

**City of Farmington Hills**  
**Community Development Block Grant**  
B-21-MC-26-0032  
**Annual Action Plan (PY 2021-2025)**  
**And**  
**Five Year Consolidated Plan (2021-2025)**  
Oakland County HOME Consortium

Prepared by: Department of Planning  
And Community Development  
May 14, 2021

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Farmington Hills contains 33.4 square miles and located in the southeastern corner of Oakland County. It incorporated as a city in 1973 and considered to be a maturing suburban residential community with office, business, research and industrial businesses to serve the needs of residents. The population has fluctuated down from 2000 (82,111) to 2010 (79,740) and has rebounded to 81,214 in 2019. The American Community Survey for 2015-2019 indicates a continued increase in the number of minority residents throughout the community. The City of Farmington Hills is still awaiting the results of the 2020 Census to give a clearer picture of demographics within the community. The City of Farmington Hills has undertaken the preparation of the Consolidated Plan in conjunction with the HOME Consortium consisting of Oakland County, City of Pontiac, Waterford Township, City of Royal Oak and City of Southfield. Farmington Hills will administer the CDBG Program and Oakland County will continue to act as the HOME Coordinator and administrator of the HOME funds.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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 five years through the following activities: Housing Rehabilitation, Services for victims of domestic violence, Public facilities and infrastructure improvements, Mental health counseling, Fair Housing and Homeless prevention services. Each activity has identified specific ways to benefit low/moderate income families within Farmington Hills.

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

The Farmington Hills Program has functioned as it was intended. Expenditures were slow in 2020 due to the economic slow down caused by the COVID-19 pandemic. The end of 2020 was spent trying to catch up on projects intended to be completed in the beginning of 2020. Highlights from 2019/2020 include:

Housing Rehabilitation: The Housing Rehabilitation Program (2019/2020) proposed the rehabilitation of 15 single-family, owner occupied homes with a budget of \$177,289. This activity completed projects to

provide 'decent affordable housing' to 7 households. Although this was below the target number of homes served, the program expended \$182,172. There was issue with timeliness partially due to the record amount of program income from the repayment of home repair loans in PY 2019/2020. Homes were repaired to address maintenance items of existing homes, eliminate mobility concerns and manage affordability for the owners.

Capital Improvements: Two projects were scheduled to be completed in 2019/2020, a sidewalk installation and park improvements in a low-income neighborhood. A new sidewalk connecting two existing subdivisions improved the non-motorized mobility of the area. This provides a safe access for the elderly, handicap persons and children of the area. Construction of the sidewalk was started in the summer but was not completed until the fall of 2020. A total of \$6,192.77 was expended prior to the new fiscal year. The park project included new playground equipment and connecting walkways were installed with pour-in-place rubberized play surface to expand the accessibility of the play space. The park improvements were also completed in the fall of 2020 and was not included in the 2019/2020 accomplishments.

Public Services: Three organizations were funded to prevent homelessness by addressing domestic violence, mental health services and case management of persons in need. The total amount budgeted, \$22,500 was expended.

#### **4. Summary of citizen participation process and consultation process**

The City of Farmington Hills has provided many participation opportunities and has reached out to residents and organizations to participate in the discussion of goals and objectives of Farmington Hills for the next five years. Public meeting, virtual public meetings, public notice, on-line survey and direct mailing were utilized to solicit participation of all agency types. The Community Needs Survey was posted electronically through Survey Monkey with a link from the City of Farmington Hills web site. A press release was sent to all local news outlets. It was mailed to key interest groups on January 6, 2021. The survey was posted electronically until January 30, 2021. Comments were received in context of other funding priorities, other agency's ability to meet the needs specified and amount of funding available. The final plan was made available to the public and a notice published in the local paper on March 7, 2021 to ensure citizen notification. A public hearing was held November 2, 2020 to solicit comments and a virtual public meeting was held April 12, 2021 to allow for public comment on the draft document. A revised funding amount notice was received and public notice issued for a five day comment period, May 24-29, 2021. Any comments received were added to the Attachments section of this document.

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

The results of the on-line survey are in the Attachments section of this document. The results focus on the needs of the community for housing, public services and public facilities. No public comments were received at the public meeting held November 2, 2020. Any comments from the public meeting held

April 12, 2021 or public notice published May 23, 2021 will be in the Attachments section of this document.

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

The City of Farmington Hills received and considered comments of citizens, public agencies and other interest groups important to the Consolidated Plan process. Prior to the submission of the Consolidated Plan and Annual Action Plan a 30-day comment period is established to solicit public comment on the final document. Any comments received more than 15 days after the public hearing may not be considered until the following year. A waiver for the change in funding allowed for a reduction in the public notice posting from 30 days to not less than 3 days. Farmington Hills published and was open to receive public comment for five days prior to submission of the plan.

## **7. Summary**

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



# The Process

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

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 has undertaken the preparation of the Consolidated Plan in conjunction with the HOME Consortium consisting of Oakland County, City of Pontiac, Waterford Township, City of Royal Oak and City of Southfield. Farmington Hills will administer the CDBG program and Oakland County will continue to act as the HOME Coordinator and administer the HOME funds.

### Consolidated Plan Public Contact Information

City of Farmington Hills Community Development

31555 W. Eleven Mile Road

Farmington Hills, MI 48336

Attn: Charmaine Kettler-Schmult, Community Development Coordinator

Phone 248-871-2543

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Farmington Hills has consulted with other government, non-profit and private agencies, including the Alliance for Housing Oakland County's Continuum of Care to develop the 2021-2025. Consultations included on-line survey to area residents, businesses, non-profits, direct solicitation and HOME Consortium team meetings. A wide variety of agencies, groups and organizations were consulted during the process.

### **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(I)).**

The City of Farmington Hills participated in Oakland County's efforts to address the needs of those served by the public housing providers and community health agencies. Representatives of public housing providers were invited to attend a special virtual meeting on the needs of their clients. Oakland County Public Housing providers include the Commissions of: Pontiac, Southfield, Ferndale and South Lyon (Administered by City of Plymouth). In addition, the Michigan State Housing Development Authority (MSHDA) provides Housing Choice Vouchers throughout the County. A second virtual meeting was held for health and service agencies. Both virtual meetings were held in the spring of 2021.

There was an impact on community input due to the COVID-19 pandemic. Many communities were closed and many agencies were focused on serving those in need. Therefore, events that were scheduled to enhance input were cancelled.

Many private and governmental, health, mental health and service agencies meet regularly throughout the year as a group. HOME Consortium members attend such meetings including CoC events. HOME Consortium members attended the virtual Annual Alliance for Housing Retreat held on September 24, 2020. Regular contact is maintained by HOME Consortium members throughout the year and more frequent contact when planning and implementing shared projects. The City of Farmington Hills will continue to share information and provide certificates of consistency and support housing projects.

### **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, 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 to people with developmental

disabilities, developers of affordable housing, administrators of supportive housing programs, municipalities, governmental agencies and faith-based service providers. The Alliance has five committees to address the goals of ending homelessness: Strategic Planning, Funding and Advocacy, Project Monitoring and Performance Outcomes, Systems Coordination and Implementation, Finance and Audit and Oakland County Centralized Housing Registry.

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.

The CoC gives homeless shelters and service providers an opportunity to design effective approaches to address the needs of homeless persons. CoC participants consult in the Consolidated Plan process by identifying gaps and priorities within the housing continuum.

Strategies in place to reach the CoC's homelessness prevention goals including: 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 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.

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

Farmington Hills' staff has communicated 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, Community Development activities and the 5 Year Consolidated Plan. 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: Grace Centers of Hope, HAVEN, South Oakland Shelter, Common Ground, Hope Adult Shelter and Welcome Inn. 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. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HAVEN
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-Health Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs survey electronically and via hard copy mail. We anticipate improved coordination of the services to persons served by HAVEN. All pertinent comments will be incorporated into the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Common Ground
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs Survey electronically and hard copy mail. We anticipate improved coordination of services to persons served by Common Ground.
3	<b>Agency/Group/Organization</b>	South Oakland Shelter
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs Survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by South Oakland Shelter.
4	<b>Agency/Group/Organization</b>	Oakland County Health Division
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs Survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by Oakland County Health Division.
5	<b>Agency/Group/Organization</b>	Fair Housing Center of Metro Detroit
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to participate in the Community Needs Survey electronically and via hard copy mail. We anticipate improved coordination of services to persons served by the Fair Housing Center of Metropolitan Detroit.
6	<b>Agency/Group/Organization</b>	Greater Farmington Area Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Greater Farmington Area Chamber of Commerce was contacted to participate in the Community Needs Survey electronically and hard copy mail. All pertinent comments will be incorporated into the Consolidated Plan.
7	<b>Agency/Group/Organization</b>	SEMCOG - Southeast Michigan Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SEMCOG was contacted to participate in the Community Needs Survey electronically and via hard copy mail. Information from SEMCOG was also utilized in the market analysis of Farmington Hills and analysis of non-housing needs.
8	<b>Agency/Group/Organization</b>	Botsford Hospital
	<b>Agency/Group/Organization Type</b>	Health Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Botsford Hospital/Beaumont of Farmington Hills was contacted to participate in the Community Needs Survey electronically and hard copy via mail. the hospital is a major employer within Farmington Hills and does address public health issues within the community. All pertinent comments will be incorporated into the Consolidated Plan.
9	<b>Agency/Group/Organization</b>	Community Housing Network, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Housing Network was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	City of Royal Oak
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Royal Oak was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
11	<b>Agency/Group/Organization</b>	city of Southfield
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Southfield was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
12	<b>Agency/Group/Organization</b>	City of Warren
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Warren was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan. City of Warren handles the HOPWA funding on behalf of Farmington Hills. All pertinent comments will be incorporated into the Consolidated Plan.

13	<b>Agency/Group/Organization</b>	OAKLAND LIVINGSTON HUMAN SERVICE AGENCY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OLSHA was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
14	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rebuilding Together was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
15	<b>Agency/Group/Organization</b>	CITY OF LIVONIA - DEPT. OF COMMUNITY RESOURCES
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Livonia was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
16	<b>Agency/Group/Organization</b>	REDFORD TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Redford Township was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.
17	<b>Agency/Group/Organization</b>	FARMINGTON HILLS
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Farmington Hills Dept. of Special Services, Police and Fire was contacted to participate in the Community Needs Survey electronically and hard copy via mail. All pertinent comments will be incorporated into the Consolidated Plan.

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

All types of agencies were contacted in an attempt to receive information pertinent to development of the Consolidated Plan. These attempts were through direct contact, snail mail, phone calls and 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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Alliance for Housing Oakland County	The Alliance for Housing Oakland County has a goal of eliminating homelessness in Oakland County.
City of Farmington Hills Master Plan	City of Farmington Hills Planning Commission	The City Planning Commission has outlined a vision for the development of the City.
City of Farmington Hills Capital Improvements Plan	City of Farmington Hills Planning Commission	The City Planning Commission outlines goals for capital projects in all areas of the City, including low income areas, from 2020-2025

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Grand River Corridor Vision Plan 2013	Grand River Corridor Group	The City of Farmington Hills and the 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	The Analysis of Impediments to Fair Housing Choice seeks to increase diversity of community by reducing impediments to Fair Housing Choice.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Farmington Hills has cooperated with many other public entities and local government entities. Many are listed above in the listing of agencies, groups and others who participated in the process of developing the Consolidated Plan. The HOME Consortium members of Oakland County, Pontiac, Royal Oak, Southfield and Waterford Township have meet during the planning process and will continue to communicate moving forward. Staff will continue to be in contact during the implementation of the Consolidated Plan.

**Narrative**

Intentionally left blank.

**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 next five years. Public meetings, public notice, on-line survey, virtual meetings and direct mailing was used to solicit participation. The Community Needs survey was posted electronically through Survey Monkey with a link from the City of Farmington Hills web site. It was mailed to key interest groups on January 6, 2021. The survey was posted electronically until January 30, 2021. 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 plan was made available to the public and a notice was posted in the local paper and on the city webpage to ensure citizen notification. A public hearing was held in the fall of 2020 (November 2, 2020) to solicit comments and a virtual public meeting in the spring of 2021 (April 12, 2021) 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	County solicitation of citizens.	Comments on all topics were reviewed.	No comments were unacceptable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Non-targeted/broad community	Anonymous replies from 146 people primarily Farmington Hills residents.	Residents were concerned about mental health facilities, senior transportation, capital improvements, economic development and housing topics. Full results in the Attachments section of this document.		
3	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public meeting of November 2, 2020	None received.	No comments were unacceptable.	
4	Newspaper Ad	Non-targeted/broad community	Newspaper notice for public hearing of April 12, 2021	Meeting minutes are included in the Attachments section of this document. No comments were received.	No comments were unacceptable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Newspaper Ad	Non-targeted/broad community	Newspaper notice of May 23, 2021.	Comments will be included in the Attachments Section of this document.	No comments were unacceptable.	

**Table 4– Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Identifying public facilities need is an important component in maintaining and enhancing the low and moderate areas. The use of Community Development Block Grant funds public facilities projects in the past have improved the living environment of many low/moderate income neighborhoods with projects that limited funding would not have allowed.

### **How were these needs determined?**

Information from the Capital Improvements Plan (CIP) and public comment determine locations in need. CIP is assembled each year for projects that require significant public funds. The document is assembled by the Planning Commission and receives public comment before being recommended to the City Council. Also, public survey comments were collected from residents during the month of January in 2021. The results of the public survey are included in the Attachments section.

In addition, any project considered must fulfill the following: compliance with national objectives, be located in a low/moderate income area, have support of the neighborhood, be CDBG eligible and improve the living environment of the project area.

### **Describe the jurisdiction's need for Public Improvements:**

Identifying Public Improvements needs is an important component in maintaining and enhancing low and moderate income areas. The use of the Community Development Block Grant funds for public facilities in the past have improved the living environment of many low/moderate income neighborhoods with projects that limited funding would not have allowed.

### **How were these needs determined?**

Information from the Capital Improvements Program (CIP) and public comment determined the locations in need. The CIP is assembled each year for projects that require public funds. The document is assembled by the Planning Commission and received public comment before being recommended to City Council. Also, public survey comments were collected from residents during the month of January in 2021. The results of this survey are included in the Attachments section.

In addition, any project considered must fulfill the following: compliance with national objectives, be located in a low/moderate income area, have support of the neighborhood, be CDBG eligible and improve the living environment of the project area.

**Describe the jurisdiction’s need for Public Services:**

The City of Farmington Hills has the same issues as any other community of its size and age including homelessness, domestic violence, mental health, youth and elder services.

**How were these needs determined?**

Direct requests are received from public service agencies, general public and public survey from residents collected during the month of January 2021 were utilized to determine the needs of the community. In addition, any project considered must fulfill the national objective of serving low-moderate income residents.

