

08/13/2025 Draft

PY2024

(July 1, 2024 – June 30, 2025)

CDBG

(Community Development Block Grant)

CAPER

(Consolidated Annual Performance & Evaluation Report)

City of Farmington Hills

Please note that as of August 13, 2025, the city has not yet completed a fiscal year-end reimbursement for CDBG expenses incurred through the U.S. Department of Housing & Urban Development (HUD)'s online portal. Once the reimbursement is complete, the following CAPER-required reports will be incorporated into the document prior to the submittal to HUD.

PR01 – HUD Grants and Program Income

PR26 – CDBG Financial Summary Report

PR03 – CDBG Activity Summary Report

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During PY2024, the City of Farmington Hills fulfilled several priority needs and associated goals identified in the strategic plan. Funding was provided to several agencies for public service activities in support to low- to moderate-income (LMI) or presumed LMI persons:

The C.A.R.E.S. of Farmington Hills program provided foodbank supportive services to 842 persons, allowing those households to gain access to public services and address the priority need for homeless prevention and health needs.

Common Ground served 382 persons, allowing those individuals to gain access to public services and address the priority needs for domestic violence, mental health and homeless prevention services.

HAVEN served 188 persons, allowing those individuals to gain access to public services and address the priority needs domestic violence and mental health services.

South Oakland Shelter (dba Lighthouse) served 113 persons, allowing those individuals to gain access to public services and address the priority needs for mental health and homeless prevention services.

The Fair Housing Center of Metropolitan Detroit provided fair housing testing services, ad campaigns, training and education which address the impediments to fair housing in the city.

The city's housing rehabilitation program addresses the priority of renovating the City's housing stock and allows single-family homeowners to renovate their dwellings while managing the affordability of those renovations.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Gain Access to Public Service	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	1525	508.33%	725	1525	210.34%
Gain Access to Public Service	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	6		0	6	
Gain Access to Public Service	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	100	0	0.00%			
Improve Ex. Single-Family Homes	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	5	5.00%	17	5	29.41%
Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0.00%			
Program Administration	Administration	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

PY2024 (July 1, 2024 – June 30, 2025) is the fourth year in the City's 5-year consolidated planning efforts. Below is a list of CDBG funded activities and priority needs specified in the strategic plan.

The housing rehabilitation program addressed the following housing priority: To preserve the supply of affordable owner-occupied single-family housing for LMI residents through housing rehabilitation, advocacy, policies, and regulations. It was identified as a high priority.

Homeless prevention and support programs were funded through the City's contracted social service agencies: CARES, Common Ground, HAVEN, and South Oakland Shelter (aka Lighthouse). These needs were identified as a high priority need.

HAVEN addressed access to services for victims of domestic violence and sexual assault, while Common Ground provided behavioral health services addressing access to services for persons in need of mental health assistance.

The Fair Housing Center of Metro Detroit addressed fair housing testing, counseling, and complaint assistance within the City to address the following housing priority need: To promote and ensure fair housing choice for all residents.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	683
Black or African American	318
Asian	89
American Indian or American Native	15
Native Hawaiian or Other Pacific Islander	4
Total	1,109
Hispanic	1
Not Hispanic	1,108

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Race of those directly assisted with PY2024 CDBG-funded activities:

62% White
29% Black /African American
8% Asian
2% Other

According to the U.S. Census Bureau's 2020 DEC data, 59.1% of the city's population is White, 18.2% is Black / African American, 15.3% is Asian, 3.9% is Multi-race and 3.1% are Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	433,398	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Farmington Hills	100		Entitlement Community

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG public service activities and the housing rehabilitation program benefited individuals city-wide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging funds are not required.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	17	5
Number of households supported through the acquisition of existing units	0	0
Total	17	5

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The housing rehabilitation program assisted fewer households due to several challenges. Challenges included many applicants exceeding income limits, refusal or inability to provide required documents, and unclear property ownership. A shortage of qualified applicants further limited our ability to meet the target. Additionally, rehab projects required extensive rehabilitation, increasing our per-unit costs and reducing the total number of households served.

Discuss how these outcomes will impact future annual action plans.

The city defined a goal of assisting 17 low-to-moderate-income households with deferred loans and/or grants to rehabilitate their owner-occupied single-family dwellings. The goal amount is an approximation only. Actual number of units rehabilitated is dependent upon the number of qualified applicants, the amount of funds available, and the total cost to rehabilitate based on individual needs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	1	0
Moderate-income	2	0
Total	5	0

Table 7 – Number of Households Served

Narrative Information

Oakland County provides home improvement assistance county-wide. The City is a member of the Oakland County HOME Consortium. Oakland County's Neighborhood and Housing Development Division is the lead agency for HOME and will report all HOME progress in its reports.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city coordinates with the Alliance for Housing of Oakland County, the lead agency for the Oakland County Continuum of Care (CoC). The Alliance brings together a broad network of partners and service providers to address the needs of persons experiencing homelessness through a community-based process of coordination of care including housing and self-sufficiency through linking with community resources. The Alliance for Housing established and uses a coordinated entry system to provide equitable and consistent access to all potential program participants seeking permanent supportive housing in our local community.

