

City of Farmington Hills
Community Development Block Grant Program
B-18-MC-26-0032
Annual Action Plan (PY 2018-2019)
Third Program Year Action Plan

Five Year Consolidated Plan (2016-2020)
Oakland County HOME Consortium

Prepared by: Department of Planning
and Community Development
June 6, 2018

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Farmington Hills contains 33.4 square miles and is located in the southeastern corner of Oakland County. It incorporated as a city in 1973 and is generally considered to be a mature suburban residential community with office, business, research and industrial businesses to serve the needs of residents. The overall population 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 2018-2019, 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.

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 2016/2017 the program has invested \$180,133.65 in the Housing Rehabilitation Program (HRP) to complete 15 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 \$52,930 to renovate Fire Station #3 with HVAC units. The remainder of the planned renovation, lighting upgrades to increase efficiency for the building and parking lot is scheduled to be completed in the spring of 2018 with additional expenditures

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Multiple opportunities were made available to residents and interested persons to comment on the City of Farmington Hills' CDBG program and indicate desired activities for the upcoming year. Public meetings, public notice and direct mailing were utilized to solicit participation. A public meeting was held at City Hall on September 21, 2017. Four people attended and inquired about the program. The Farmington Hills City Council held a public hearing on April 23, 2018. A series of questions were received from City Council member Theresa Rich prior to the meeting. The City of Farmington Hills posted a 30 comment period prior to the public hearing held on April 23, 2018. The Public Notice was published in a local newspaper and available via the city web page. Comments are part of the consideration for funding priorities as well as other agencies availability to meet the needs specified and the amount of funding available. Comments received during the Consolidated Plan process indicated support for the current projects funded through CDBG program funding. No comments were received on the Annual Plan.

5. Summary of public comments

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

A public meeting was held at Farmington Hills City Hall on September 21, 2017. Four 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 23, 2018. A series of questions were received from City Council Member Theresa Rich. The questions were answered. The City of Farmington

Hills posted a 30 day comment period prior to the public hearing through the city web page and posting in a local newspaper - The Farmington Press on March 21, 2018. 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

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

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

1. Introduction

The Community Development office of City of Farmington Hills in cooperation with other government, non-profit and private agencies, Oakland County HOME Consortium members and Oakland County CoC developed the five year consolidated plan. The five-year plan allowed the City to develop its priority needs. The strategic plan provides an overview of 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. Locally, the largest region of low-income families is located in the southeast corner of Farmington Hills. We have directed consultation efforts to the largest homeowner association within that area. In addition the plan was available for comment prior and during our public hearing at City Council and at City Hall

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

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

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

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

Farmington Hills has worked with The Alliance and Oakland County to work toward the goal of homelessness prevention. The efforts of the Alliance and the organizations using a centralized intake and housing assessment tool assure that funds are distributed to those most in need, consistent with Farmington Hills' anti-poverty strategy. Farmington Hills also has included in goals for this program year homelessness prevention, and Mental Health and Domestic Violence services. Mental Health and Domestic Violence are two key situations that can lead to 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	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>HAVEN</p> <p>Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims</p> <p>Homeless Needs - Families with children</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>The organization was contacted to participate in giving information on Community Needs. We anticipate a coordination of services to persons served by HAVEN. All pertinent comments will be incorporated into the Annual Plan.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Common Ground</p> <p>Services-Children Services-homeless</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>The organization was contacted to participate in the information on Community Needs. We anticipate coordination of services to persons served by Common Ground.</p>
	<p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	

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

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. No group or agency was purposely excluded although many organizations typically do not respond.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance for Housing Oakland County	The Alliance has the goal of eliminating homelessness in Oakland County.
City of Farmington Hills Master Plan	City of Farmington Hills Planning Commission	The City of Farmington Hills Planning Commission outlines the vision for development of the City.
City of Farmington Hills Capital Improvements Plan	City of Farmington Hills Planning Commission	The City of Farmington Hills Planning Commission outlines goals for capital projects in all areas of the City, including low income areas from 2017-2021.
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 periodic 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 met regularly during the planning process and will continue to communicate moving forward. Staff will continue to be in contact during the implementation of the Annual Plan. City of Farmington Hills is an active member of SEMCOG (South East Michigan Council of Governments). Community Development Office is an active member of MCDA, through this organization we communicate regularly with other communities, state agencies and non-profit organizations. Finally our HOME Consortium with Oakland County has provided regular opportunities to work with many agencies and communities within the area. Our office