**Based on the needs analysis above, describe the State's needs in Colonias**



## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

This section presents a brief overview of the Farmington Hills housing market. The attached table outlines the number of properties by number and percentages of units.

The City of Farmington Hills' housing stock in number of units has increased slightly from 2010- 2019. Farmington Hills is a mature city with little vacant residential property available for new construction. Demolition and reconstruction and development of "difficult" properties continue to add units slowly.

#### All residential properties by number of units 2015-2019 ACS data

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section provides an overview of the Farmington Hills area Economic Development activities and challenges. The Non-Housing Community Development Assets contains pre-populated data and tables provided by HUD. This information was supplemented by information available to communities by SEMCOG.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	41	41	0	0	0
Arts, Entertainment, Accommodations	3,259	4,031	10	7	-3
Construction	845	1,436	3	2	-1
Education and Health Care Services	6,600	10,315	20	17	-3
Finance, Insurance, and Real Estate	2,942	9,463	9	15	6
Information	868	1,438	3	2	-1
Manufacturing	3,609	7,237	11	12	1
Other Services	1,225	2,956	4	5	1
Professional, Scientific, Management Services	7,558	15,147	23	25	2
Public Administration	0	0	0	0	0
Retail Trade	3,874	4,721	12	8	-4
Transportation and Warehousing	791	693	2	1	-1
Wholesale Trade	1,883	4,251	6	7	1
Total	33,495	61,729	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	43,260
Civilian Employed Population 16 years and over	41,035
Unemployment Rate	5.15
Unemployment Rate for Ages 16-24	13.49
Unemployment Rate for Ages 25-65	3.73

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	15,620
Farming, fisheries and forestry occupations	1,315
Service	3,325
Sales and office	9,915
Construction, extraction, maintenance and repair	1,235
Production, transportation and material moving	1,195

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,525	62%
30-59 Minutes	13,390	35%
60 or More Minutes	1,280	3%
<b>Total</b>	<b>38,195</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	735	140	645
High school graduate (includes equivalency)	4,055	255	1,625
Some college or Associate's degree	8,585	530	2,445
Bachelor's degree or higher	20,735	720	3,740

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	35	60	175	390	700
9th to 12th grade, no diploma	410	240	140	510	945
High school graduate, GED, or alternative	1,370	1,050	1,445	3,440	3,325
Some college, no degree	2,670	2,000	1,710	4,725	2,795
Associate's degree	185	605	875	1,670	575
Bachelor's degree	905	3,840	3,365	6,910	3,060
Graduate or professional degree	120	2,335	2,835	5,915	2,945

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,904
High school graduate (includes equivalency)	27,436
Some college or Associate's degree	35,742
Bachelor's degree	61,421
Graduate or professional degree	74,533

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors are “Professional, Scientific, Management Services” with 22% of jobs, “Education and Health Care Services” with 15% of the jobs and “Finance, Insurance and Real Estate” with 14% of jobs.

**Describe the workforce and infrastructure needs of the business community:**

The workforce is overwhelmingly educated beyond high school. There are a significant number of workers who have an advanced degree.

Infrastructure needs of the business community consists of roadways, fiber optics and energy. The majority of workers travel by car to work from outside the community. Condition of the roads and bridges has been a regional and state issue for businesses. There is a public transportation system available but less than 1% use this to travel within and through the community. Fiber optics is critical for many industries and especially the top employment sectors within Farmington Hills. This is a private service that has been expanding within the community. Energy in the amount needed for research and manufacturing is a major concern for new businesses and businesses that want to relocate. The DTE Energy grid has gaps within the community for these types of businesses.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

City of Farmington Hills residents approved a road millage in 2014. This significant investment in the local roadway system has been making progress to improve the roadway conditions. SEMCOG data indicates the pavement condition within the City has increased the road classified as “Good” from 11% in 2007 to 30% in 2019. However, the roads classified as “Poor” also increased from 14% in 2007 to 48% in 2019. The improvement in road conditions will require steady progress in road and bridge replacement.

Private investments in development have been good. Major projects have moved steadily forward even with work stopped during the COVID-19 pandemic. Hotels, corporate buildings and the Beaumont Hospital at Botsford were major projects over the last five years.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The skills and education correspond quite closely to the employment opportunities in the area. The largest gap is in the section of “Finance, Insurance and Real Estate” with a 6% oversupply of workers to available jobs.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Many institutions of higher education have training and career support services locally available, Oakland University and Michigan School of Professional Psychology. There are also state wide organizations with services: State of Michigan Workforce Development Agency that offers education, training, programs and services. Community Ventures is a statewide work force initiative to encourage employers to hire from select Michigan cities. Skilled Trades Training Program also makes state funding available to companies to train employees for specific skilled trade jobs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Farmington Hills has joined with City of Farmington to development the Grand River Corridor Improvement Authority and a TIF to accompany this effort. The geographic area encompasses a linear area from Inkster to downtown Farmington. The City of Farmington Hills will support private investments and leverage public improvements to improve aesthetics and mobility in the area.

**Discussion**

Intentionally left blank.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

A concentration of housing with three or more housing problems higher than 40%. Based on this definition there is only one concentration of households with multiple housing problems. The highest concentration is of extremely low income households between 35-62% in an area along Inkster Road between Ten Mile and I-696. This area does not have a high number households within the category of extremely low income and can be targeted with assistance to address housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A neighborhood with a concentration of minority population may loosely be defined as a tract or block group in which the percentage of persons of a particular or ethnic minority is at least twice as large as that minority's city-wide population.

Based on this definition, Farmington Hills has a concentration of persons of minority descent living in two tracts 1689 and 1652. Asian population is 14% citywide, 36% in tract 1689 and 34% in tract 1652 (ACS 2015-2019). Other minorities do not meet the definition of concentration within Farmington Hills.

### **What are the characteristics of the market in these areas/neighborhoods?**

Both tracts (1689 and 1652) are located in the southwest quadrant of Farmington Hills. The boundaries of the tracts are Drake to Halsted Road stretching a half mile north and south of Grand River Avenue. The tracts are dominated by multi-family complexes. Poverty is not an issue in the area. The population is predominately foreign-born persons of working age (24-65) with median incomes between \$62,055 and 69,817.

### **Are there any community assets in these areas/neighborhoods?**

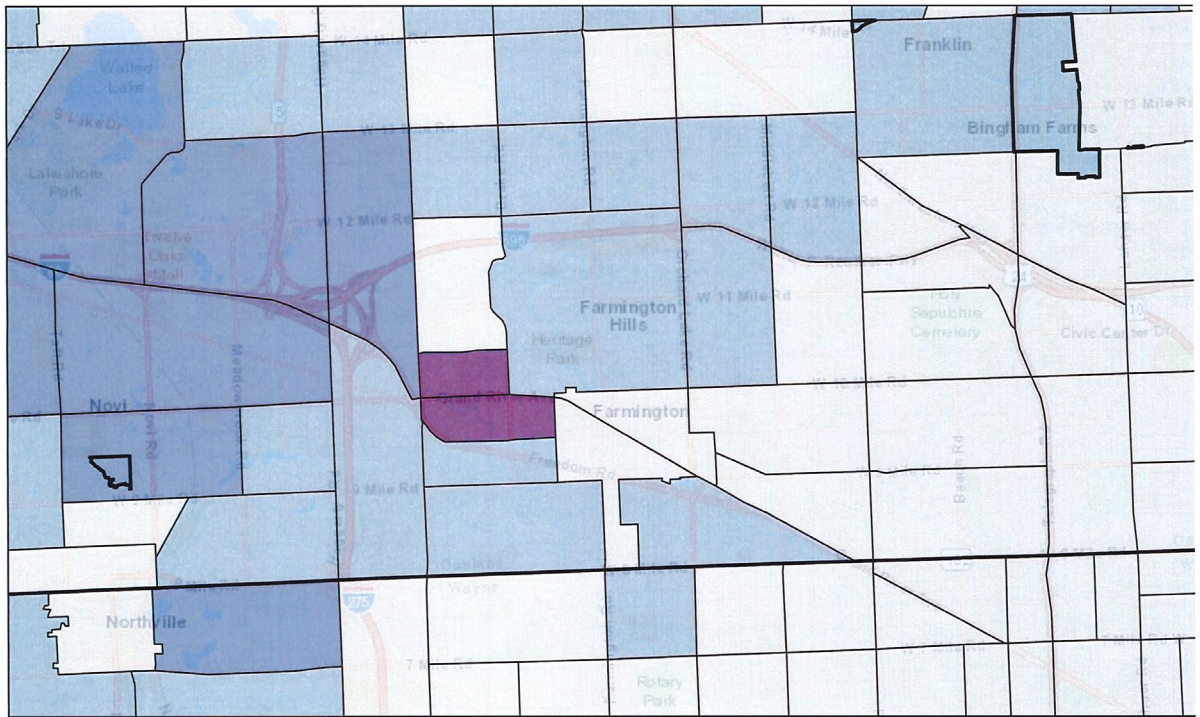
Both tracts are located along Grand River Avenue and SMART bus line has several stops that connect to work opportunities within Farmington Hills and communities to the east (Detroit). The area includes a shopping center with grocery and several retail opportunities. The tracts are also adjacent to manufacturing and research office businesses.

### **Are there other strategic opportunities in any of these areas?**

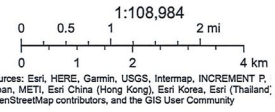
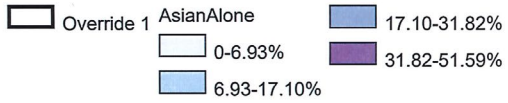
Both tracts are adjacent to freeway access (M-5 and I-275) that provides opportunities for those with their own vehicles to commute to many nearby communities.



### CPD Maps - Consolidated Plan Concentration of Asian

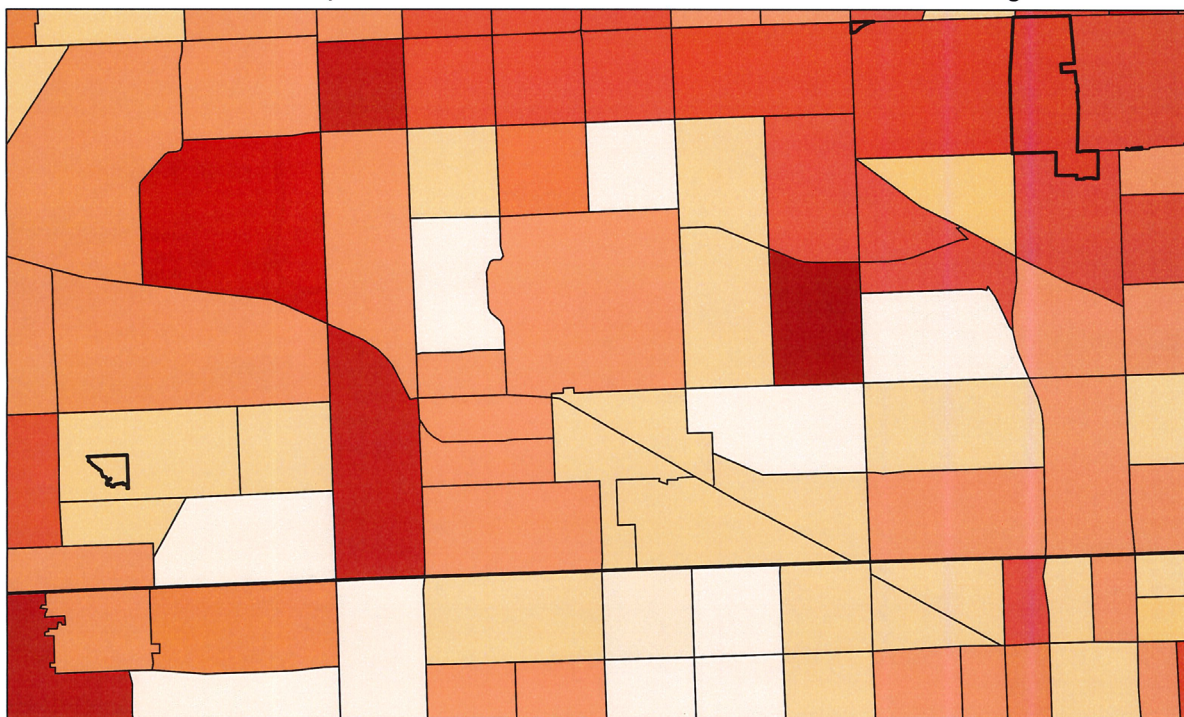


March 3, 2021

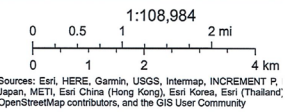
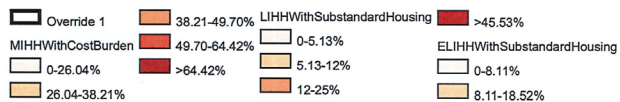


### Minority Concentration - Asian

CPD Maps - Consolidated Plan LI and ELI substandard housing



March 3, 2021



Substandard housing map

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The majority of homes within Farmington Hills have broadband available (99.4%) and 89.6 % of households currently use the existing broadband service. Assistance may be needed for low income homeowners to update their current electric system to utilize the service available in the community. The data indicates the majority of households without broadband are over the age of 65. SEMCOG data indicates 20% of households over 65, which is a significant population in Farmington Hills, do not utilize broadband. There may be some reluctance to embrace new technologies with this age group. Also, the data reviewed was from 2019 and may not be accurate as during 2020 the COVID-19 pandemic required households to connect to internet and broadband in order to function during the shutdown.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The City of Farmington Hills currently has a number of options for broadband internet service providers. The majority of households served are utilizing two service providers. There are more than four options within the City of Farmington Hills. There does not appear to be a great need for additional service providers.

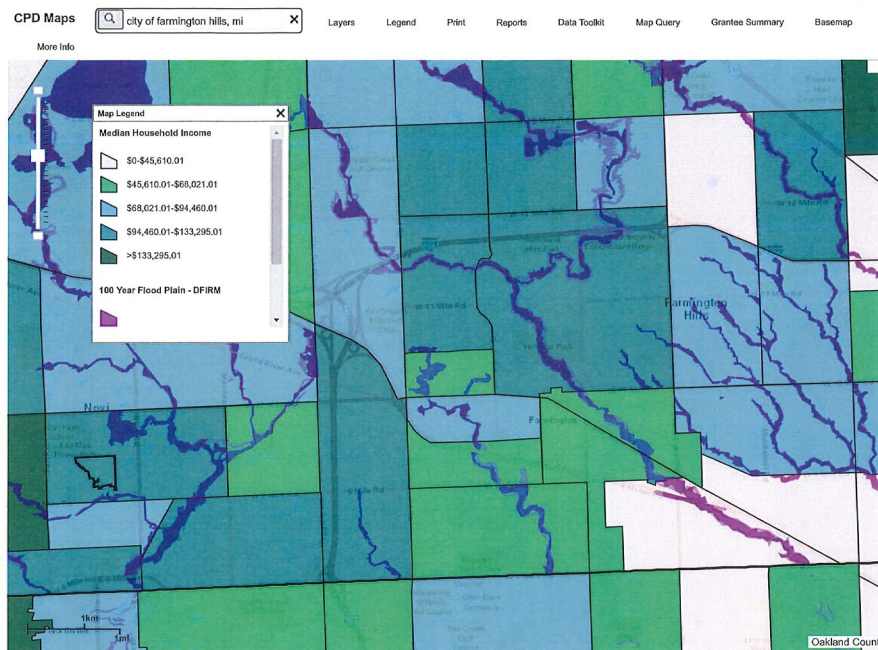
## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Farmington Hills is fairly well positioned to address an increase in natural hazard risks due to climate change. The emergency services has assembled an Emergency Preparedness response to a variety of natural disasters that could increase with climate change (flooding, tornados, extreme heat and cold).

### Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City of Farmington Hills fortunately has very few low income households with an increased risk of flooding. The data analyzed has come from CPD Maps overlaying the 100 year floodplain with Median Household Income for 2019. Other natural disasters such as tornados are very difficult to predict the location of impact and will need to be addressed on a case by case basis. The City of Farmington Hills has the resources through funding to assist households that may be impacted.



**FH Flood risk w/median income**



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan provides an overview of why the City of Farmington Hills may spend CDBG program funds over the next five years to address the following priority needs:

- Housing Rehabilitation; single-family, owner occupied
- Physical improvements to transportation corridors and parks within low/moderate income areas.
- Physical infrastructure improvements within low/moderate income areas
- Fair Housing Education
- Public Facilities improvements
- Homelessness prevention services
- Services for victims of domestic violence
- Mental Health Services
- Program Administration



## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Farmington Hills
	<b>Area Type:</b>	Entitlement Community
	<b>Other Target Area Description:</b>	Entitlement Community
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Activities will be within Farmington Hills or serve FH residents and selected for their ability to meet the CDBG program's National Objectives and Goals of the Consolidated Plan. All activities will benefit low and moderate income individuals and families, regardless of location within the City. In addition, the City will work with service agencies to monitor conditions in areas with relatively high percentages of low and moderate income minority populations. If this population increases significantly, Farmington Hills may choose to direct CDBG funds to implement activities in such low to moderate income areas. The City of Farmington Hills will consider activities designed to improve the physical condition of the neighborhood to benefit all residents in the target area.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehab, Single Family, Owner Occupied
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Improve Ex. Single-Family Homes Program Administration
	<b>Description</b>	This activity provides expertise, contractors and funding (low-interest deferred loans and grants toward rehabilitation of owner-occupied, single-family dwellings. All participants must be income qualified to participate.
	<b>Basis for Relative Priority</b>	A large percentage of Farmington Hills' housing stock consists of single-family homes. The City also has an increasing population of aging residents. The program is designed to renovate the City's aging housing stock, allow elderly and low to moderate income families affordability, retain existing residents and eliminate mobility and physical accessibility concerns.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High



	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Gain Access to Public Service Program Administration
	<b>Description</b>	This activity provides the following services to victims of domestic violence and sexual assault: education, legal advocacy, immediate medical/forensic examination, counseling and emergency housing.
	<b>Basis for Relative Priority</b>	The Alliance for Housing Annual State of Homelessness report indicates a top reason for homelessness for adults in families is domestic violence. Victims of domestic violence require immediate assistance with housing and non-housing needs to prevent homelessness and/or rapidly re-house those who are unable to return to their place of residence due to a volatile situation.
3	<b>Priority Need Name</b>	Mental Health Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Unaccompanied Youth Persons with Mental Disabilities
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Gain Access to Public Service Program Administration

	<b>Description</b>	Mental health issues are a documented issue that contribute to homelessness. In order to prevent homelessness, this activity will support a variety of mental health services.
	<b>Basis for Relative Priority</b>	The Alliance for Housing 2019 Annual State of Homelessness indicates a top reason for homelessness in adults is the issue mental health. This activity seeks to stabilize individuals to reduce the risk of homelessness and/or re-house those who are homeless.
<b>4</b>	<b>Priority Need Name</b>	Public Facilities and Corridor Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure Program Administration
	<b>Description</b>	This activity involves identifying, designing and implementing physical improvements to a variety of city facilities, buildings, transportation systems and city parks. Physical improvements to include building improvements, road surfacing, street lighting, sidewalks or bike lanes and ADA compliant curbs.
	<b>Basis for Relative Priority</b>	The city's 5 Year Capital Improvement Plan identifies needs and financing sources for public improvements. The CIP is a tool to implement various plans and assist in the city's financial planning. This document identifies areas in need of improvement and can be matched with areas of eligibility. A wide variety of users will benefit depending on the type and location of the physical improvements. In addition, the on-line needs survey identified a number of physical improvements within the city by primarily residents of Farmington Hills. The City of Farmington Hills Recreation Master Plan also have projects within parks that are in need. Currently the opportunity for parks is limited due to the location of low/mod areas identified each year by HUD.

5	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	This activity involves implementing Fair Housing requirements and includes analyzing and removing obstacles to affordable housing. This activity will also include public education of an individual's right to fair housing.
	<b>Basis for Relative Priority</b>	Per HUD regulations, each program year the City certifies it will comply with anti-discrimination laws and further fair housing.
6	<b>Priority Need Name</b>	Public Infrastructure Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Entitlement Community
<b>Associated Goals</b>	Improve Public Facilities and Infrastructure Program Administration	

	<b>Description</b>	This activity would improve access to sanitary sewer, municipal water and drainage systems. The physical improvements would include identifying, designing and implementing physical improvements to the sewer system, water main system and drainage systems.
	<b>Basis for Relative Priority</b>	The City's 5 Year Capital Improvements Plan identifies needs and financing sources for public infrastructure improvements. The purpose of the CIP is to facilitate orderly planning of infrastructure improvements to; maintain, preserve and protect the city's existing infrastructure system to ensure an efficient delivery of services to the community. The CIP has indicated a number of locations in need of new mains or replacement sewer and water mains that are past their useful life. There is also a number of locations in need of improvements to drainage systems. A wide variety of users will benefit from the improvements.
<b>7</b>	<b>Priority Need Name</b>	Homeless Prevention services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Entitlement Community
	<b>Associated Goals</b>	Gain Access to Public Service Program Administration
	<b>Description</b>	This activity seeks to provide financial services for the prevention of homelessness for individuals originating from the City of Farmington Hills to access a wide variety of social services.

<b>Basis for Relative Priority</b>	Those at imminent risk of residing in shelters or becoming unsheltered include those facing unemployment, eviction, having substance abuse issues, affordable transportation and housing options. Access to programs and support will allow these individuals to live independently.
------------------------------------	--

**Narrative (Optional)**

Intentionally left blank.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 in the Consolidated Plan is estimated for Plan Years Two through Five. In addition, the City will cooperate with other agencies, including non-profits to leverage entitlement funds.

The City of Farmington Hills’ share of HOME funds will be administered by Oakland County the lead agency. HOPWA funds will be administered by City of Warren on behalf of Farmington Hills. The City of Farmington Hills continues to be in communication with both organizations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	360,239	50,000	396,266	806,505	1,560,032	The first year entitlement (PY 2021/2022) will be \$360,239 plus \$50,000 in program income and \$396,266 from previous year resources. The remaining four years, approximately \$355,008 in CDBG entitlement plus \$35,000 in program income generated each year is anticipated.

**Table 14 - Anticipated Resources**

**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 utilized in capital projects to leverage local funds, if they become available, to complete important projects within low/moderate income areas for necessary physical improvements. Public service funds will be leveraged with other funding sources by the organizations receiving them to leverage private contributions. The City of Farmington Hills does not require organizations/agencies to provide “matching” or non-CDBG funds.

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

Intentionally left blank.

**Discussion**

Intentionally left blank.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Common Ground	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
HAVEN	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Lighthouse of Oakland Co., Inc.	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Rebuilding Together	Non-profit organizations	Ownership	Region
Community Housing Network, Inc	Non-profit organizations	Homelessness Non-homeless special needs Ownership Public Housing Rental public services	Region
Botsford Hospital	Private Industry	Non-homeless special needs public services	Region
Oakland County Community & Home Improvement	Government	Ownership	Region
Alliance for Housing Oakland County Continuum of Care	CHDO	Homelessness	Region
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY	Government	Public Housing	State



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Warren	Government	Non-homeless special needs public services	Region

**Table 15 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system continues to change. There are a number of public service organizations/agencies that coordinate to serve people in need. This coordination is a great strength in the delivery system of services. Improved communication and leverage of funding, where possible, may help close the gaps in the delivery system. Some organizations/agencies may not receive CDBG funding but will coordinate with the city to provide services and other programs to the city's residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Homeless individuals and families are assisted by gaining access to existing public service organizations via a tailored plan for their specific needs. Public service organizations are designed to meet the client's immediate and long-term housing and non-housing needs. Each client is assigned a case manager. Case managers utilize the regional homeless management information system (HMIS) software to create and implement a step-by-step managed care plan for each client. HMIS tracks a client's history and progress with public services. The case manager coordinates access to individual public services needed by each client.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strength: HMIS is an excellent service delivery system that tracks progress on an individual basis. Gap: The rotating shelter program does not require daily clients to utilize HMIS to receive assistance. Their participation is voluntary. While it provides immediate shelter, it does not help the client with long-term issues causing homelessness.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals - 91.415, 91.215(a)(4)

### 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	2021	2025	Affordable Housing	City of Farmington Hills	Housing Rehab, Single Family, Owner Occupied	CDBG: \$1,565,231	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Gain Access to Public Service	2021	2025	Homeless Non-Homeless Special Needs	City of Farmington Hills	Services for Domestic Violence Mental Health Services Homeless Prevention services	CDBG: \$112,500	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted  Homelessness Prevention: 100 Persons Assisted
3	Improve Public Facilities and Infrastructure	2021	2025	Non-Housing Community Development	City of Farmington Hills	Public Facilities and Corridor Improvements Public Infrastructure Improvements	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2021	2025	Administration	City of Farmington Hills	Housing Rehab, Single Family, Owner Occupied Services for Domestic Violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure Improvements Homeless Prevention services	CDBG: \$288,806	Other: 1 Other

Table 17 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Improve Ex. Single-Family Homes
	<b>Goal Description</b>	Affordable Housing: The goal is to preserve and increase the quality and availability of affordable owner-occupied housing through rehabilitation.

<b>2</b>	<b>Goal Name</b>	Gain Access to Public Service
	<b>Goal Description</b>	Homeless and Non-Homeless Special Needs: Improve access to public services for those in need. So they may gain access to the wide variety of existing services available to enhance life skills and self-sufficiency.
<b>3</b>	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Non-Housing Community Development: Improvements at public facilities such as City Buildings, Parks and Recreation, physical improvements to transportation corridors such as sidewalks, resurfacing roadways, drainage, water and sewer main repair and replacement. To improve overall accessibility by reducing barriers in public facilities and maintain a viable and sustainable community through infrastructure improvements.
<b>4</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Administration of CDBG program and implementation of Fair Housing requirements.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Farmington Hills participates with the Oakland County HOME Consortium and will cooperate with them to determine and work toward an agreed upon goal.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Housing units funded with CDBG funds must meet Federal Lead-Based Paint (LBP) regulations. The City of Farmington Hills operates a CDBG funded housing rehabilitation program on single-family dwellings. The program has specific procedures which outline the steps to educate, test, contain and/or remediate LBP. Rehabilitation projects in which the structure was constructed before 1978 fall under the Federal LBP regulations. A lead hazard information pamphlet is provided to participants in the housing rehabilitation program. If the structure was built before 1978, a LBP risk assessment is conducted. The findings are incorporated into the specifications for the rehabilitation work. Contractors participating in the housing rehabilitation program doing work involving lead based paint must present documentation certifying them as a LBP certified contractor. Occupancy plan would be developed to ensure occupants will not be exposed during site work. Results of the clearance tests are provided to the homeowner.

These actions educate the public of the danger of LBP and provide a LBP free living environment for occupants upon completion of work.

### **How are the actions listed above integrated into housing policies and procedures?**

Applicants are provided informational packets. Evaluation and testing is conducted before and after site improvements, when appropriate. All contractors are required to meet certification requirements.

The City CDBG program also cooperates with the State of Michigan Department of Community Health on lead hazard education and abatement by providing a Certificate of Consistency with the Consolidated Plan, when funding is available for the state program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

A lower percentage of Farmington Hills men and women live below the poverty level compared to Oakland County, the Region and state of Michigan. Taking this information into account the City of Farmington Hills has established the following methods to reduce the number of poverty-level families within the community.

To reduce the number of poverty level families, the city may target, to the best of our abilities, known areas of statistically higher poverty-level families for education and involvement in the CDBG funded housing rehabilitation program. Families of low income will financially benefit from livable single-family homes. This program leads to economic stability and opportunities to economically benefit.

The City of Farmington Hills has a Section 3 policy and encourages contractors to hire lower income persons from the area.

The City of Farmington Hills will continue to 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.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Farmington Hills will coordinate with social service agencies, other governmental and local agencies to encourage affordable housing and assistance to persons living in poverty. The City may work with the social service agencies, governmental and local agencies to further identify the needs of those threatened with poverty to find resources to meet their needs. Grant application proposals by service organizations for programs that would assist poverty level persons will be supported with Certificates of Consistency with the Consolidated Plan.

## **SP-80 Monitoring - 91.230**

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

CDBG funded activities are monitored on an as needed basis dependent upon nature and schedule of the project. Staff understands there are several types of monitoring: administrative, financial, program, project and subrecipient. Monitoring may be done using a variety of techniques: telephone, email, in-person communication, on-site visits, photographic review of subrecipient's project files, approval of invoices, local reporting forms and required HUD forms.

City staff monitors projects to ensure program compliance with Federal regulations. Interdepartmental staff will be utilized to monitor public improvements projects with random on-site monitoring and financial reviews. Monitoring includes ensuring compliance with a variety of areas including but not limited to: Section 3, minority and women owned businesses and labor and wage requirements.

The staff members of the Community Development office will conduct subrecipient monitoring during the program year for outside agencies. The results of the monitoring will be provided to the subrecipient and placed in the project file.



## 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 in the Consolidated Plan is estimated for Plan Years Two through Five. In addition, the City will cooperate with other agencies, including non-profits to leverage entitlement funds.

The City of Farmington Hills' share of HOME funds will be administered by Oakland County the lead agency. HOPWA funds will be administered by City of Warren on behalf of Farmington Hills. The City of Farmington Hills continues to be in communication with both organizations.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	360,239	50,000	396,266	806,505	1,560,032	The first year entitlement (PY 2021/2022) will be \$360,239 plus \$50,000 in program income and \$396,266 from previous year resources. The remaining four years, approximately \$355,008 in CDBG entitlement plus \$35,000 in program income generated each year is anticipated.

