

## 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 PY 2023 the City of Farmington Hills fulfilled several priority needs and associated goals identified in the Strategic Plan.

CDBG funding was provided to several agencies for public service activities in support of low- to moderate-income (LMI) households. The CARES food bank program provided supportive services for health needs including food and typical household supply purchases. HAVEN provided support for those who are victims of domestic violence. Common Ground served those in need by providing mental health counseling and crisis services. South Oakland Shelter (Lighthouse) provided a wide array of services designed to permanently remove individuals and families from the cycle of homelessness.

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.

A public service project to install fire hydrant extensions in Pasadena Park to provide fire protection coverage in an area which had none, was contracted in 2021 and scheduled to begin in June 2022. Due to an issue with obtaining the required fire hydrants the project did not begin until September 2022 and was completed in 2023. CDBG funds were allocated from multiple fund years for this project.

### **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 Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Gain Access to Public Service	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	3180	1,060.00%	725	2829	390.21%
Gain Access to Public Service	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	1		0	1	
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	17	17.00%	20	12	60.00%
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: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	218				
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.**

PY2023 is the third 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 need to improve existing owner-occupied single-family housing for income eligible homeowners. It was identified as a high priority.

The prevention of homelessness and support for homelessness programs was 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.

Access to services for victims of domestic violence and sexual assault was addressed by HAVEN as a priority need. Common Ground provided mental health services and addressed access to services for persons in need of mental health assistance.

The Fair Housing Center of Metro Detroit addressed fair housing counseling, complaint assistance, and testing within the City, identified as a high priority.

Public facilities and Infrastructure included one project located in a low/moderate income area to provide fire hydrant extensions to residents without fire protection coverage in the Pasadena Park neighborhood. Public facilities were identified as a low priority; however, with funding available and a need to improve safety the project was completed.

**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)

	<b>CDBG</b>
White	1,671
Black or African American	515
Asian	432
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>2,618</b>
Hispanic	0
Not Hispanic	2,618

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

**Narrative**

Race of those assisted with CDBG funds:

63.8% White

19.7% Black or African American

16.5% Asian

The race of those assisted will continue to be incidental, not essential to the city's CDBG program.

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## 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	649,915	

Table 3 - Resources Made Available

### Narrative

The resources made available are listed above and consisted of CDBG entitlement funds \$383,832 and the anticipated program income of \$68,000. The program income actually received from the PY2023 was higher than anticipated totaling \$80,802.45. Also, carryover funding from previous fiscal years was \$185,281.12. The total expenditure for PY2023 was \$548,969.57

### 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 supported through CARES, Common Ground, HAVEN, and South Oakland Shelter along with the housing rehabilitation program benefited individuals citywide. The Pasadena Park fire hydrant extension project benefited individuals living in the following census tract – block group: 167000-2

## 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.**

All PY23 activities were implemented with CDBG funds. Leveraging funds were not required; nor provided.

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**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
<b>Total</b>		

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units	<b>20</b>	<b>12</b>
Number of households supported through the acquisition of existing units		
<b>Total</b>		

**Table 6 – Number of Households Supported**

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

The housing rehab program assisted fewer households because many individual cases required extensive rehabilitation, thus reducing the amount of funds available to serve additional households .. The City did not define a goal of affordable rental housing. We continue to work with Oakland County HOME consortium to look for opportunities to assist rental and owner-occupied households. Outcomes will be reported on the Oakland County CAPER.

**Discuss how these outcomes will impact future annual action plans.**

The City defined a goal of assisting 20 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 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	4	0
Low-income	7	0
Moderate-income	1	0
<b>Total</b>	<b>12</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City is a member of the Oakland County HOME Consortium. Oakland County’s Community and Home Improvement Program is the lead agency for HOME and will report all HOME progress in its reports.

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## **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, who is responsible for coordinating the overall Continuum of Care (CoC). The Alliance is comprised of organizations that include emergency shelters, warming centers, providers of health services, providers of mental health services, services to people with developmental disabilities, developers of affordable housing, administrators of supportive housing programs, municipalities, governmental agencies and faith-based service providers.

The Alliance works to determine how to allocate CoC funds, develop performance standards, evaluate outcomes and develop priorities. All Alliance meetings are open to the public, advertised on their website and announced at public meetings. Strategies in place to reach the CoC's homelessness prevention goals include creating relationships with landlords so intervention can occur before eviction, ensuring all CoC agencies have eviction prevention strategies, creating an outline resource guide of financial assistance programs for case managers and spreading outreach information through faith-based and educational institutions. These efforts use a centralized intake and housing assessment tool to assure that funds are distributed to those most in need, consistent with Farmington Hills' anti-poverty strategy.