has frequent contact with local business and civic leaders, members of the community and the economic development coordinator. Our offices are located within City Hall and adjacent to the Planning and Building Offices.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Multiple opportunities were made available to residents and interested persons to comment on the City of Farmington Hills' CDBG program and indicate desired activities for the upcoming year. Public meetings, public notice and direct mailing were utilized to solicit participation. Direct mailing was sent to local communities, local homeowner associations and public service agencies. Comments received were reviewed in context of other funding priorities, other agencies availability to meet the needs specified and the amount of funding available. The City posted a 30 day comment period prior to the public hearing. 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 2017 (September 21, 2017) to solicit comments on the CDBG program and a public meeting was held in the spring of 2018 (April 23, 2018) 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	Four people attended the public meeting of September 21, 2017. The attendees consisted of interested residents and city employees.	General questions were answered. No comments were received.	No comments were unacceptable.	

2	Internet Outreach	Non-targeted/broad community	The 30 Day public comment period was posted on the City of Farmington Hills Community Development web page.	No public comments were received.	No comments were unacceptable.	http://www.fhgov.com/Government/Departments-Divisions/Planning-Community-Development/Community-Development-Office/CDBG-Documents/ProgramYear2018-2019L
3	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public meeting of April 23, 2018.	None received.	No comments were unacceptable.	
4	Public Meeting	Non-targeted/broad community	Public meeting before City Council was held April 23, 2018. It was also broadcast on local access cable.	No public comment was received at the public meeting. A series of questions were asked by City Council member Theresa Rich via email prior to the 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	344,295	35,000	0	379,295	The third year of entitlement (2018/2019) is \$344,295 plus \$35,000 in program income. The remaining two years, approximately \$300,000 in CDBG entitlement grant funds each program year plus \$35,000 in program income generated each program year is anticipated.
						683,522	

Table 5 - Expected Resources - Priority Table

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

matching requirements will be satisfied

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

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

Intentionally left blank.

Discussion

Intentionally left blank.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Ex. Single- Family Homes	2016	2020	Affordable Housing	City of Farmington Hills	Housing Rehab, Single-Family, Owner Occupied	CDBG: \$299,283	Homeowner Housing Rehabilitated: 28 Household Housing Unit
2	Gain Access to Public Services	2016	2020	Homeless Non-Homeless Special Needs	City of Farmington Hills	Homelessness prevention services Mental Health Services Services for victims of domestic violence	CDBG: \$15,500	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Homelessness Prevention: 50 Persons Assisted
3	Program Administration	2016	2020	Program Administration	City of Farmington Hills	Program Administration	CDBG: \$64,512	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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

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.

AP-38 Project Summary

Project Summary Information

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

Table 8 – 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.

AP-38 Project Summary

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	6/29/2019
	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	6/29/2019
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.
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

3

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 80 people will be assisted. Many are low income families with children.</p>
<p>Location Description</p>	<p>The activities will occur citywide and throughout the region.</p>
<p>Planned Activities</p>	<p>Case management to allow clients to access job and financial training, food, transportation and lodging.</p>
<p>Project Name</p>	<p>Housing Rehabilitation</p>
<p>Target Area</p>	<p>City of Farmington Hills</p>
<p>Goals Supported</p>	<p>Improve Ex. Single- Family Homes</p>
<p>Needs Addressed</p>	<p>Housing Rehab, Single-Family, Owner Occupied</p>
<p>Funding</p>	<p>CDBG: \$299,283.21</p>
<p>Description</p>	<p>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.</p>
<p>Target Date</p>	<p>6/29/2019</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>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.</p>
<p>Location Description</p>	<p>Citywide at qualified homeowner addresses.</p>
<p>Planned Activities</p>	<p>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.</p>
<p>Project Name</p>	<p>Program Administration</p>
<p>Target Area</p>	<p>City of Farmington Hills</p>
<p>Goals Supported</p>	<p>Improve Ex. Single- Family Homes Gain Access to Public Services Program Administration</p>