The Alliance is responsible for planning and managing CoC funding allocations, establishing performance standards, evaluating outcomes, and setting priorities to address homelessness across the county. All Alliance meetings are open to the public, advertised on their website, and publicly announced to encourage transparency and community engagement.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Alliance for Housing is a diverse and collaborative group composed of public and private partners, including emergency shelters, warming centers, mental and physical health providers, developmental disability service organizations, and both non-profit and for-profit entities. The Alliance works collectively to end homelessness and expand affordable housing option across the county.

Although the City does not directly receive ESG funds, it actively partners with the CoC, which administers ESG funding. Consultation takes place through regular meetings, coordinated planning efforts, and ongoing data sharing to ensure local efforts are aligned with regional and federal goals.

The City funds social services agencies South Oakland Shelter (aka Lighthouse), Common Ground, HAVEN, and CARES of Farmington Hills to provide emergency services for homeless or persons at risk of becoming homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that

address housing, health, social services, employment, education, or youth needs

The City utilizes CDBG funding to help South Oakland Shelter (aka Lighthouse), HAVEN and Common Ground operate their homelessness assistance programs available to both individuals and families. In addition, the city provides funding to C.A.R.E.S. of Farmington Hills to provide emergency assistance with rent and utilities to keep low-income families in their existing homes.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City utilizes CDBG funding to help South Oakland Shelter (aka Lighthouse), HAVEN and Common Ground operate their homelessness assistance programs available to both individuals and families. In addition, the city provides funding to C.A.R.E.S. of Farmington Hills to provide emergency assistance with rent and utilities to keep low-income families in their existing homes.

Further, the City has supported the Alliance for Housing and Homelessness Assistance Program with their Consolidated Application for HUD funding of projects. The projects are a combination of transitional and permanent housing. These projects have the goal of self-sufficiency in permanent and stable housing. These projects will be supported again once full activities are initiated.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Not applicable. The City of Farmington Hills does not own or maintain public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. The City of Farmington Hills does not own or maintain public housing.

Actions taken to provide assistance to troubled PHAs

Not applicable. The City of Farmington Hills does not own or maintain public housing.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The city is a well-developed community, where very few opportunities exist for new housing. Maintaining existing housing stock is an important source of affordable housing within neighborhoods. The Housing Rehabilitation Program assists homeowners within the City to maintain their homes.

The city's Master Plan promotes a range of housing types and lot sizes to support efforts to accommodate different needs and income levels. It encourages mixed-use development along major corridors (e.g., 12 Mile, Orchard Lake, Grand River) to expand quality rental options and broaden the housing supply. The City supports land use and zoning updates that promote walkability, reduce infrastructure costs, and support public service efficiency. Maintaining smaller, existing homes remains a priority, as they offer some of the most affordable housing options. The City's Housing Rehabilitation Program helps low-income homeowners preserve these homes. The 2024 Master Plan update further addresses barriers to affordability by focusing on housing attainability, expanding the range of housing types, and encouraging design and land use that support residents with varying household sizes, life stages, and physical needs. These priorities reflect a continued effort to align public policy with the evolving housing conditions and preferences of the community.

Also, Oakland County HOME program sets aside funding for CHDO's (15%), and as a member of the HOME Consortium Farmington Hills contributes to this effort. During PY 2023 there were no CHDO activities in Farmington Hills.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The underserved may include special needs individuals, minority concentrations, those experiencing homelessness or at risk of becoming homeless, victims of domestic violence or sexual assault, veterans, the frail and elderly, etc. The city has expended CDBG funds to its social service agencies South Oakland Shelter (aka Lighthouse), Common Ground and HAVEN, to assist homeless, at risk of becoming homeless, at-risk youth and domestic violence victims.