**Table 18 - 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 utilized in capital projects to leverage local funds, if they become available, to complete important projects within low/moderate income areas for necessary physical improvements. Public service funds will be leveraged with other funding sources by the organizations receiving them to leverage private contributions. The City of Farmington Hills does not require organizations/agencies to provide “matching” or non-CDBG funds.

**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	2021	2025	Affordable Housing	City of Farmington Hills	Housing Rehab, Single Family, Owner Occupied	CDBG: \$327,878	Homeowner Housing Rehabilitated: 21 Household Housing Unit
2	Gain Access to Public Service	2021	2025	Homeless Non-Homeless Special Needs	City of Farmington Hills	Services for Domestic Violence Mental Health Services Homeless Prevention services	CDBG: \$22,500	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	Improve Public Facilities and Infrastructure	2021	2025	Non-Housing Community Development	City of Farmington Hills	Public Facilities and Corridor Improvements	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2021	2025	Administration	City of Farmington Hills	Housing Rehab, Single Family, Owner Occupied Services for Domestic Violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure Improvements Homeless Prevention services	CDBG: \$56,127	Other: 1 Other

Table 19 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Improve Ex. Single-Family Homes
	<b>Goal Description</b>	Housing Rehabilitation of Existing homes: to improve living conditions for 21 low to moderate income homes with home improvement loans.

<b>2</b>	<b>Goal Name</b>	Gain Access to Public Service
	<b>Goal Description</b>	Provide Public Service Activities for victims of Domestic Violence, Mental Health, Homelessness prevention, counseling for special needs and other public services.
<b>3</b>	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Public Facilities and Infrastructure activities to benefit low/moderate income verified areas.
<b>4</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Administration of the CDBG program and Fair Housing requirements.

## 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 projects to be undertaken by the City of Farmington Hills to fulfill the goals of the Annual Action Plan.

#	Project Name
1	Housing Rehabilitation 2021
2	Domestic Violence Services - HAVEN 2021
3	Homelessness Prevention -SOS 2021
4	CDBG Program Administration 2021
5	Mental Health Counseling - Common Ground 2021
6	Public Facility

Table 20 – Project Information

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

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation 2021
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Improve Ex. Single-Family Homes
	<b>Needs Addressed</b>	Housing Rehab, Single Family, Owner Occupied
	<b>Funding</b>	CDBG: \$327,878
	<b>Description</b>	City administered program to provide technical and financial assistance to low and moderate income families in Farmington Hills to rehabilitate existing single-family homes on a city-wide basis.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated 21 families will be assisted.
	<b>Location Description</b>	The assistance will be available city wide for income eligible residents.
	<b>Planned Activities</b>	Home repairs to low and moderate income families to include lead based paint activities where required by regulations.
2	<b>Project Name</b>	Domestic Violence Services - HAVEN 2021
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Gain Access to Public Service
	<b>Needs Addressed</b>	Services for Domestic Violence
	<b>Funding</b>	CDBG: \$10,000



	<b>Description</b>	Victims of domestic violence receive counseling, advocacy, legal assistance, exams and crisis intervention services at HAVEN. CDBG funds will be expended to reimburse HAVEN for their assistance to Farmington Hills residents who are domestic violence victims.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 60 individuals from Farmington Hills will be assisted by HAVEN during PY 2021/2022.
	<b>Location Description</b>	Victims of domestic violence come from all areas of the City of Farmington Hills.
	<b>Planned Activities</b>	HAVEN provides victims of domestic violence with counseling, advocacy, legal aid, exams, shelter and crisis intervention services.
<b>3</b>	<b>Project Name</b>	Homelessness Prevention -SOS 2021
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Gain Access to Public Service
	<b>Needs Addressed</b>	Homeless Prevention services
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	SOS, aka. Lighthouse provides a wide array of services designed to permanently remove individuals and families from the cycle of homelessness. CDBG funds will be utilized to reimburse Lighthouse for services provided in its emergency shelter program. The program is designed to utilize case management services for individual clients to gain access to job and financial training, food, transportation and lodging. It will assist those experiencing homelessness with a last known address of Farmington Hills.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 20 persons from Farmington Hills will receive services.

	<b>Location Description</b>	Persons needing assistance will be from anywhere in the City of Farmington Hills.
	<b>Planned Activities</b>	The program is designed to utilize case management services for individual clients to gain access to job and financial education, training, food, transportation and lodging.
<b>4</b>	<b>Project Name</b>	CDBG Program Administration 2021
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Housing Rehab, Single Family, Owner Occupied Services for Domestic Violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure Improvements Homeless Prevention services
	<b>Funding</b>	CDBG: \$56,127
	<b>Description</b>	Program Administration of the CDBG program to ensure proper management of the program funds and compliance with HUD regulations.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All persons touched by the programs and funded public service activities will benefit from the proper administration of the CDBG funds.
	<b>Location Description</b>	The administration activities will occur within Farmington Hills City Hall.
	<b>Planned Activities</b>	Program Administration, Fair Housing
<b>5</b>	<b>Project Name</b>	Mental Health Counseling - Common Ground 2021
	<b>Target Area</b>	City of Farmington Hills

	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Housing Rehab, Single Family, Owner Occupied Services for Domestic Violence Mental Health Services Public Facilities and Corridor Improvements Fair Housing Public Infrastructure Improvements Homeless Prevention services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Common Ground serves those in need throughout Oakland 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.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 50 individuals from Farmington Hills will be assisted by Common Ground during PY 2021/2022.
	<b>Location Description</b>	Individuals in need are distributed throughout the City of Farmington Hills.
	<b>Planned Activities</b>	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.
<b>6</b>	<b>Project Name</b>	Public Facility
	<b>Target Area</b>	City of Farmington Hills
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure

<b>Needs Addressed</b>	Public Infrastructure Improvements
<b>Funding</b>	CDBG: \$400,000
<b>Description</b>	The City of Farmington Hills will make physical improvements to the water main system, fire hydrant extension or drainage system within a low/moderate income area of Farmington Hills.
<b>Target Date</b>	6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are approximately 100 families that will benefit from the improvements to the public facilities improvement in Farmington Hills.
<b>Location Description</b>	The work will be conducted in a verified low/moderate income eligible area of Farmington Hills.
<b>Planned Activities</b>	Physical improvements

## **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. A capital project that has an area wide benefit is scheduled for the first year of the Consolidated Plan. The area will be verified prior to commitment of funds. Also, the updated eligible area information distributed by HUD each year will be monitored to match areas identified by the City of Farmington Hills' Capital Improvement Plan and areas in need in subsequent years.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Farmington Hills	100

**Table 21 - 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-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

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 the 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 organizations that assist domestic violence, at risk youth and those experiencing homelessness or at at-risk of becoming homeless.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Farmington Hills will continue to work with Oakland County HOME Consortium during the next year. The cooperation 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 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 foster and maintain affordable housing**

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 to correct lead-based paint hazards in accordance with lead-safe practices.

### **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 to correct lead-based paint hazards 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 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. The program leads to economic stability and opportunities to economically benefit.

The City of Farmington Hills 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 City of 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 HOME consortium group will continue regularly meet through the year. Monitoring of public service recipients of CDBG funding will provide an opportunity to coordinate and enhance communication.

Farmington Hills will continue to participate in MCDA conferences and other organizations annual meetings to ensure organizational coordination on vital topics.

### **Discussion**

Intentionally left blank.

## Program Specific Requirements

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

#### Introduction

The City of Farmington Hills will reprogram any available program income into the Housing Rehabilitation. The City of Farmington Hills will not have any program income that will not be reprogrammed.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

Intentionally left blank.



# Attachments

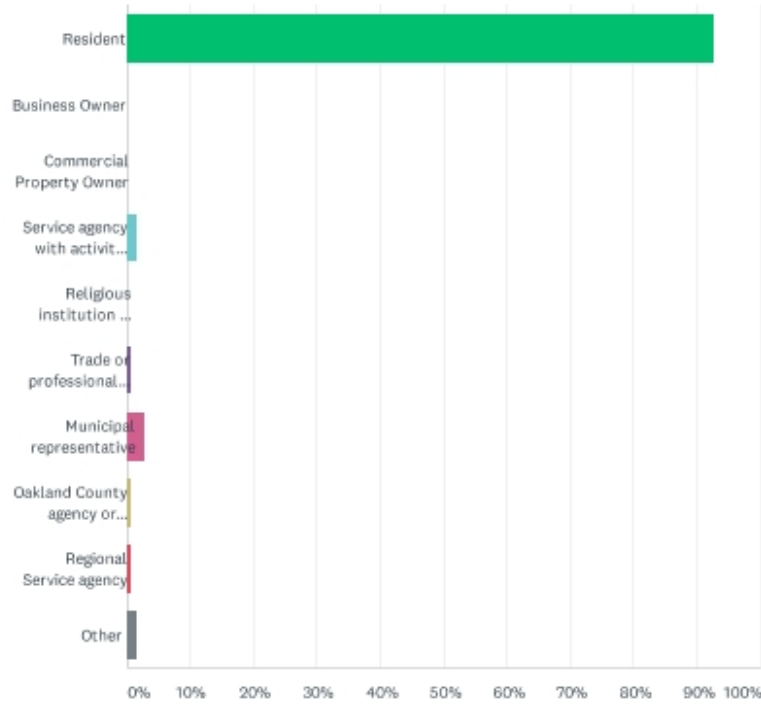
## Citizen Participation Comments

2020 Farmington Hills Community Needs Survey

SurveyMonkey

### Q1 Select the identity that describes you best:

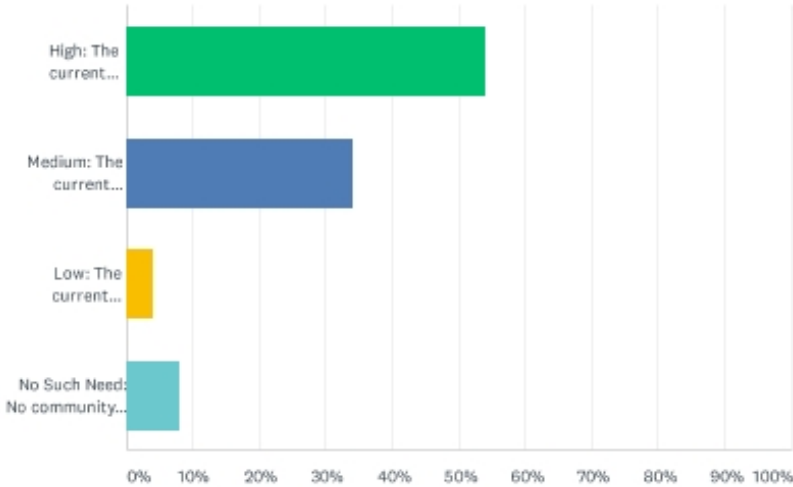
Answered: 146 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	92.47%	135
Business Owner	0.00%	0
Commercial Property Owner	0.00%	0
Service agency with activities or clientele in Farmington Hills	1.37%	2
Religious institution in Farmington Hills	0.00%	0
Trade or professional organization	0.68%	1
Municipal representative	2.74%	4
Oakland County agency or affiliate serving Farmington Hills activities or clientele.	0.68%	1
Regional Service agency	0.68%	1
Other	1.37%	2
<b>TOTAL</b>		<b>146</b>

Q2 Use the following designation to identify the current relative priority to be given each category of need. Responses should reflect the priority need within Farmington Hills, not the region.

