>Location Description</b>	Citywide at qualified homeowner addresses within Farmington Hills
	<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 and remediation where required.
5	<b>Project Name</b>	Project 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>	Program Administration
<b>Funding</b>	CDBG: \$58,850
<b>Description</b>	Program administration of CDBG Program to ensure proper management of the program funds and compliance with HUD regulations.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All the families assisted with public services, capital projects and housing rehabilitation will benefit from the proper administration of funds.
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Administration of the CDBG grant funds for all projects including Program Administration and Fair Housing Activities.

## **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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Farmington Hills	

**Table 8 - 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 and do significantly change.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Affordable housing is an important factor for housing within Farmington Hills. The community has very little vacant land but is diverse in size and value of homes. The community has zoning ordinance that allows for affordable sized homes but recently the private housing market has not seen this as a marketable option. Farmington Hills will continue to look for opportunities to act on policies that are within our control including tax abatement to affordable multi-unit housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

City of Farmington Hills is a well-developed community with little room for new housing developments. Maintaining existing housing stock is an important source of affordable housing. The small homes in the existing neighborhoods are among the most affordable housing choice in Farmington Hills. Many of these homes are inherited through families and the main asset of the owners. The occupants have not had many financing options to make necessary repairs and quality of life modifications so many are assisted through the Housing Rehabilitation Program. City Council has taken up the topic of affordable housing but a consensus has not been reached yet.

### **Discussion**

Intentionally left blank.



## **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 called out in the Strategic Plan.

### **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. 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.

### **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. The Community Development Office has had discussions with Habitat for Humanity to explore partnerships to expand both organizations efforts to improve housing quality and homeownership. 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. We will continue to cooperate with Oakland County to distribute lead based paint hazards kits to Farmington Hills residents planning home repairs. We will also work with the Farmington Hills Public Services department to educate the public about the possible sources of lead within the water system.

### **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 the 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 has many ways to cooperate in the implementation of the plan with state and local units of government. City of Farmington Hills is an active member of SEMCOG (South East Michigan Council of Governments).

Community Development Office is an active member of MCDA, through this organization we communicate regularly with other communities, state agencies and non-profit organizations. Finally our HOME Consortium with Oakland County has provided regular opportunities to work with many agencies and communities within the area. The HOME Consortium with Oakland County has provided regular opportunities to work with many agencies and communities within the area.

## **Discussion**

Intentionally left blank.

## Program Specific Requirements

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

#### Introduction

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table.

#### 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:** Legal Notice and City Council Minutes of April 13, 2020