	<p>Needs Addressed</p> <p>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</p>	<p>CDBG: \$64,511.79</p> <p>Program administration of CDBG Program to ensure proper management of the program funds and compliance with HUD regulations.</p> <p>6/29/2019</p> <p>Low and moderate income families citywide will benefit from the proposed activities.</p> <p>City wide</p> <p>Administration of the CDBG grant funds for all projects including Program Administration and Fair Housing Activities.</p>
	<p>Funding</p>	
	<p>Description</p>	
	<p>Target Date</p>	
	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
	<p>Location Description</p>	
	<p>Planned Activities</p>	

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 third 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 9 - 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 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

A lower percentage of Farmington Hills residents working in year-around jobs live below the poverty level compared to Oakland County, the Region and the State of Michigan. Taking this into account Farmington Hills has determined to target, to the best of our abilities, areas of statistically higher poverty levels for education of and involvement in the CDBG funded Housing Rehabilitation Program. Families of lower income financially benefit from livable homes. This program leads to economic stability and opportunities to economically benefit. The City will refer persons in need of social services to agencies with programs that assist with a variety of services necessary for economic advancement and independent living. Also, Farmington Hills will support grant proposals from agencies with Certificates of Consistency with the Farmington Hills Consolidated Plan.

Actions planned to develop institutional structure

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

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

Farmington Hills will maintain contact, to the extent possible, with social service agencies, other governmental agencies and local agencies. The Oakland County HOME consortium group will continue regular meetings through the year. Monitoring of public service recipients of CDBG funding will provide an opportunity to coordinate and enhance communication. Farmington Hills has many ways to cooperate in the implementation of the plan with state and local units of government. City of Farmington Hills is an active member of SEMCOG (South East Michigan Council of Governments). Community Development Office is an active member of MCDA, through this organization we communicate regularly with other communities, state agencies and non-profit organizations. Finally our HOME Consortium with Oakland County has provided regular opportunities to work with many agencies and communities within the area.

Discussion

Intentionally left blank.

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

Intentionally left blank.

12 for students and seniors, and they can be purchased at the door. For more information, visit www.farmington.k12.mi.us or call (248) 489-3499.

'Forced Into Genocide'

The Holocaust Memorial Center, 3123 Orchard Lake Road in Farmington Hills, will host a presentation titled "Forced Into Genocide" at 7 p.m. The presentation will feature memoirs of an Armenian soldier in the Ottoman Turkish army with special guest speaker Adrienne Panayian, an educator and recipient of the prestigious Ellis Island Medal of Honor. Light refreshments will follow the program, which is free with regular admission.

Reservations are required in advance. For more information, call (248) 553-2400.

'Peter and the Starcatcher' at OCC

Oakland Community College will present its production of "Peter and the Starcatcher" at 8 p.m. March 15-17 and March 22-24 at the Smith Theatre on OCC's Orchard Ridge Campus, 27055 Orchard Lake Road in Farmington Hills. The show will feature 15 actors representing more than 11 local communities portraying more than 100 eccentric characters. General admission costs \$15, while students and seniors pay \$5. For more information, call (248) 522-3666 or visit www.oaklandcc.edu/smiththeatre.

FRIDAY, MARCH 23

Night at the movies

Prince of Peace Lutheran Church, located at 28000 New Market Road in Farmington Hills, will present a 7 p.m. film screening of the 2017 drama "Wonder," starring Julia Roberts and Owen Wilson. The event is free and open to the public, and light snacks will be available for purchase. For more information, call the church at (248) 553-3380.

TUESDAY, MARCH 27

History of Farmington and Farmington Hills

Preservation Farmington will present

"How Farmington and Farmington Hills Got Their Shapes" at 7 p.m. at the Farmington Heritage and History Museum, 24915 Farmington Road. Paul Sewick, author of the Detroit Urbanism blog, will speak about the history of how the borders of Farmington and Farmington Hills came to be. Admission costs \$5 per person. For more information, go to www.PreservationFarmington.org.

To submit an event, call (586) 498-1037, email calendar@candgnews.com or visit candgnews.com. Calendar runs in the paper as space permits. To advertise an event, call (586) 924-9193. For the full calendar, visit candgnews.com.

National Ground Water Association

top facts about groundwater use

- Only 1 percent of the water on Earth is usable, 99 percent of which is groundwater.
- The United States uses 349 billion gallons of freshwater every day.
- 53.5 billion gallons of groundwater are used for agricultural irrigation each day. In 1990, that number was 2.2 billion.

or lawn irrigation only. Homes in Farmington Hills near the city of Farmington border have wells," Rudy said.