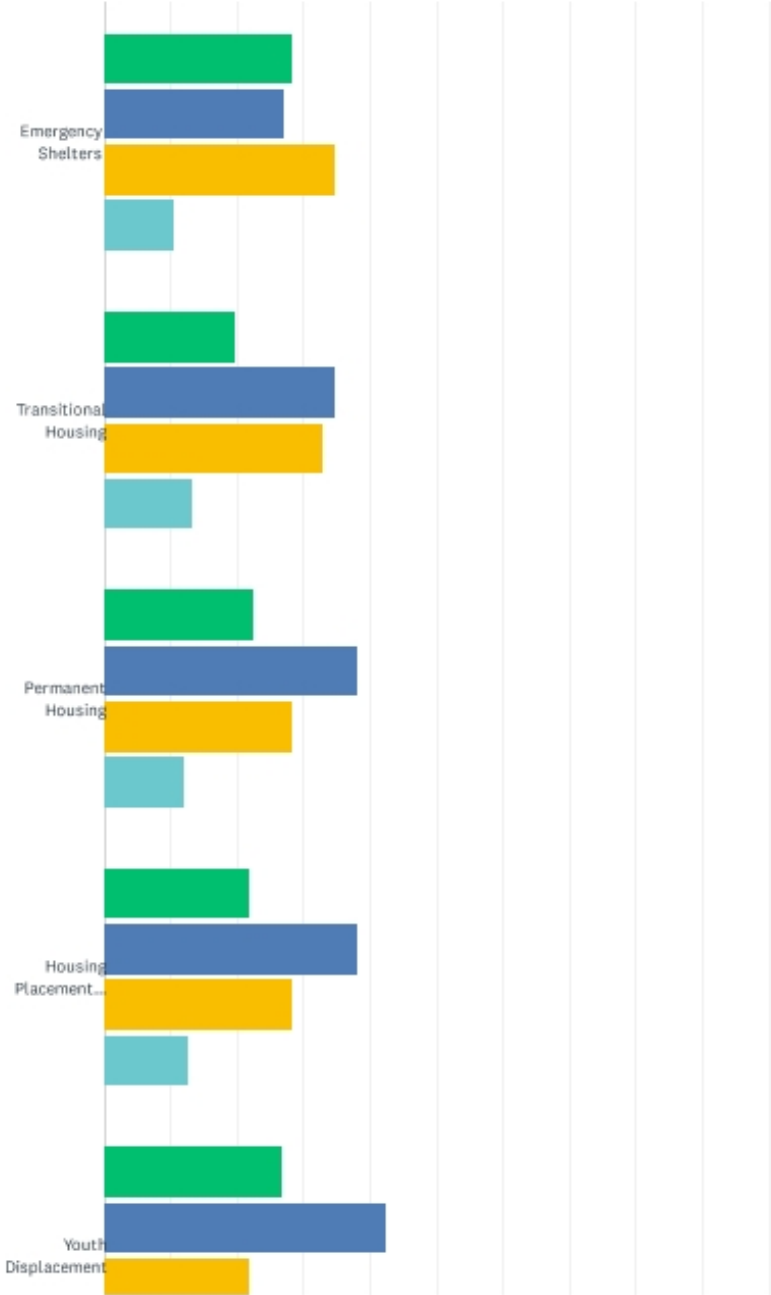
Answered: 50 Skipped: 96



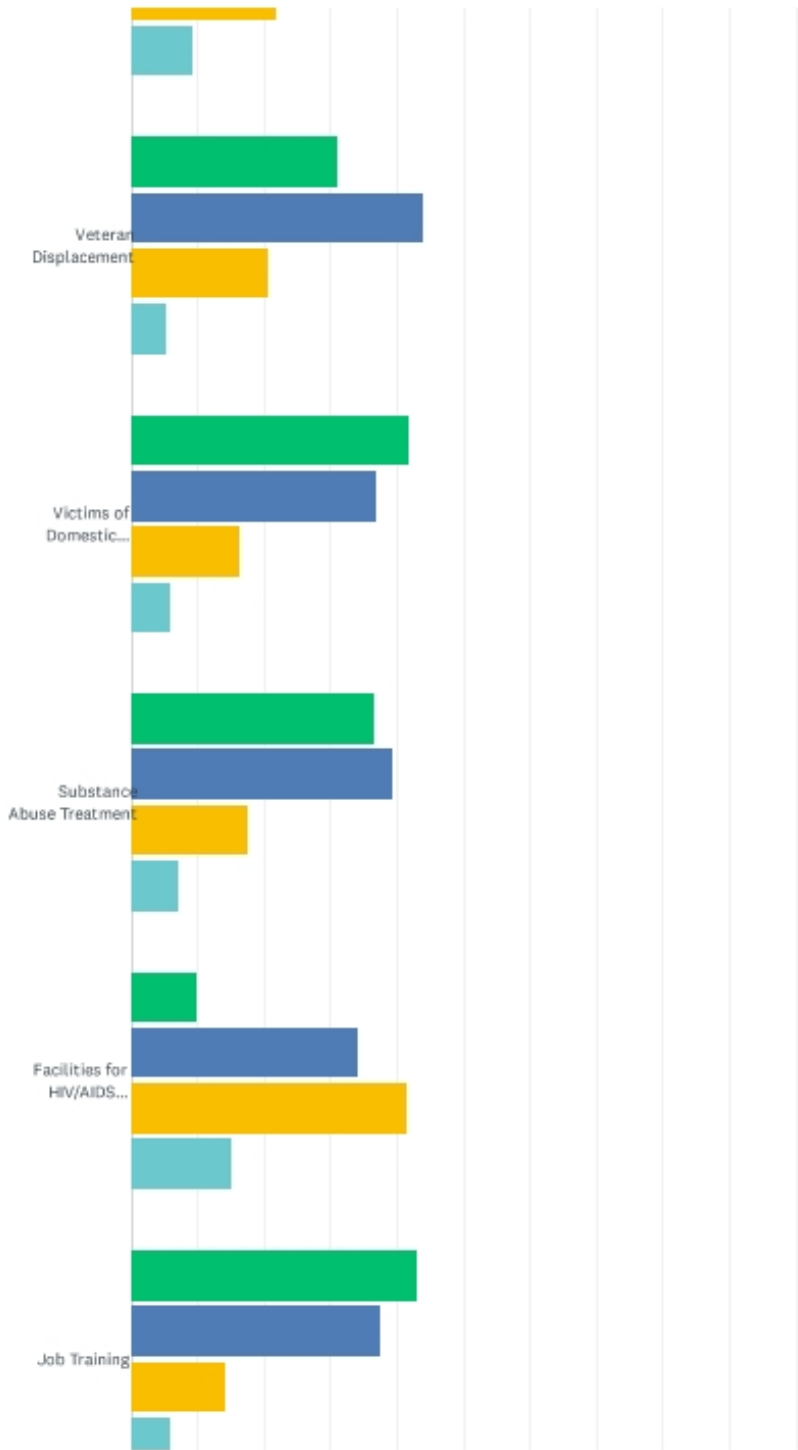
ANSWER CHOICES	RESPONSES	
High: The current priority need is high and of great concern.	54.00%	27
Medium: The current priority need is moderate.	34.00%	17
Low: The current priority need is low and not of great concern.	4.00%	2
No Such Need: No community need exists.	8.00%	4
<b>TOTAL</b>		<b>50</b>

### Q3 Select a priority for each Homeless/HIV/AIDS item:

Answered: 146 Skipped: 0

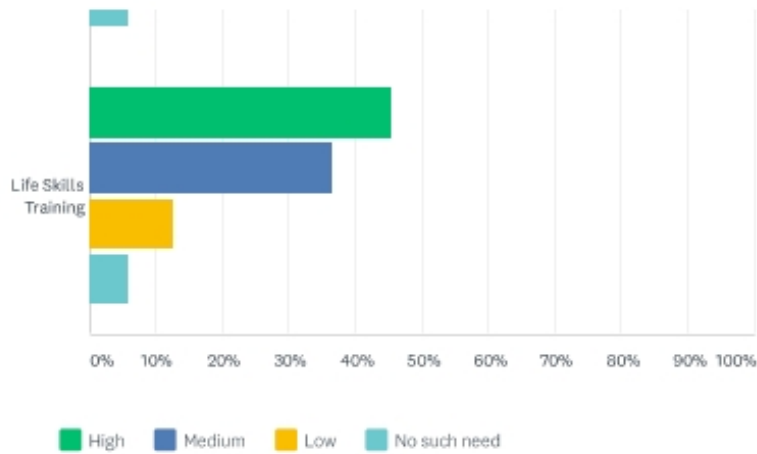


1 / 3



2020 Farmington Hills Community Needs Survey

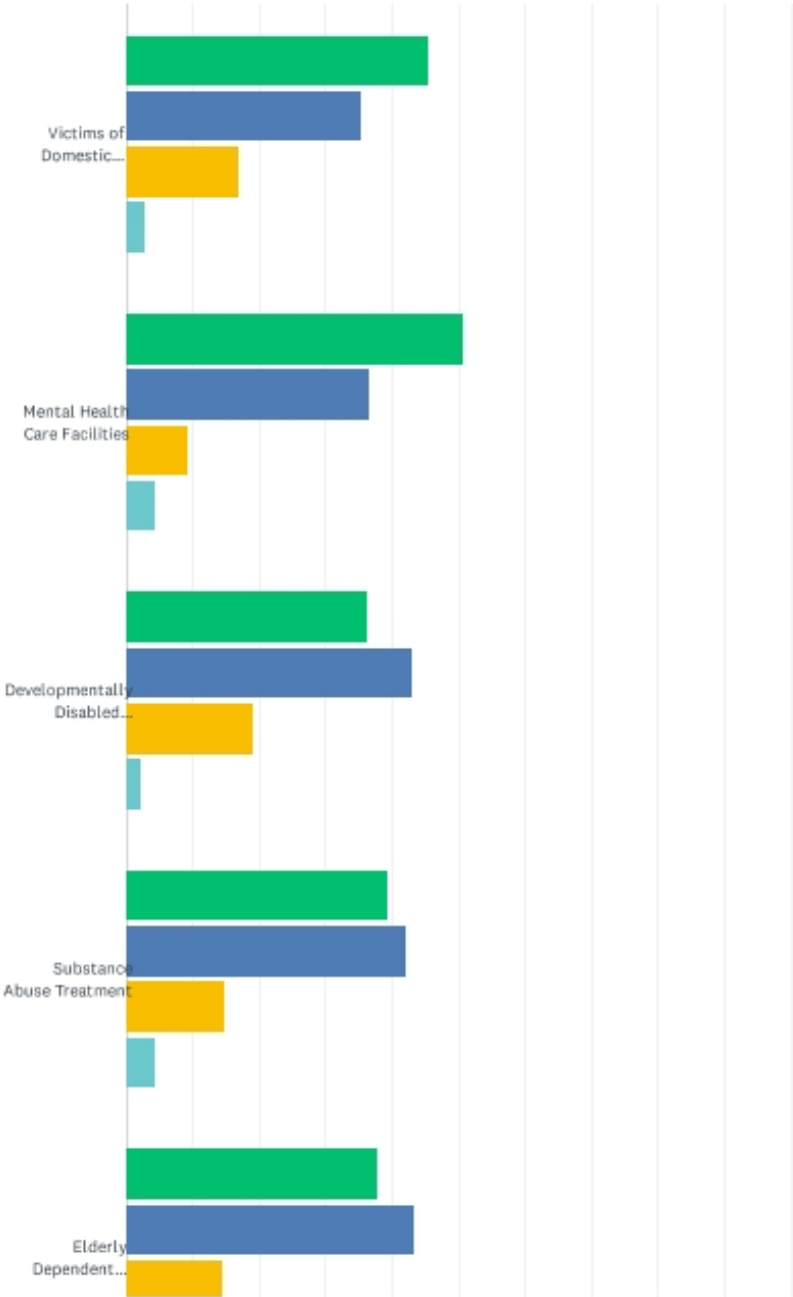
SurveyMonkey



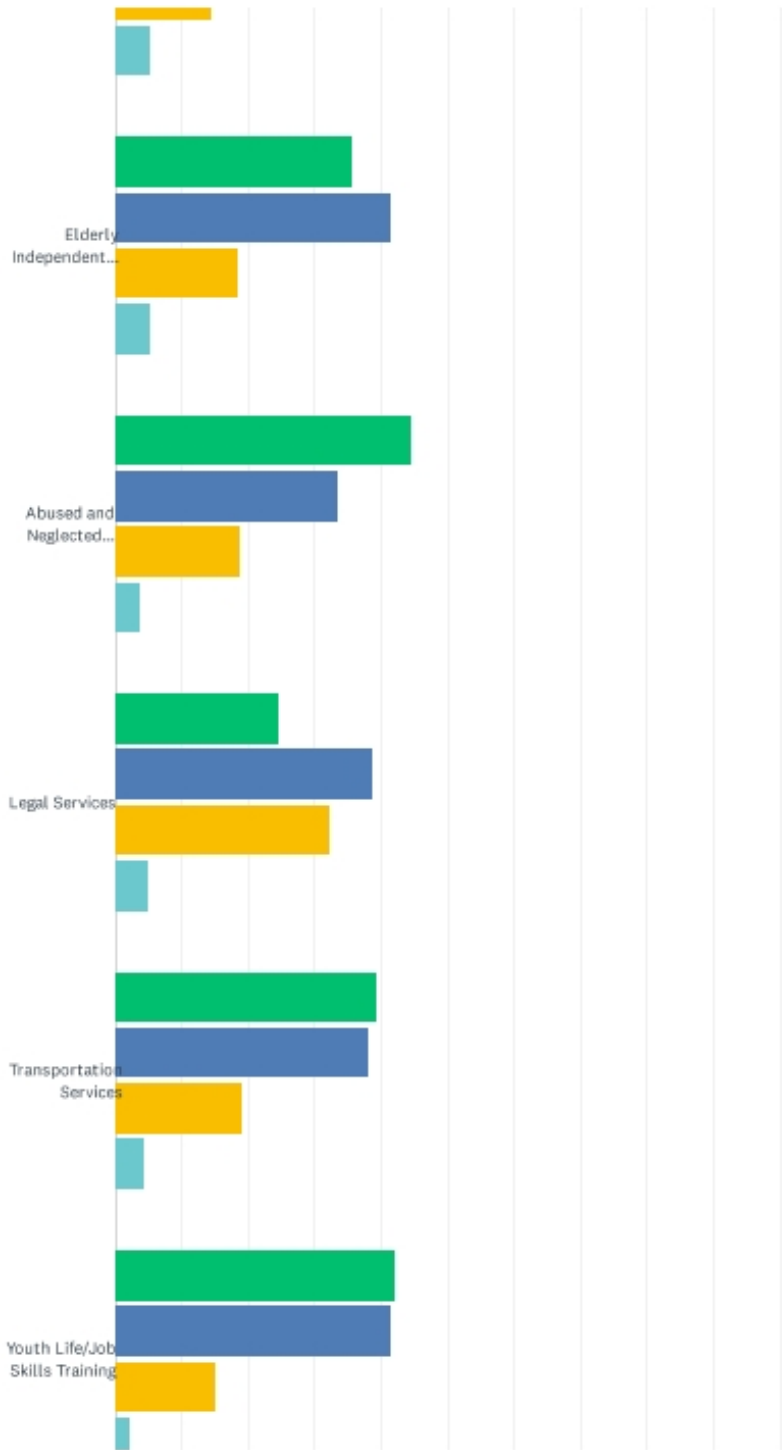
	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Emergency Shelters	28.28% 41	26.90% 39	34.48% 50	10.34% 15	145	2.27
Transitional Housing	19.44% 28	34.72% 50	32.64% 47	13.19% 19	144	2.40
Permanent Housing	22.38% 32	37.76% 54	27.97% 40	11.89% 17	143	2.29
Housing Placement Services	21.68% 31	37.76% 54	27.97% 40	12.59% 18	143	2.31
Youth Displacement	26.76% 38	42.25% 60	21.83% 31	9.15% 13	142	2.13
Veteran Displacement	30.99% 44	43.66% 62	20.42% 29	4.93% 7	142	1.99
Victims of Domestic Violence Displacement	41.55% 59	36.62% 52	16.20% 23	5.63% 8	142	1.86
Substance Abuse Treatment	36.36% 52	39.16% 56	17.48% 25	6.99% 10	143	1.95
Facilities for HIV/AIDS Patients	9.93% 14	34.04% 48	41.13% 58	14.89% 21	141	2.61
Job Training	42.96% 61	37.32% 53	14.08% 20	5.63% 8	142	1.82
Life Skills Training	45.45% 65	36.36% 52	12.59% 18	5.59% 8	143	1.78