In addition, the city's Special Services department provides senior services to many of the frail and elderly in the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The city's CDBG-funded housing rehabilitation program assists single-family homeowners with renovating their homes. The necessary steps are taken to identify and test for Lead-based Paint (LBP),

ensure the homeowner is aware of its presence and affects by providing them with the report and informational materials. The City also ensures that contractors are knowledgeable and certified in both encapsulation and removal of LBP, specifically note its presence in written specifications, conduct testing for the presence of LBP after the renovations have occurred, and provide the homeowner with test results. Further, the Housing Rehab Specialist is certified as a Lead Inspector/Risk Assessor.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

While the City of Farmington Hills is not the lead agency for broad economic support initiatives, it plays a key supporting role through strategic partnerships and targeted programs that promote financial stability. Due to limited funding for direct social services, the City collaborates with local agencies that are best positioned to deliver effective assistance. A primary tool in this effort is the CDBG-funded Housing Rehabilitation Program, which offers no-interest loans and grants to low- to moderate-income homeowners. The program helps residents maintain safe, stable housing, an essential foundation for health, education and long-term financial well-being. It also supports older residents facing health or mobility challenges in remaining safely housed.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The city maintains an extensive network of housing and service partners, which enables it to expand the effectiveness of its housing and community development programs further than would otherwise be possible. South Oakland Shelter (aka Lighthouse), HAVEN and Common Ground use the HMIS system. The HMIS creates a seamless information system to assist clients that may utilize different agencies for different services. The use of this system reduces redundant institutional efforts and keeps clients on track with their case management.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city continues to coordinate with many agencies to develop an effective institutional structure and enhance inter-agency coordination. The City's continued participation in the Oakland County HOME Consortium provides knowledge of and access to the Continuum of Care, other HUD-funded levels of government within Oakland County, and a broader network of social service agencies to connect challenged individuals and families with essential resources.

Under the agreement between HUD's office of Fair Housing & Equal Opportunity & Oakland County, the county, via its HOME program, agrees to request consultation with regional Public Housing commissions whose jurisdiction includes portions of Oakland County to identify impediments to fair housing choice and actions to affirmatively further fair housing.

The City also participates with Michigan Community Development Association (MCDA) and the National Community Development association. Participation helps to ensure organizational coordination on vital

topics. MCDA membership includes public and private housing and social service agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The city plan identified the need for education and awareness activities as an impediment. The City addressed the impediment as follows:

- The city refers inquiries to other agencies for housing concerns with Oakland County Housing Counseling, the Fair Housing Center of Metro Detroit and the Michigan Department of Civil Rights.
- The city retained the Fair Housing Center of Metro Detroit (FHCMD) to support residents in addressing fair housing issues. FHCMD handled 17 complaints for Farmington Hills residents, provided 64 trainings and conducted 14 fair housing tests on properties located in the city. FHCMD also created training and education that included 21 videos of fair housing webinars available to residents on You Tube. To advertise and provided community outreach, the Center participated in the Arts, Beats, & Eats 2024 festival on Labor Day weekend in nearby downtown Royal Oak, introducing thousands to the Center, its mission, and its fair housing services. The Center also produced and distributed over 5,000 fair housing brochures in the tri-county area . The brochures were printed in English, Arabic and Spanish.
- The Housing Rehabilitation program continues to help residents modify existing homes to better accommodate frail elderly within their homes.
- Citywide newsletter, city website, social media and public service announcements broadcast on local access cable.
- Fair Housing pamphlets in English, Spanish and Arabic are available at City Hall.
- Zoning Ordinance updated definition of “family” to comply with the federal guidelines.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Farmington Hills' Community Development division within the Planning department is responsible for overseeing the CDBG program and ensuring compliance with all applicable standards and requirements. The standards guiding these activities include federal regulations governing the CDBG program, city policies promoting transparency and comprehensive planning requirements aligned with the city's long-term community development goals. This oversight involves coordinating with other city departments and social service organizations to ensure compliance with all applicable regulations. The city publishes notices as required and has made additional information available through the City of Farmington Hills' website. The Community Development division has formal agreements in place with each of the providers prior to commitment of funds. The agreements are reviewed annually to clearly outline the scope of the work and dollar amount of the CDBG-funded grant. The monitoring includes a combination of on-site visits, as needed progress reports to collect data and invoice requests, telephone, email and in-person communication. Projects that are construction-based are competitively bid with women, minority and Section 3 owned businesses in mind at each step. In addition, the city completes an annual financial and program audit through a second party provider.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Public notice regarding the availability of this draft CAPER was published in a local newspaper (The Oakland Press) on August 13, 2025 and posted on the city's website. The notice provides a link to view the draft documents. HUD requires no less than a 15-day public comment period. The comment period ended September 4, 2025. Public meetings/hearings are also held to provide citizens the opportunity comment on the CDBG program. A public hearing was held on August 26, 2025. Any public comment received will be incorporated into the plan.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

None.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI)

grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

None.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

For this reporting period, the city did not have any individuals directly assisted who qualified under Section 3. While no Section 3 individuals were assisted this year, the city remains fully committed to strengthening outreach and engagement with Section 3 individual and businesses to maximize their involvement in future projects.