He added that during the winter after a big snow, residents might be wanting to see a salt truck travel by. That is all fine and well, but salt, even on the street, needs to be used in moderation.

"We try to minimize the amount of salt we put on the roads — we put enough down to make the road safe, but we don't want to over apply the salt because that also contaminates fresh groundwater and even the surface waters — that is a huge issue."

Nash added that it is impor-

tant to be mindful around lakes and streams by picking up pet waste.

"That eventually makes it down to where the southeastern Michigan Great Lakes Water (Authority) pumps all their water out of for us to drink."

Nash said that with well water there can be issues with arsenic in the water, which he described as a "very transitory thing."

"It can come and go. Generally speaking, groundwater is very pure. You know lake water has bacteria and things like that. ... Groundwater is pretty pure water; generally speaking, you are getting good, clean water," Nash said.

He added that well water systems don't come with corrosion control, like city water does, and that can cause leaching of lead in older homes that may have lead fixtures or pipes.

Nash recommends those residents test their water every year or two "to make sure you've got good, pure water."

"That is part of the awareness week of the National Groundwa-

ter Association — it's good to test your drinking water if you have a well just to make sure you can be safe," Nash said.

He added that there are about 800,000 people within the Great Lakes Water Authority region in Oakland County; about one-third of that population lives on well water.

Call Staff Writer Sherri Kolade at (586) 498-1046.

LEGAL/PUBLIC NOTICE

CITY OF FARMINGTON HILLS

**30 Day Comment Period and Notice of Public Hearing
Community Development Block Grant Program
Annual Action Plan 2018-2019
Third Program Year**

The City of Farmington Hills anticipates receiving an estimated \$305,278 from the U.S. Department of Housing and Urban Development for the 2018-2019 Community Development Block Grant Program Year. These funds have been authorized by the U.S. Department of Housing and Urban Development under Title 1 of the Housing and Community Development Act of 1974 and 1977, as amended. In addition, the Housing Rehabilitation Program will receive an estimated \$35,000 in program income from the Housing Rehabilitation activities.

Notice is hereby given that on Monday April 23, 2018 at 7:30 p.m. EST, in the City Council Chambers of City Hall, 31555 Eleven Mile Road, City of Farmington Hills, Oakland County, Michigan. The Farmington Hills City Council will conduct a Public Hearing to discuss the Annual Action Plan 2018-2019, including the proposed use of the Community Development Block Grant funds. If concerned citizens who plan to attend the public hearing are hearing-impaired or non-English speaking, please contact the Community Development office 248-871-2543 so proper arrangements can be made.

The Annual Action Plan is used to guide decision making in the distribution of federal grant funds received by the City during the 2018-2019 program year. Included in the plan will be the proposed use of the City's annual Community Development Block Grant funds. Draft versions of the Annual Action Plan 2018-2019 are available for viewing at the Community Development Office within City Hall at 31555 W. Eleven Mile, during regular business hours 8:30 a.m. to 4:30 p.m.

The proposed statement of Community Development Activities and Projected Use of funds for the 2018-2019 CDBG Program Year is as follows:

Activities	
Housing Rehabilitation	\$268,828
Public Services	\$15,500
CDBG Administration	\$55,950
Total:	\$340,278

A 30-day comment period remains in effect until April 24, 2018. The public is invited to comment on the Annual Action Plan, the proposed use of Block Grant funds and the City's participation in the Community Development Block Grant Program (CDBG). All interested persons may provide written comments to the City of Farmington Hills Community Development Office, 31555 Eleven Mile, Farmington Hills, MI 48336. Information regarding the previous and proposed CDBG Program may be obtained at the City of Farmington Hills, Community Development Office or by calling (248) 871-2543.

ive less than three minutes to get it of your home before the smoke and fire gases become deadly, based on live fire studies conducted by Underwriters Laboratory and the National Institute of Standard and Technology. The early warning given by smoke alarms provide you with extra time to escape, especially children and senior citizens who are most at risk and need extra seconds to get out safely."

Batteries should never be removed from a smoke alarm to take somewhere else. The batter-

ies might not work when they are needed most or never be put back into the alarm. They should also never be removed because the alarm had sounded due to burned food or cooking smoke.

For more information on carbon monoxide and the dangers, visit www.cdc.gov/co/faqs.htm.