### Q4 Select a priority for each Non-Homeless Special Needs item:

Answered: 146 Skipped: 0

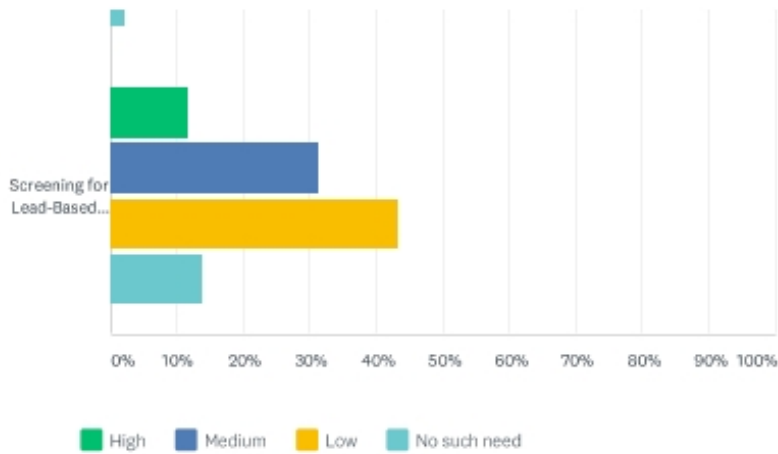


1 / 3



2020 Farmington Hills Community Needs Survey

SurveyMonkey

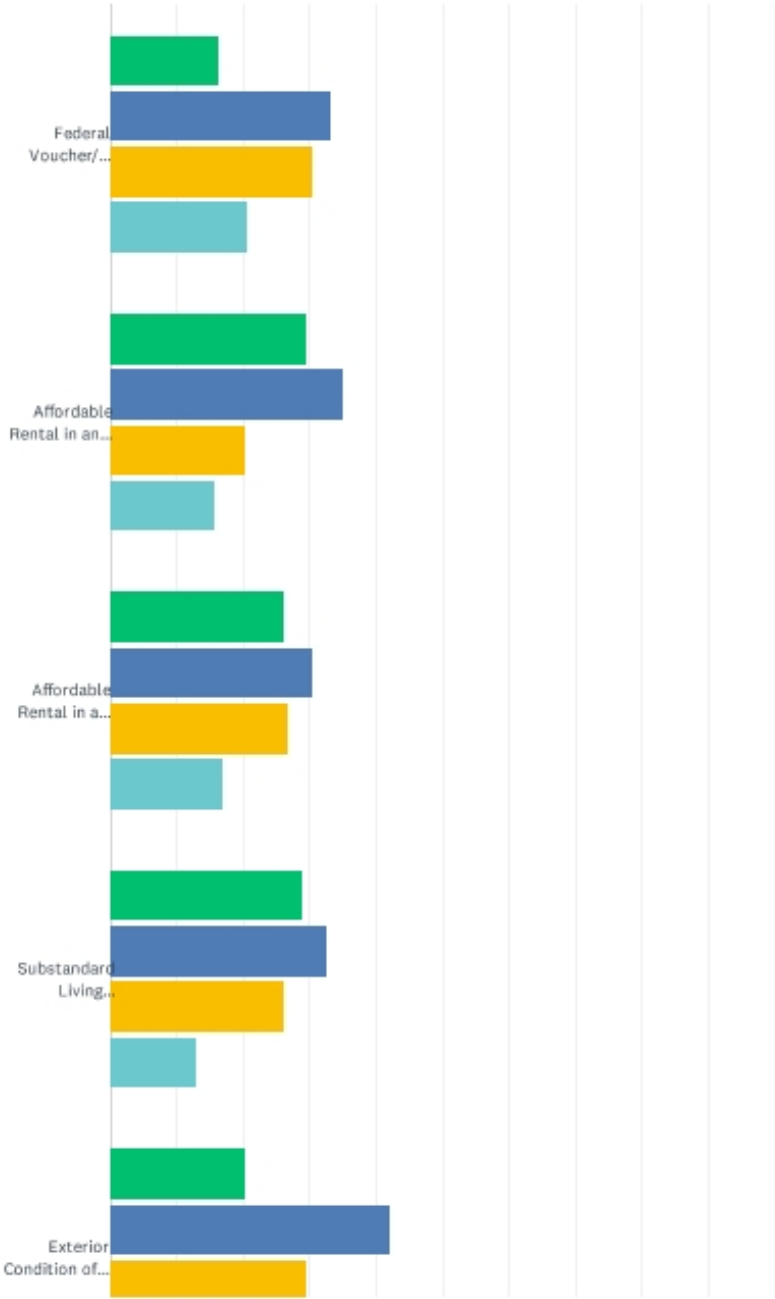


	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Victims of Domestic Violence	45.14% 65	35.42% 51	16.67% 24	2.78% 4	144	1.77
Mental Health Care Facilities	50.35% 72	36.36% 52	9.09% 13	4.20% 6	143	1.67
Developmentally Disabled Life/Job Skills Training	35.92% 51	42.96% 61	19.01% 27	2.11% 3	142	1.87
Substance Abuse Treatment	39.16% 56	41.96% 60	14.69% 21	4.20% 6	143	1.84
Elderly Dependent Housing/Treatment Facilities	37.59% 53	43.26% 61	14.18% 20	4.96% 7	141	1.87
Elderly Independent Housing/Treatment Facilities	35.46% 50	41.13% 58	18.44% 26	4.96% 7	141	1.93
Abused and Neglected Children Facilities	44.29% 62	33.57% 47	18.57% 26	3.57% 5	140	1.81
Legal Services	24.48% 35	38.46% 55	32.17% 46	4.90% 7	143	2.17
Transportation Services	39.16% 56	37.76% 54	18.88% 27	4.20% 6	143	1.88
Youth Life/Job Skills Training	41.84% 59	41.13% 58	14.89% 21	2.13% 3	141	1.77
Screening for Lead-Based Paint/Lead Hazard	11.81% 17	31.25% 45	43.06% 62	13.89% 20	144	2.59

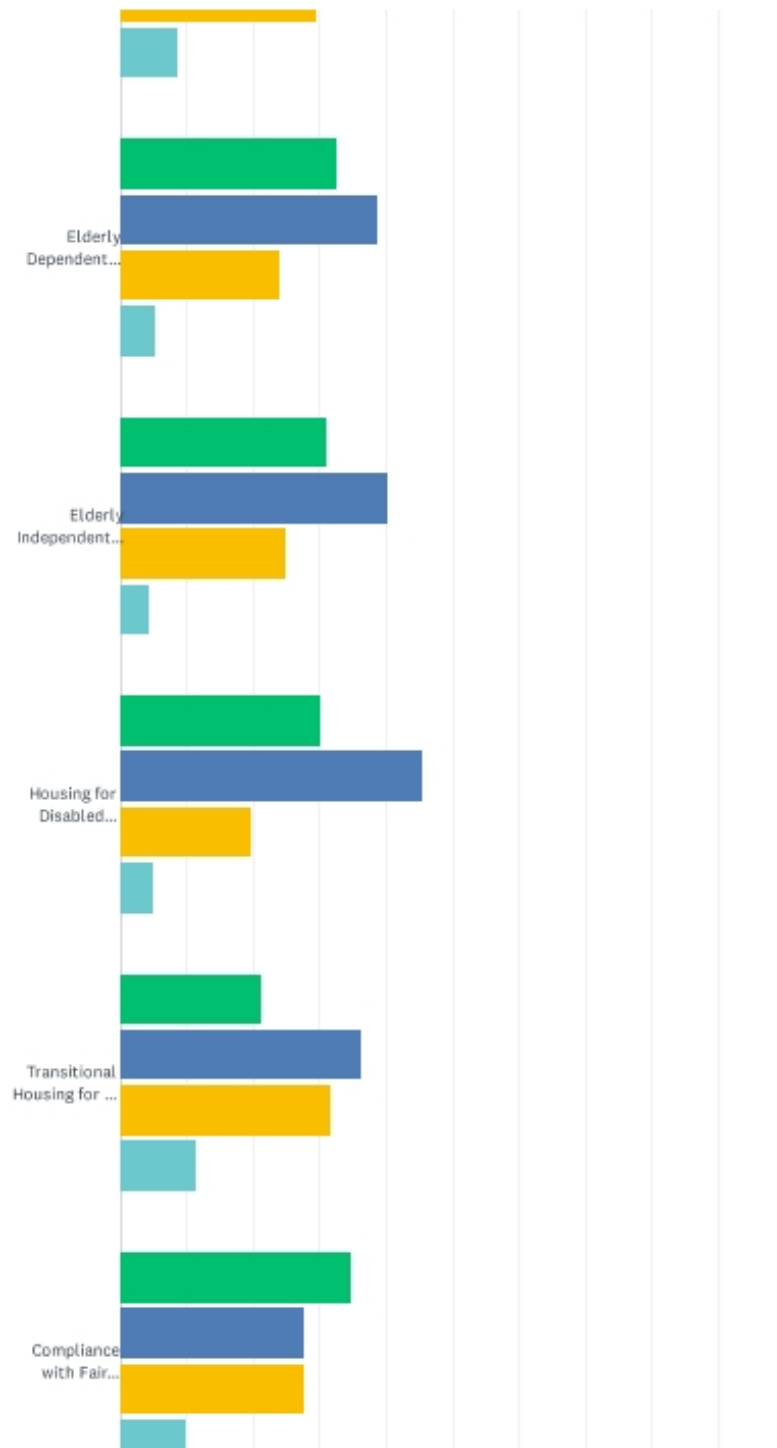


### Q5 Set a priority for each Rental Housing item:

Answered: 146 Skipped: 0



1 / 3



2020 Farmington Hills Community Needs Survey

SurveyMonkey

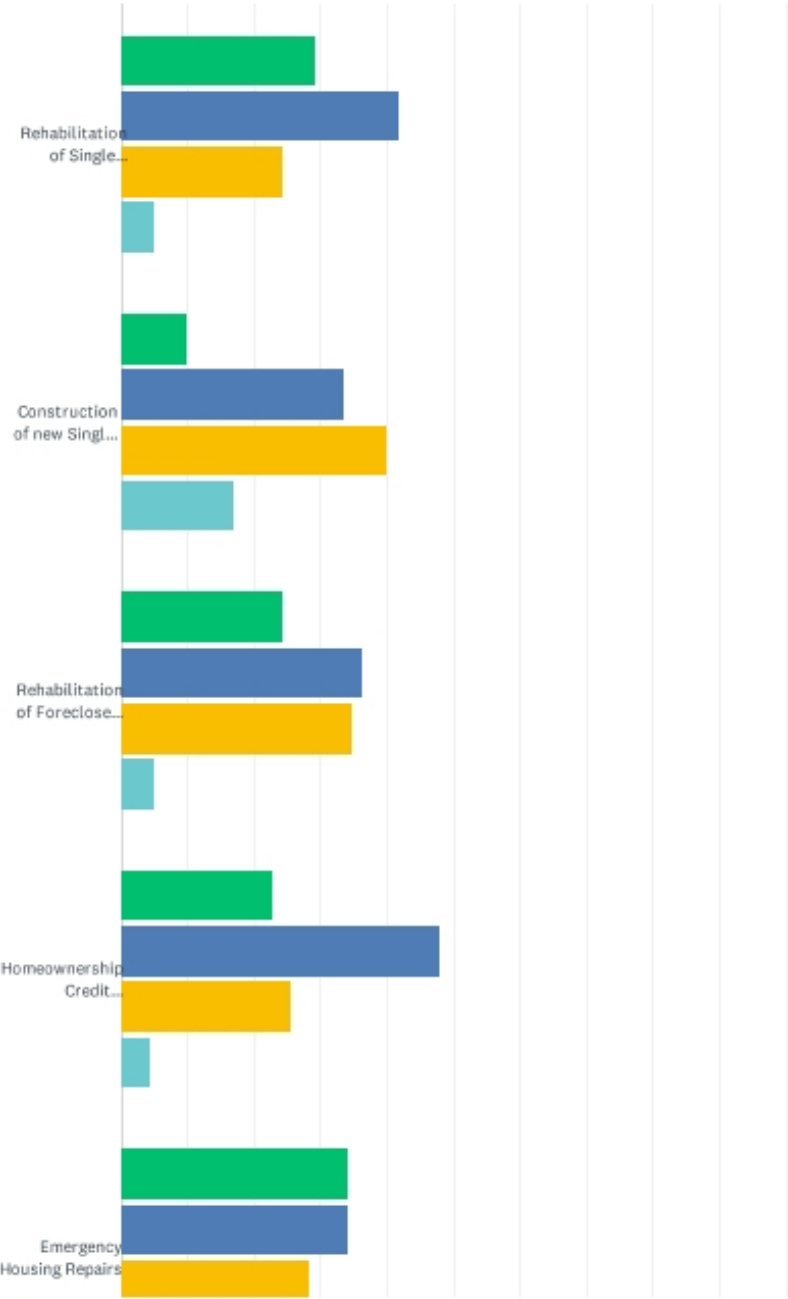


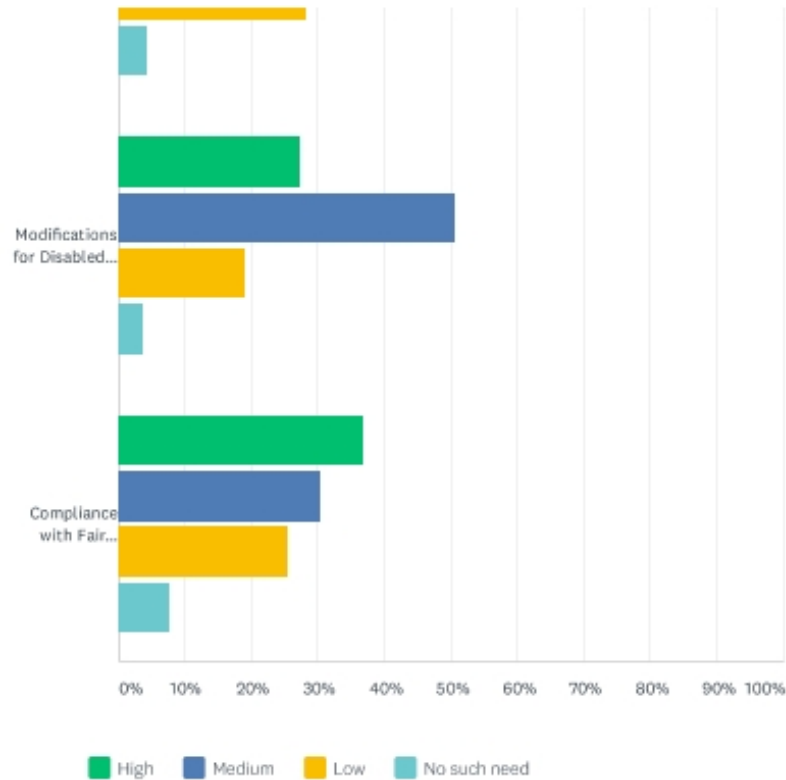
■ High 
 ■ Medium 
 ■ Low 
 ■ No such need

	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Federal Voucher/ Section 8 Assistance	16.20% 23	33.10% 47	30.28% 43	20.42% 29	142	2.55
Affordable Rental in an Apartment Complex	29.29% 41	35.00% 49	20.00% 28	15.71% 22	140	2.22
Affordable Rental in a Single-Family Dwelling	26.06% 37	30.28% 43	26.76% 38	16.90% 24	142	2.35
Substandard Living Conditions of Rental Housing	28.87% 41	32.39% 46	26.06% 37	12.68% 18	142	2.23
Exterior Condition of Rental Housing	20.00% 28	42.14% 59	29.29% 41	8.57% 12	140	2.26
Elderly Dependent Housing Facility	32.39% 46	38.73% 55	23.94% 34	4.93% 7	142	2.01
Elderly Independent Housing Facility	30.99% 44	40.14% 57	24.65% 35	4.23% 6	142	2.02
Housing for Disabled Persons	30.07% 43	45.45% 65	19.58% 28	4.90% 7	143	1.99
Transitional Housing for the Homeless	21.13% 30	35.92% 51	31.69% 45	11.27% 16	142	2.33
Compliance with Fair Housing Regulations	34.75% 49	27.66% 39	27.66% 39	9.93% 14	141	2.13

