

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 has declined and aged as indicated by the most recent Census. The Census of 2010 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 2017-2018, 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, services 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, Homeless Public Services - To support public services that help those experiencing homelessness or 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. The City of Farmington Hills has over half of its land use in residential. Forty-two 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 2015/2016 the program has invested \$196,335.10 in the Housing Rehabilitation Program (HRP) to complete 19 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). The City also spent \$259,273 to install a new sidewalk in a low/moderate neighborhood. This project leveraged city funding to complete city funded road and drainage improvements. The new walk connects existing walkways and a two school complex. The sidewalk has improved pedestrian movements for elderly, children and handicap persons within the area. The sidewalk project was completed in September 2016 with a total expenditure of \$434,000.

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. Public Comments part of the consideration for funding priorities, 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.

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 22, 2016. Eight 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 24, 2017. No public comments were received. The City posted a 30 day comment period prior to the public hearing. No 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 assist in determining 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

Community Development Office
31555 Eleven Mile Rd
Farmington Hills, MI 48336
Phone 248-871-2543, Fax 248-871-2521, Email ckettler@fhgov.com

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 why the city may expend the program funds over the next five years to address priority needs. During this time the City will focus its consultation efforts toward agencies and organizations that help the City address its priority needs. The City staff will work with service agencies and organizations that support identified priorities.

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)).

The City of 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. A variety of agencies, groups and organizations were consulted during the process. These agencies were also included in the consultation for the annual plan.

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 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 an increase in 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,

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HAVEN
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was contacted to participate in giving information on Community Needs. We anticipate improved coordination of services to persons served by HAVEN. All pertinent comments will be incorporated into the Annual Plan.
2	Agency/Group/Organization	Common Ground
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was contacted to participate in the information on Community Needs. We anticipate improved coordination of services to persons to persons served by Common Ground.
3	Agency/Group/Organization	South Oakland Shelter
	Agency/Group/Organization Type	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

What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in sharing information on Community Needs. We anticipate improved coordination of services to persons served by South Oakland Shelter.

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

All types of agencies were included in an attempt to receive information pertinent to development of the Annual Plan. These attempts were through direct contact through snail mail, phone calls and in person meetings.

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.
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	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 2016-2020.
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.
FH Analysis of Impediments to Fair Housing Choice	City of Farmington Hills Community Development	The Analysis of Impediments to Fair Housing Choice seeks to increase diversity by reducing the impediments to Fair Housing Choice.
2015 Annual Report South Oakland Shelter	South Oakland Shelter	The South Oakland Shelter conducts reviews and publishes a report on the activities and needs of homeless persons in Oakland County.

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.

**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. Comments received were reviewed in context of other funding priorities, other agencies availability to meet the needs specified and the amount of funding available. A notice was posted in the local newspaper to ensure citizen notification of the proposed projects outlined in the Annual Plan. A public meeting was held in the fall of 2016 (September 22, 2016) to solicit comments on the CDBG program and a public meeting was held in the spring of 2017 (April 24, 2017) 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	Eight people attended the public meeting of September 22, 2016. The attendees consisted of interested residents and city employees.	General questions were answered. No comments were received.	No comments were unacceptable.	
2	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public meeting of September 22, 2016.	None received.	No comments were unacceptable.	
3	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public meeting of April 24, 2017.	No comments were received.	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)
4	Public Meeting	Non-targeted/broad community	Public meeting before City Council was held April 24, 2017. It was also broadcast on local access cable.	No public comment was received at the public meeting.	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	305,278	35,000	0	340,278	1,025,284	The second year of entitlement (2017/2018) is \$305,278 plus \$35,000 in program income. The remaining three 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 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

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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: \$289,278	Homeowner Housing Rehabilitated: 28 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: \$15,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Ex. Single- Family Homes
	Goal Description	Housing Rehabilitation of existing homes: to improve the living conditions for 28 low to moderate income, single-family homes with home improvement loans and grants.
2	Goal Name	Gain Access to Public Services
	Goal Description	Provide services for victims of domestic violence, counseling for special needs persons and homelessness prevention services.
3	Goal Name	Program Administration
	Goal Description	Program Administration of the CDBG Program.

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 Second 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	Program Administration

Table 7 – Project Information

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

Priorities outlined in strategic plan.

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 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.

Project Summary Information

1	Project Name	Domestic Violence Services -HAVEN
	Target Area	City of Farmington Hills
	Goals Supported	Gain Access to Public Services
	Needs Addressed	Services for victims of domestic violence
	Funding	CDBG: \$5,500
	Description	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.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	There will be an estimated 70 people assisted by the HAVEN organization. This will be primarily low income families and vulnerable populations of women and children.
	Location Description	The assistance will be provided citywide to residents with crisis counseling over the phone or at the offices of the organization.
	Planned Activities	Counseling, advocacy, legal assistance, exams and crisis intervention.
2	Project Name	Mental Health Counseling - Common Ground
	Target Area	City of Farmington Hills
	Goals Supported	Gain Access to Public Services
	Needs Addressed	Mental Health Services
	Funding	CDBG: \$2,500
	Description	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. Farmington Hills will expend CDBG funds to reimburse Common Ground for services to persons whose last known address is Farmington Hills.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	Common Ground will assist approximately 80 people. Their focus is on vulnerable populations including children.
Location Description	Common Ground will assist Farmington Hills residents citywide and at their offices throughout Oakland County.	
Planned Activities	Mental Health counseling and crisis services - shelters, crisis line support, advocacy, counseling programs and street outreach.	
3	Project Name	Homelessness Prevention - SOS
	Target Area	City of Farmington Hills
	Goals Supported	Gain Access to Public Services
	Needs Addressed	Homelessness prevention services
	Funding	CDBG: \$7,500

	Description	South Oakland Shelter 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.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 people will be assisted. Many are low income families with children.
	Location Description	The activities will occur citywide and throughout the region.
	Planned Activities	Case management to allow clients to access job and financial training, food, transportation and lodging.
4	Project Name	Housing Rehabilitation
	Target Area	City of Farmington Hills
	Goals Supported	Improve Ex. Single- Family Homes
	Needs Addressed	Housing Rehab, Single-Family, Owner Occupied
	Funding	CDBG: \$289,278
	Description	City administered program to 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.
	Target Date	6/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 28 low and moderate income homeowners will receive necessary home repair assistance city-wide to keep them in their homes in a safe and decent condition.
	Location Description	Citywide at qualified homeowner addresses.
	Planned Activities	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.
5	Project Name	Program Administration
	Target Area	City of Farmington Hills
	Goals Supported	Improve Ex. Single- Family Homes Gain Access to Public Services Program Administration
	Needs Addressed	Housing Rehab, Single-Family, Owner Occupied Services for victims of domestic violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Homelessness prevention services Program Administration
	Funding	CDBG: \$35,500

Description	Program administration of CDBG Program to ensure proper management of the program funds and compliance with HUD regulations.
Target Date	6/29/2018
Estimate the number and type of families that will benefit from the proposed activities	Low and moderate income families citywide will benefit from the proposed activities.
Location Description	City wide
Planned Activities	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. An area wide benefit project is not anticipated for the second 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
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 significantly change.

AP-75 Action Plan 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.

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.

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. 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

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

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Program Specific Requirements

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

Introduction

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

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
Total Program Income:	0

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
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