For more fire safety information, visit the Bureau of Fire Services website at www.michigan.gov/bfs.

Call Staff Writer Kara Szymani at (586) 498-1037.

Charmaine Kettler - Re: Fwd: CDBG info, please

From: Charmaine Kettler
To: Dave Boyer
Date: 4/23/2018 10:02 AM
Subject: Re: Fwd: CDBG info, please
Cc: Edward Gardiner
Attachments: IMAGE.jpeg; Brochure Did You Know 2018.pdf; Housing Rehab locations completed 2016-2017 PY.pdf

Dave, I have the following information available for Theresa,

First I appreciate the interest in the Community Development Block Grant Program and the effort to understand our program better. I have attempted to answer all the questions below. However, I know that this can lead to additional questions so please feel free to let me know if a phone call or face to face meeting would be helpful.

1. **Do we know which are the slated projects for the year?** - We have Housing Rehabilitation, Public Services (HAVEN, Common Ground, and South Oakland Shelter) and general grant administration. We do not have any capital projects schedule for this year. I do not know what Housing Rehabilitation program locations we will work on until I receive the applications and they are vetted.
2. **They are all residential, yes?** - Yes, Housing Rehabilitation Program is only residential work.
3. **What/where is work being done? I see the yellow blobs on the map of where it could be done, but that does not give the specificity I'm seeking.** The eligibility for Housing Rehabilitation Program assistance is primarily based on family income limits set by HUD each year. As such it can be a home in any area of the city. The map provided is of the areas categorized as low/moderate income eligible for a capital project. This map changes almost every year. I have attached a list and maps of the Housing Rehabilitation Program homes from Program Year 2016-2017 as an example of locations. During that year we worked on Attic Insulation, Municipal water connection, Well replacement, Windows, Roofs, Front Porch, Garage Door Replacement, Siding, Electric repairs, Plumbing Repairs, Furnaces, Hot Water Tank, Municipal Sewer Line Connection, Exterior Door, Boiler Replacement, and Lead Based Paint abatement. This is an excerpt of the yearly report to HUD called the Consolidated Annual Performance and Evaluation Report (CAPER). I have the entire document available if you are interested in reading it.
4. **How much is being spent at each of these locations? If we do not yet know this for this grant, what was the result from the two prior years?** The amount expended for each site is dependent upon the work necessary to put the home into a safe and decent condition. So it varies, depending on the condition and needs of the home. We typically expend an average of \$9,000 per house.
5. **What is the application process?** 6. **How are the locations vetted?** I have attached the program brochure. In general terms the process is:

- Submission of application with required information;
- Staff reviews the application to make sure it is complete and eligible and checks out any requested work.
- The information is reviewed by the Loan Board for acceptance into the program and prioritizes jobs if funding is low.
- The application can be approved or denied.
- Staff then requests bids for work approved by the Loan Board from licensed contractors.
- Bids are reviewed by the Loan Board and the loan amount is set.

- The project is monitored by staff to ensure proper compliance and a lien is placed on the home for the amount of the loan.

7. Are there repeat recipients? In other words, can a resident receive a grant for a roof one year and then something else another? And if they can, how often does this happen? Yes, we have repeat recipients. The program has been in operation for 40 years and we do have locations that have had more than one loan. We have approximately 25% of our applications each year from a repeat recipient. However, the homeowner must meet the eligibility qualifications each time they make an application for assistance.

8. Who is performing the services? For the Housing Rehabilitation Program - licensed contractors perform the services.

9. Is the performance of services one separate contract? Twenty-plus separate contracts? In other words, does Council see this again? For the Housing Rehabilitation Program we would have at least one contract per home project. The work is broken down to get the best pricing and keep the project moving forward at a reasonable pace. For example last Program Year 2016-2017 we had 15 homes with 19 contracts for work. When a capital project is processed the bids are approved by City Council as was done with the Fire Station #3 Lighting Upgrade last year.

10. Who is managing this grant for the city? Planning and Community Development manages the grant. Charmaine Kettler-Schmult is the primary staff person responsible for the program administration with Director Edward Gardiner supervising.

11. How does this amount differ from prior years? The funding amount expected is 1% lower than funds received in 2016 but even with funds received in 2017.

12. How does this amount compare to what was sought? The CDBG funding is not competitive but formula based set by HUD. We don't have the option to request another amount.