The information collected informs the decisions made by Farmington Hills to support organizations that provide for the needs of homeless persons and those at risk of becoming homeless. Additional resources from the CDBG-CV funds were utilized through partner agencies to provide support.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City funds social services agencies South Oakland Shelter (aka Lighthouse), Common Ground, HAVEN, Legal Aid and Defender, Salvation Army 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) operate their homelessness assistance programs available to both individuals and families. In addition, CDBG-CV funding has been provided to several agencies (Legal Aid and Defender, Salvation Army and CARES 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, CDBG-CV funding has been provided to several agencies (Legal Aid and Defender, Salvation Army and CARES 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.

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**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.

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## **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.

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.

The City began developing a new land use Master Plan in 2021. City Council approved the draft Master Plan on July 25, 2024. The document can be found at: <https://engage.giffelswebster.com/farmington-hills-master-plan>. Based on data analysis and public opinion surveys, the city's Master Plan noted "building blocks" that outline the purpose for the plan and highlight community values that relate to the plan. One such building block is Housing. Emphasis is placed on providing a variety of homes and lot sizes that complement existing single-family neighborhoods in the city and transform some major road areas from serving primarily as transportation and commercial corridors to vibrant, mixed-use areas by adding new housing options, including quality option for renters. To achieve this type of development, the future land use plan has added some changes to categories that include some allowances for multi-family and senior housing uses in certain otherwise non-residential districts.

### **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 homeowners are aware of its presence and affects by providing them with informational

material and LBP reports. 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)**

The City relies on existing agencies to assist its residents with access to a wide variety of public services. Poverty-level residents greatly benefit financially and emotionally from livable single-family homes. Keeping residents in a stable living environment can lead to economic stability, upward mobility and poverty reduction. This is a primary goal of the CDBG and CDBG-CV funding.

**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 access to the Continuum of Care, other HUD-funded levels of government within Oakland County, and a broader network of social service agencies to deliver assistance to those in need.

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 16 complaints for Farmington Hills residents, provided 47 trainings and conducted fair housing testing throughout the area. 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 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 posters in English and Spanish posted at City Hall.
- Zoning Ordinance updated definition of “family” to comply with the federal guidelines.

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## **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 Planning division of the City of Farmington Hills' Community Development department as the lead department responsible for overseeing the CDBG program. This oversight involves coordinating with other city departments and social service organizations to ensure compliance with all applicable regulations. The Community Development department has utilized the CDBG Procurement Standards and Subrecipient Monitoring Plans document.

The Community Development department has implemented the Subrecipient Monitoring Plan to gauge the risk of each subrecipient and determine level of monitoring. There are subrecipient agreements with each of the providers prior to commitment of CDBG funds. The agreements are reviewed each year to clearly outline the scope of the work and dollar amount of the CDBG funding granted.

Monitoring of activities and subrecipients consists of a combination of on-site visits, as needed progress reports to collect data and invoice requests, telephone, email and in-person communication.. In addition, the City completes an annual financial and program audit through a second party provider.

CDBG funded activities outreach to qualified businesses when seeking services to assist in the implementation of the CDBG funded projects. Despite an increased difficulty in hiring qualified contractors, projects were moved forward with sealed bids from qualified contractors.

The City published notices as required and has made additional information on a variety of topics including Fair Housing, CDBG activities, program documents and resources, available on the City of Farmington Hills' website.

## **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 draft reports is published in a local newspaper (The Oakland Press) and posted on the City's website. Public meetings/hearings are also held to provide citizens the opportunity comment on the CDBG program. Public notice regarding the availability of this draft CAPER was published in the Oakland Press on August 21, 2024 with a public hearing scheduled for September 6, 2024 at 3 PM ET in the Community Room at City Hall. The 15-day comment period will end on September 6, 2024. 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.**

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**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.**

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### CR-58 – Section 3

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
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**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
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**

A CDBG-funded contract was awarded in 2021 to Springline Excavating for fire hydrant extensions to a local neighborhood without fire protection coverage. The project was publicly bid. The City also attempted to post the bid opportunity three times on February 24, 2022 and February 28, 2022, before the bid opening, on HUD.gov Section 3 Opportunity Portal. Bid documents included Section 3 language that was included in the contract and pre-construction meeting information. The City identified the service area or neighborhood of the project.

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