### Q6 Set a priority for each Owner Occupied Housing item:

Answered: 146 Skipped: 0

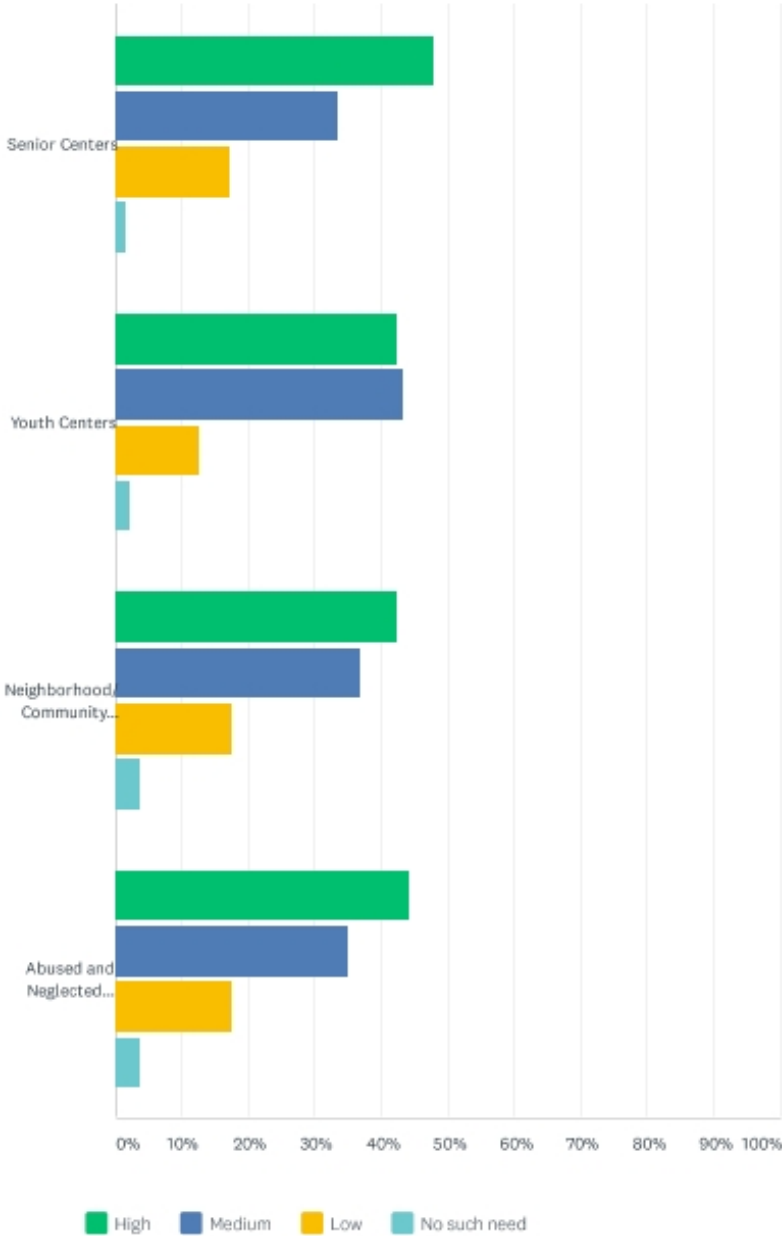




	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Rehabilitation of Single Family Dwellings (Weatherization, Energy Efficiency, Moderate Repairs, etc)	29.17% 42	41.67% 60	24.31% 35	4.86% 7	144	2.05
Construction of new Single Family Dwellings	9.79% 14	33.57% 48	39.86% 57	16.78% 24	143	2.64
Rehabilitation of Foreclosed Housing	24.31% 35	36.11% 52	34.72% 50	4.86% 7	144	2.20
Homeownership Credit Repair/Counseling	22.54% 32	47.89% 68	25.35% 36	4.23% 6	142	2.11
Emergency Housing Repairs	33.80% 48	33.80% 48	28.17% 40	4.23% 6	142	2.03
Modifications for Disabled Persons	27.27% 39	50.35% 72	18.88% 27	3.50% 5	143	1.99
Compliance with Fair Housing Regulations	36.62% 52	30.28% 43	25.35% 36	7.75% 11	142	2.04

### Q7 Set a priority for each Public Facility item:

Answered: 146 Skipped: 0



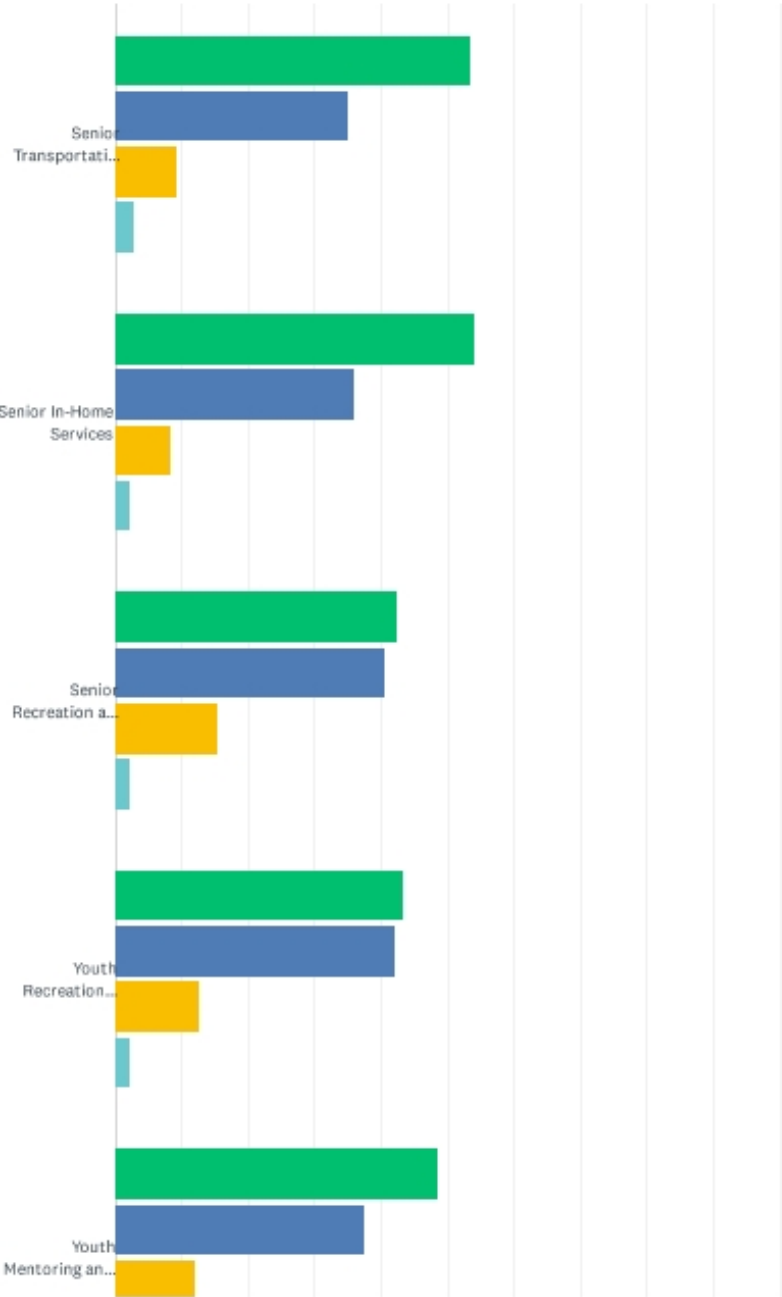
2020 Farmington Hills Community Needs Survey

SurveyMonkey

	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Senior Centers	47.95% 70	33.56% 49	17.12% 25	1.37% 2	146	1.72
Youth Centers	42.36% 61	43.06% 62	12.50% 18	2.08% 3	144	1.74
Neighborhood/ Community Facilities	42.36% 61	36.81% 53	17.36% 25	3.47% 5	144	1.82
Abused and Neglected Children Facilities	44.06% 63	34.97% 50	17.48% 25	3.50% 5	143	1.80

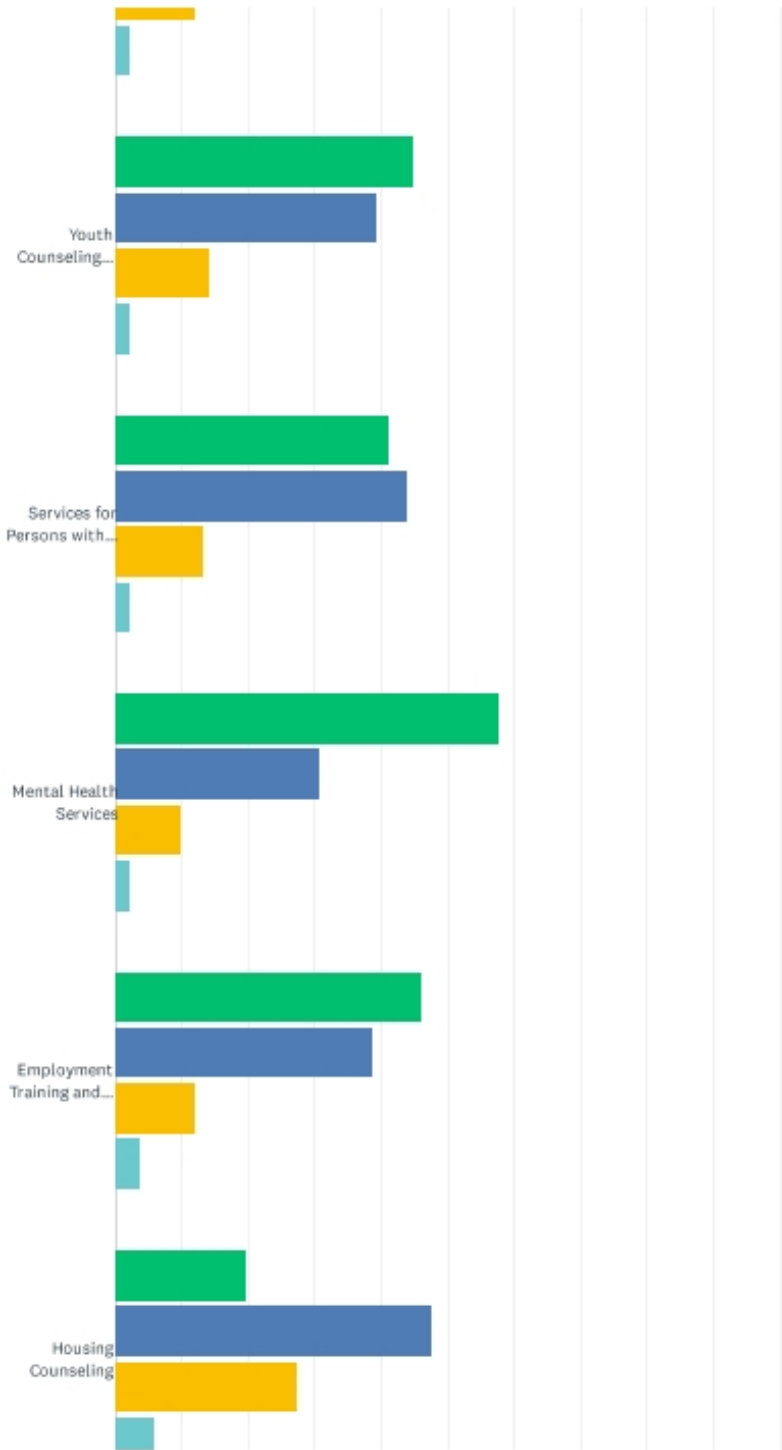
### Q8 Set a priority for each Public Service item:

Answered: 146 Skipped: 0



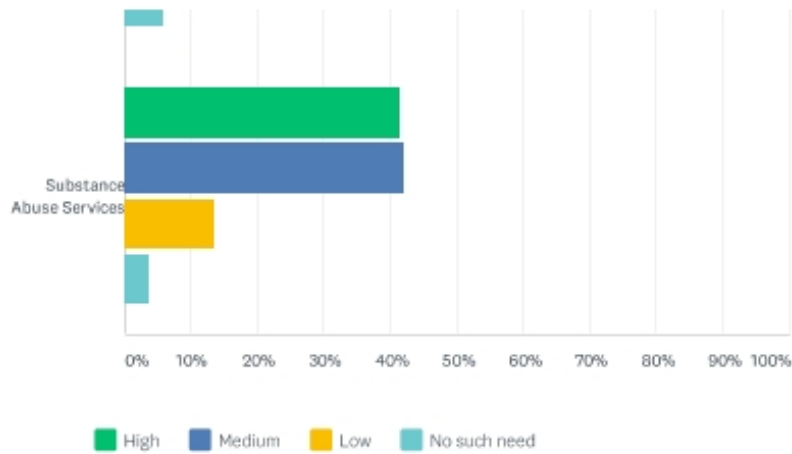
1 / 3





2020 Farmington Hills Community Needs Survey

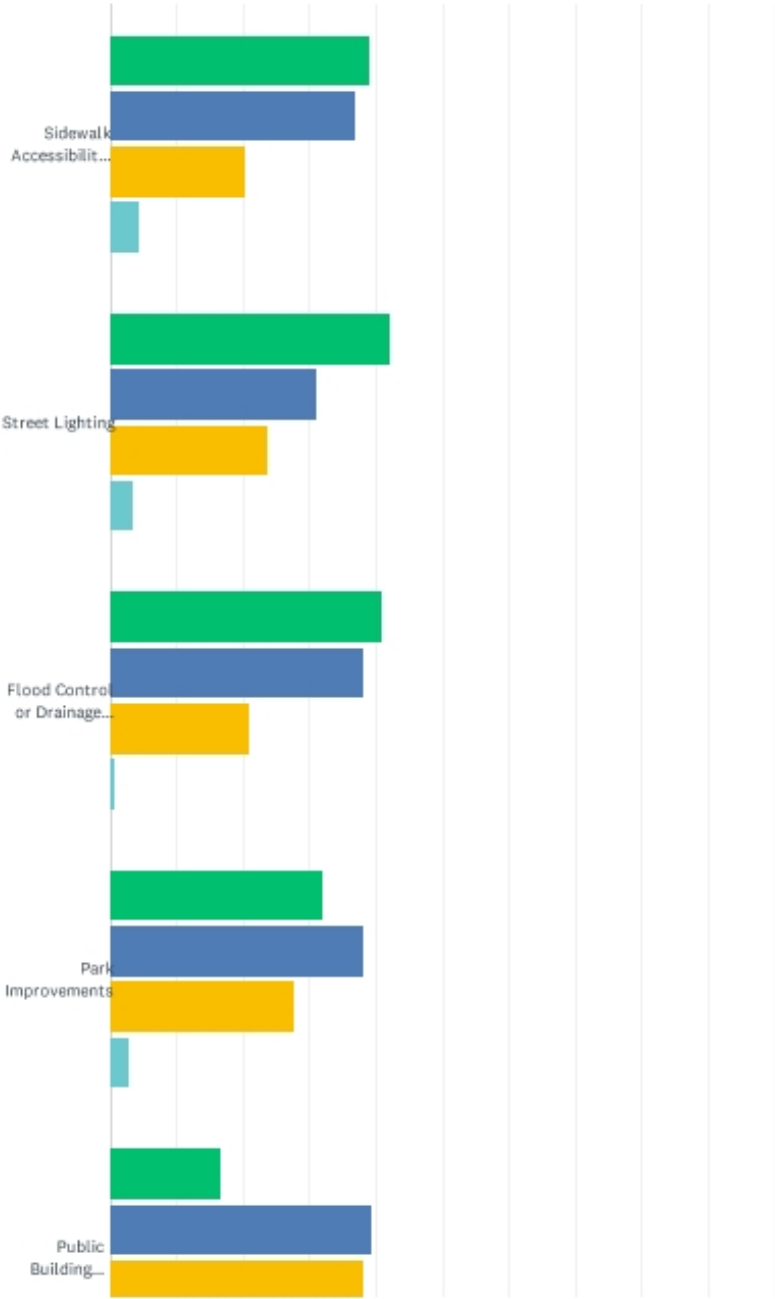
SurveyMonkey



	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Senior Transportation Services	53.42% 78	34.93% 51	8.90% 13	2.74% 4	146	1.61
Senior In-Home Services	53.79% 78	35.86% 52	8.28% 12	2.07% 3	145	1.59
Senior Recreation and Social Services	42.36% 61	40.28% 58	15.28% 22	2.08% 3	144	1.77
Youth Recreation Programs	43.36% 62	41.96% 60	12.59% 18	2.10% 3	143	1.73
Youth Mentoring and Tutoring Programs	48.59% 69	37.32% 53	11.97% 17	2.11% 3	142	1.68
Youth Counseling Programs	44.76% 64	39.16% 56	13.99% 20	2.10% 3	143	1.73
Services for Persons with Disabilities	40.97% 59	43.75% 63	13.19% 19	2.08% 3	144	1.76
Mental Health Services	57.64% 83	30.56% 44	9.72% 14	2.08% 3	144	1.56
Employment Training and Placement Services	45.77% 65	38.73% 55	11.97% 17	3.52% 5	142	1.73
Housing Counseling	19.58% 28	47.55% 68	27.27% 39	5.59% 8	143	2.19
Substance Abuse Services	41.13% 58	41.84% 59	13.48% 19	3.55% 5	141	1.79

### Q9 Set a priority for each Infrastructure item:

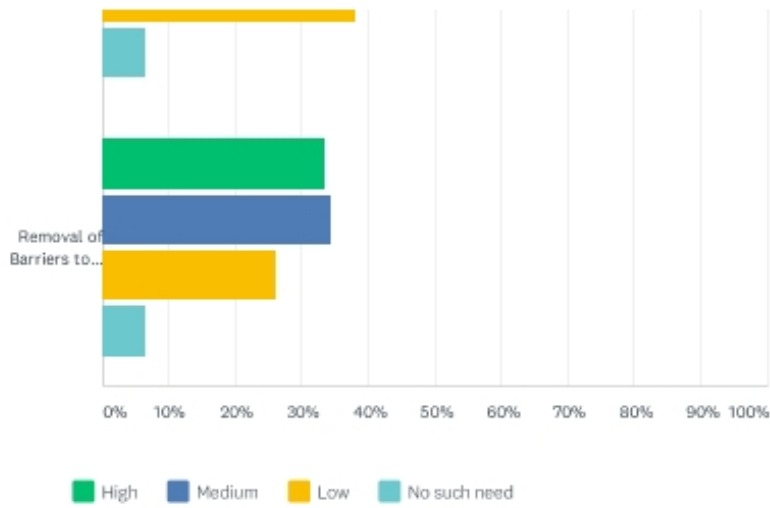
Answered: 146 Skipped: 0



1 / 2

2020 Farmington Hills Community Needs Survey

SurveyMonkey



	HIGH	MEDIUM	LOW	NO SUCH NEED	TOTAL	WEIGHTED AVERAGE
Sidewalk Accessibility Improvements	38.89% 56	36.81% 53	20.14% 29	4.17% 6	144	1.90
Street Lighting	42.07% 61	31.03% 45	23.45% 34	3.45% 5	145	1.88
Flood Control or Drainage Improvements	40.56% 58	37.76% 54	20.98% 30	0.70% 1	143	1.82
Park Improvements	31.72% 46	37.93% 55	27.59% 40	2.76% 4	145	2.01
Public Building Improvements	16.55% 24	39.31% 57	37.93% 55	6.21% 9	145	2.34
Removal of Barriers to Public Facilities (ADA Compliance)	33.57% 48	34.27% 49	25.87% 37	6.29% 9	143	2.05

**Grantee Unique Appendices**

**LEGAL NOTICE/PUBLIC NOTICE  
CITY OF FARMINGTON HILLS  
5 Day Comment Period Notice  
Community Development Block Grant Program  
Program Year 2021/2022  
Five-Year Consolidated Plan 2021/2025  
REVISED FUNDING**

The U. S. Department of Housing and Urban Development has advised the City of Farmington Hills that it is entitled to receive \$360,239 revised from the previous notice of \$355,008 for the 2021/2022 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 \$50,000 in program income from the housing rehabilitation activities and approximately \$396,266 in Community Development Block Grant funds carried over from 2020/2021.

The purpose of the Consolidated Plan is to inventory the Housing and Community Development needs of low- and moderate-income persons in Farmington Hills. The plan is used to guide decision making in the distribution of federal grant funds received by the City for the next five years.

Beginning on Monday May 24, 2021 the revised versions of the Consolidated Plan PY 2021-2025 and Annual Action Plan PY 2021-2022 will be available at the City of Farmington Hills website [www.fhgov.com](http://www.fhgov.com). Hard copies will be provided upon request by calling the Community Development Office at 248-871-2543, Monday-Friday between 8:30 A.M. – 4:30 P.M. All interested persons may provide written comments to the City of Farmington Hills Community Development Office, 31555 W. Eleven Mile, Farmington Hills, MI 48336, Attn: Charmaine Kettler-Schmult or by email [ckettler@fhgov.com](mailto:ckettler@fhgov.com).

Revised Community Development Activities and Projected Use of Funds for the 2021/2022 CDBG Program year as follows:

<u>Activities</u>	
Housing Rehabilitation	\$327,878
Capital Projects	\$400,000
Public Services	\$22,500
CDBG Administration	<u>\$56,127</u>
<b>Total:</b>	<b>\$806,505</b>

In accordance with the HUD waiver of the 30 day public comment period the Revised Consolidated Plan 2021-2025 and Annual Action Plan 2021-2022 will be available for public comment no less than three calendar days before it is submitted to the US Department of Housing and Urban Development. The comment period remains in effect until May 29, 2021.

Publish: May 23, 2021

**LEGAL NOTICE/PUBLIC NOTICE  
CITY OF FARMINGTON HILLS  
30 Day Comment Period Notice and Notice of Public Hearing  
Community Development Block Grant Program  
Program Year 2021/2022  
Five-Year Consolidated Plan 2021/2025**

The U. S. Department of Housing and Urban Development has advised the City of Farmington Hills that it is entitled to receive \$355,008 for the 2021/2022 Community Development Block Grant Program Year. These funds have been authorized by the U. S. Department of Housing and Urban Development under Title I of the Housing and Community Development Act of 1974 and 1977, as amended. In addition, the Housing Rehabilitation Program will receive an estimated \$50,000 in program income from the housing rehabilitation activities and approximately \$396,266 in Community Development Block Grant funds carried over from 2020/2021.

Notice is hereby given that a virtual public hearing will be held on **Monday, April 12, 2021, at 7:30 p.m. EST**. The City Council agenda can be accessed at the city web site [www.fhgov.com](http://www.fhgov.com) starting Friday April 9, 2021. The Farmington Hills City Council will conduct a Public Hearing to discuss the Five-Year Consolidated Plan 2021 – 2025 and the proposed use of Community Development Block Grant funds for Program Year 2021 – 2022.

The purpose of the Consolidated Plan is to inventory the Housing and Community Development needs of low- and moderate-income persons in Farmington Hills. The plan is used to guide decision making in the distribution of federal grant funds received by the City for the next five years.

Beginning on Monday March 8, 2021 the draft versions of the Consolidated Plan PY 2021-2025 and Annual Action Plan PY 2021-2022 will be available at the City of Farmington Hills website [www.fhgov.com](http://www.fhgov.com). Hard copies will be provided upon request by calling the Community Development Office at 248-871-2543, Monday-Friday between 8:30 A.M. – 4:30 P.M. All interested persons may provide written comments to the City of Farmington Hills Community Development Office, 31555 W. Eleven Mile, Farmington Hills, MI 48336, Attn: Charmaine Kettler-Schmidt or by email: [ckettler@fhgov.com](mailto:ckettler@fhgov.com).

Proposed Community Development Activities and Projected Use of Funds for the 2021/2022 CDBG Program year as follows:

<u>Activities</u>	
Housing Rehabilitation	\$322,647
Capital Projects	\$400,600
Public Services	\$22,500
CDBG Administration	<u>\$56,124</u>
<b>Total:</b>	<b>\$801,274</b>

A 30-day comment period remains in effect until April 12, 2021. The public is invited to comment on the Consolidated Plan, the proposed use of Block Grant funds and the City's participation in the Community Development Block Grant Program (CDBG).

**NOTICE OF ELECTRONIC MEETING**

**PLEASE NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.**

The reason for holding this meeting electronically is to mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, by limiting in person contact. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

**Procedure for public participation by electronic means:**

The City will be utilizing the video/audio conferencing platform Zoom for electronic meetings, which will be accessible to members of the public body and members of the public. Members of the public body will be able to hear and speak (and also if using video) to each other for the entire meeting. Except for any closed session portions of the meeting, members of the public will be able to hear (and possibly see) members of the public body during the entire meeting but will only be able to speak during a public comment period or during a public hearing, as explained below.

The meeting host will call for public comment during that portion of the meeting and may also ask if there are public comments as each agenda item is being discussed, including public hearings. Members of the public participating in the electronic meeting who wish to speak during public comment, on an agenda item, or at a public hearing should use the "Raise Hand" feature in Zoom or if you dialed into the meeting use \*5 on the telephone keypad to raise your hand; but only after the meeting host has called for comments. Pressing \*9 on a telephone keypad will activate the "Raise Hand" feature signaling to the meeting host that a participant wishes to speak. Participants will be called upon one at a time, as would happen during an in-person meeting. The meeting host will determine the order of participant speakers. The participant will be acknowledged by name, if available, or by the last 4 digits of the participant's phone number. The participant will have five (5) minutes to share comments with the public body. At the conclusion of the participant's comments or the allotted five (5) minutes, the participant will be muted or requested to mute themselves. Participants calling in should use \*6 on a telephone keypad to mute and unmute themselves when called upon by the meeting host to do so.

Public comments may also be emailed to [psmith@fhgov.com](mailto:psmith@fhgov.com) prior to 7:00 pm on the date of this meeting to be read aloud at the meeting either during the agenda item to which the comment pertains or during the Public Questions and Comments portion of the meeting.

**How members of the public may participate:**

Members of the public are welcome to participate in the electronic meeting and may do so by clicking or copying and pasting the Zoom webinar/meeting link in their browser (downloading Zoom client is required) or by using the dial in number and webinar or meeting ID, all of which are located at the top of the agenda.

Members of the public may contact members of the City Council using the City of Farmington Hills government e-mail addresses for Councilmembers, which are available on the City's website at <https://fhgov.com/Government/Mayor-and-Council.aspx>.

The public may also watch the meeting live over cable television or by tuning into the City's YouTube channel at <https://www.youtube.com/user/FHChannel8> or by selecting the YouTube icon from the City's homepage at <https://fhgov.com/Home.aspx>. The video recording of the meeting will also be available the next day on the City's website or from YouTube. Closed captioning is an option available through YouTube.

**Procedures for accommodations for persons with disabilities:**

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City

Clerk (248) 871-2410 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Publish: March 7, 2021



**CITY MANAGER UPDATE**

City Manager Mekjian provided the following update:

- Prescription Drug Take Back Day at the Police Department is April 24, 2-21 from 10am-2pm
- Household Hazardous Waste Days are Saturday, April 10<sup>th</sup> at the Wixom DPW and May 1<sup>st</sup> at OCC Orchard Ridge Campus from 9am-2pm.
- Yard Waste Pick up started today

**PUBLIC HEARING**

**PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FIVE YEAR CONSOLIDATED PLAN AND 2021/2022 PROJECTED USE OF FUNDS. CMR 4-21-34**

Charoaine Kentler-Schmitt, Planning and Community Development, explained the proposed 5-year plan that is required by the U. S. Department of Housing and Urban Development (HUD) and reviewed with council the projected use of funds for 2021/2022.

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

MOTION by Massey, support by Knol, that the City Council of Farmington Hills hereby approves the Five Year Consolidated Plan and 2021/2022 Community Development Block Grant funds be allocated as follows:

IT IS FURTHER RESOLVED, that the City Council approve the Five Year Consolidated Plan and Community Development Block Grant Program year 2021/2022 budget to include: 1) \$322,647 for housing rehabilitation, 2) \$400,000 for Capital Projects, 3) \$22,500 for Public Service Organizations and 4) \$56,127 for program administration; and

IT IS FURTHER RESOLVED, that the City Council approves the Capital Project portion of the budget for watermain extensions from Orchard Lake into Pasadena Park Subdivision, \$400,000 (PY 2021/2022); and

IT IS FURTHER RESOLVED, that the City Council 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 by May 15, 2021.

Roll Call Vote:

Yeas: BARNETT, BOLEWARE, BRIDGES, KNOL, MASSEY, NEWLIN AND STRICKPADEN

Nays: NONE

Absent: NONE

Abstentions: NONE

MOTION CARRIED 7-0.

**PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF A RESOLUTION APPROVING A BROWNFIELD PLAN FOR 30790 EIGHT MILE ROAD. CMR 4-21-35**

Sam Scimer, AKT Peerless, explained that the proposed Brownfield Plan for 30790 Eight Mile Road includes the construction of a 21,100 square foot storage facility with 1,900 square feet of office space as well as an underground storm water retention system. The project includes 15 construction jobs and 35 retained jobs to Farmington Hills. The developer is seeking reimbursement in a not to exceed amount of

## Appendix - Alternate/Local Data Sources