13. What has happened with past CDBG grant recipients? Were these residents still in their homes two or three years later or did they take the improvements to be able to sell and move on?

Most homeowners are still in their homes after five years. Occasionally, an owner passes away or loses the home through foreclosure in a shorter time frame. This is infrequent. When the home is sold a repayment of the loan is required so we are able to monitor how long after the loan people sell the homes and under what circumstances.

14. Is there any requirement that CDBG grant recipients have to remain in their residence for a time period after the work is completed? There is not a contractual requirement for people to stay in their homes but the owners do sign an understanding that the program prohibits profiteering or selling the home after the repairs for profit.

15. What has been the trendline for these CDBG grants - five years, perhaps. Amounts? General locations? Maybe expand out those yellow blob areas on the map to color in where work has happened in the past several years.

Funding has been trending down over the last five years.

\$344,500 in 2013

\$316,885 in 2014

\$312,647 in 2015

\$307,503 in 2016

\$305,278 in 2017

Housing rehabilitation program work has occurred primarily in the southeast corner of the city but we have over the years had projects throughout the city.

Capital projects over the last few years, from most recent, have been:

Fire Station #3 Lighting Improvements,

Gill Road Sidewalk, from Nine Mile to Colfax

Old Town Park Improvements at Independence and Waldron

Independence Sidewalk from Roosevelt to Waldron

I don't currently have a map of the locations but can generate one if you would like.

If you have further questions my office number is 248-871-2543 and I will be in attendance at the City Council meeting this evening.

Charmaine Kettler-Schmult
Community Development Coordinator

>>> Dave Boyer 4/23/2018 8:22 AM >>>

Hi,

Can you help me with the questions below.

David Boyer
City Manager
City of Farmington Hills
dboyer@fhgov.com
(248) 871-2500

>>> Theresa Rich 4/23/2018 7:50 AM >>>

Good morning, Dave -

I would appreciate some more information about the CDBG intentions. A quarter of a million dollars is a lot of money and I would appreciate some clarity, please.

Specificially:

1. Do we know which are the slated projects for the year?
2. They are all residential, yes?
3. What/where is work being done? I see the yellow blobs on the map of where it could be done, but that does not give the specificity I'm seeking.
4. How much is being spent at each of these locations? If we do not yet know this for this grant, what was the result from the two prior years?
5. What is the application process?
6. How are locations vetted?
7. Are there repeat recipients? In other words, can a resident receive a grant for a roof one year and then something else another? And if they can, how often does this happen?
8. Who is performing the services?
9. Is the performance of services one separate contract? Twenty-plus separate contracts? In other words, does Council see this again?
10. Who is managing this grant for the city?
11. How does this amount differ from prior years?

12. How does this amount compare to what was sought?
13. What has happened with past CDBG grant recipients? Were these residents still in their homes two or three years later or did they take the improvements to be able to sell and move on?
14. Is there any requirement that CDBG grant recipients have to remain in their residence for a time period after the work is completed?
15. What has been the trendline for these CDBG grants - five years, perhaps. Amounts? General locations? Maybe expand out those yellow blob areas on the map to color in where work has happened in the past several years.

Thank you.

Warm regards,

Theresa

Theresa Rich, PhD
City Council Member



WHEREAS, under his leadership, the CCCEP distributed more than 23,500 copies of the *Emergency Preparedness Handbook*, produced a series of cable television shows on preparedness topics, conducted first aid awareness and self-defense classes, and participated in two large-scale disaster training exercises; and

WHEREAS, Mike was nominated by his fellow volunteers in the CCCEP for the 2006 Governor's Service Award for Exemplary Volunteer Service and the 2009 Michigan Citizen Corps Coordinator of the Year; and

WHEREAS, by hosting eighteen Women's Self-Defense Classes that have trained over 1,500 women and raised over \$15,000 in donations for HAVEN, Mike has had a far-reaching and important impact on our community.

NOW, THEREFORE, BE IT RESOLVED that I, Ken Massey, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby recognize and thank **Michael J. Sweeney** for his dedication to community service and for his significant role in enhancing the quality of life for all citizens in Farmington Hills.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Steckloff, support by Knol, to approve the Consent Agenda as read.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

Faye Schuett, Cass Avenue, suggested that changes are made to the board and commission appointment process for Farmington Hills.

Camilla Liebold, Vice-President of the Library Board of Trustees, commented on the divisiveness of the current Library Board that she felt was created by the Mayor and Council and her concern with the appointment process. Vice-President Liebold announced her resignation and submitted her resignation letter to Mayor Massey.

Joan McRoberts, President of Farmington Public Schools Transportation, presented Mayor Massey with a donation to Farmington SAFE on behalf of the bus drivers of Farmington Public Schools.

Elyse Streit, Director of the Library Board, read a letter from Suzanne Paul, Farmington resident, who has also resigned from the Library Board of Trustees.

COUNCIL MEMBER'S COMMENTS AND ANNOUNCEMENTS

Councilmember Rich made the following comments:

- Thanked the Library Board of Trustees for their service although she is saddened by the resignations

- Congratulated the City on a successful Earth Day Celebration
- Thanked staff member Charmain Kettler-Schmult for answering her questions regarding the Community Development Block Grant Program
- Announced her appointment to the SEMCOG Workforce Development Task Force

Councilmember Lerner made the following comments:

- Mentioned the 8 Mile Road Boulevard Association event
- Acknowledged various staff members' efforts in the Earth Day Celebration
- Thanked Bosch and Panasonic for funding a new park trail

CITY MANAGER UPDATE

City Manager Boyer made the following announcements:

- The City received a \$45,000 grant from Bosch for the City's Stem Program
- Team Farmington Special Olympics Bowl-a-thon was held this past Saturday
- Road Construction projects are to begin early May and a map is on the website showing all planned 2018 state, county and city major road projects

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2018/2019 PROJECTED USE OF FUNDS. CMR 4-18-31

Charmaine Kettler-Schmult, Staff Planner, explained the Community Development Block Grant (CDBG) 2018/19 projected use of funds and provided an example of how the housing rehabilitation program has helped one recipient. She discussed projected amounts for the program and expenditure categories.

Mayor Massey opened the public hearing. There being no comments, Mayor Massey closed the public hearing.

MOTION by Lerner, support by Bruce, that the City Council of Farmington Hills hereby approves the Five Year Consolidated Plan and Community Development Block Grant Program Year 2018/2019 budget to include: 1) \$268,828 for Housing Rehabilitation, 2) \$15,500 for Public Service Organizations, and 3) \$55,590 for program administration; and in the event federal funding is reduced by no more than 20%, the Public Service Organizations will still be fully funded; and

FURTHER, authorizes the City Manager to prepare and submit an application for Community Development Block Grant funds to the U.S. Department of Housing and Urban Development within sixty days of the date allocations are announced but no later than August 16, 2018.

Roll Call Vote:

Yeas: BRIDGES, BRUCE, KNOL, LERNER, MASSEY, RICH AND STECKLOFF
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/16/2018

4. Applicant Identifier:

5a. Federal Entity Identifier:

B-18-MC-26-0032

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Farmington Hills

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6006902

* c. Organizational DUNS:

0850312010000

d. Address:

* Street1:

31555 Eleven Mile Road

Street2:

* City:

Farmington Hills

County/Parish:

Oakland County

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

48336-1103

e. Organizational Unit:

Department Name:

Planning & Community Developme

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Charmaine Kettler-Schmult

Middle Name:

* Last Name:

Kettler-Schmult

Suffix:

Title:

Community Development Coordinator

Organizational Affiliation:

City of Farmington Hills

* Telephone Number:

248-871-2543

Fax Number:

248-871-2451

* Email:

ckettler@fhgov.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U. S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Entitlement Grant -CDBG

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant Program within City of Farmington Hills

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="344,295.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="35,000.00"/>
* g. TOTAL	<input type="text" value="379,295.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

6/6/18

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

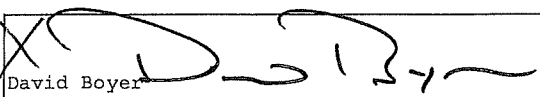
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  David Boyer	TITLE City Manager
APPLICANT ORGANIZATION City of Farmington Hills	DATE SUBMITTED 08/16/2018

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

6/16/18
Date

CITY MANAGER
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

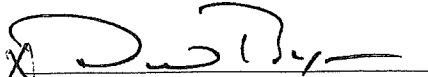
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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


Signature of Authorized Official

6/6/18
Date

CITY MANAGER
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

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

N/A
Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

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

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

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A
Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.