

**OAKLAND COUNTY
MICHIGAN**

**CONSOLIDATED PLAN
1995-2000**



**L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE**

**OAKLAND COUNTY
MICHIGAN**

**FIVE YEAR PLAN
1995-2000**



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OAKLAND COUNTY 1995-2000 CONSOLIDATED PLAN

TABLE OF CONTENTS

Text

I. Introduction		page 1
II. Housing and Homeless Needs Assessment		page 3
Housing Needs		page 4
Housing Inventory		page 6
Disproportionate Needs		page 10
Homeless Needs		page 10
Public Housing Inventory		page 13
Lead-Based Paint Needs		page 13
III. Housing Market Analysis		page 15
General Housing Market Characteristics		page 15
Housing Available for Persons with Mental Illness and/or AIDS		page 17
Areas of Racial/Ethnic and Low-Income Concentration		page 18
Inventory of Assisted (Subsidized) Housing		page 20
Barriers to Affordable Housing		page 21
Institutional Structure		page 22
Governmental Coordination		page 23
IV. Housing and Community Development Strategic Plan		page 24
Community Development Objectives		page 24
Available Public and Private Resources		page 26
Additional Resources Leveraged by Federal Funds		page 27
Publicly-Owned Land that can be Utilized to Carry Out the Plan		page 28

Oakland County-Generated Tables

(Tables Follow Indicated Text Pages)

Table 1	Comparative County Income and Population Data 1990 Census	page 4
Table 2	1990 Income Data for Oakland County CDBG Communities	page 4
Table 3	Low and Moderate Income Persons	page 5
Table 4	People and Families for Whom Poverty Status is Determined	page 5
Table 5	Population by Age Categories for CDBG Communities	page 5
Table 6	Senior Housing Developments/Urban County Communities	page 6
Table 7	Educational Levels in Oakland Urban County Communities	page 6
Table 8	Dates of Housing Construction	page 6
Table 9	Housing Units in Urban County Communities	page 6
Table 10	Single-Family Non-Condominium Housing by Price	page 7
Table 11	Overcrowded Housing Units/CDBG Communities	page 8
Table 12	Housing Units Needing Rehabilitation	page 9
Table 13	Housing Units Lacking Heat	page 9
Table 14	Housing Units Lacking Complete Plumbing Facilities	page 9
Table 15	Renters Paying More Than 30% of Income for Rent	page 10

TABLE OF CONTENTS, Continued

Oakland County-Generated Tables (Continued)

(Tables Follow Indicated Text Pages)

Table 16	Estimated Number of Houses with Lead-Based Paint	page 14
Table 17	Population Growth in the Oakland Urban County Area, 1980-90	page 15
Table 18	Housing Unit Growth 1980-1990	page 16
Table 19	Subsidized Housing Units in the Oakland Urban County Area	page 17
Table 20	Communities Ranked by % of Black Residents	page 18
Table 21	Communities Ranked by % of Hispanic Residents	page 18
Table 22	Communities Ranked by % of Asian/Pacific Islander Residents	page 18
Table 23	Communities Ranked by % of Am. Ind./Alask. Nat. Residents	page 18
Table 24	Communities Ranked by % of Persons Classified as "Other"	page 18
Table 25	Communities Ranked by % of Low/Moderate Income Residents	page 19
Table 26	Five Year Plan Summary Table	page 26

Maps

(Maps Follow Indicated Text Pages)

Map A	Participants in the Oakland Urban County Program	page 3
Map B	Patterns of Recent Growth	page 16
Map C	Racial/Ethnic Distribution	page 18
Map D	Concentrations of Low/Moderate Income Residents	page 20

HUD Table

HUD Table 1	Homeless Populations and Sub-populations	page 28
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Appendices

Appendix A	Subsidized Housing Program Descriptions from MSHDA's <i>Subsidized Housing Directory</i>
Appendix B	Minutes of Oakland County's Public Hearing for Consolidated Plan Needs, held on October 19, 1994
Appendix C	Consolidated Plan Public Notices
Appendix D	Comments Received on the Consolidated Plan

OAKLAND COUNTY, MICHIGAN 1995-2000 CONSOLIDATED PLAN

I. INTRODUCTION

Oakland County, along with all other federal grantees receiving funds through the Community Development, HOME Investment Partnerships, and McKinney Act homeless programs must prepare a Consolidated Plan in order to continue receiving such funds. The Consolidated Plan replaces the Comprehensive Housing Affordability Strategy (CHAS), which was intended to be an inventory of housing and human services needs of the County's lower-income residents and the resources to meet those needs. Previously, all grantee programs operated under separate program years, with parallel application and reporting calendars.

As part of the present administration's "Reinventing HUD" initiative, it was decided that federal housing and community development programs would operate more efficiently if different program years were coordinated and application requirements were combined into a single document. It was also decided that HUD should continue to collect data regarding grantees' housing and community development needs. Thus, the Consolidated Plan--a "super CHAS" that combines both program applications and needs surveys into a single document--was devised.

The Consolidated Plan consists of five major sections: Housing and Homeless Needs Assessment; Housing Market Analysis; Strategies, Priority Needs and Objectives; Action Plan; and Certifications.

The Housing and Homeless Needs Assessment is a description of Oakland County's estimated housing and supportive services needs for the next five years (1995-2000). It breaks the need for assistance down into extremely low income (0-30 percent of area median income), very low income (31-50 percent of area median income), and moderate income (81-100 percent area median income) categories for renters, homeowners, seniors, large families, and disabled persons. The discussion also includes an analysis of cost burdened (i.e., 30-49 percent of gross income for rent/mortgage) and severely cost burdened (50 percent or more gross income spent on rent/mortgage) persons. Finally, this section of the Consolidated Plan contains a description of the nature and extent of homelessness in Oakland County and a discussion of lead-based paint hazards in housing units located within the county.

Housing Market Analysis, the second major section of the Consolidated Plan, is a description of the significant characteristics of Oakland County's housing market, including the supply, demand, condition, and cost of housing. An enumeration of the housing stock available to persons with disabilities and HIV/AIDS and their families is also included. Areas of minority and low-income concentration are identified, and the amount and condition of public housing units in Oakland County is discussed. The Housing and Market Analysis also includes an inventory of homeless

facilities and barriers to affordable housing. Concluding this section is a discussion of the institutional structure Oakland County has set up to carry out its housing and community development plan and the means of cooperation and coordination with the state and local governments in submitting the Consolidated Plan.

Strategies, Priority Needs, and Objectives discusses the county's priority housing and community development needs and why they were chosen. This section references all resources available to Oakland County and how, where, and when they will be expended. It also contains the county's plan for providing affordable housing, helping homeless persons, ameliorating barriers to affordable housing, reducing lead-based paint hazards, and reducing the number of poverty-level households. This section also contains a description of the county's plan to overcome gaps in its institutional structure and coordinating public/assisted housing providers with service agencies . It ends with a description of the means cooperation and coordination between the state and Oakland County in carrying out the county's Consolidated Plan.

The Action Plan, the fourth section of the Consolidated Plan, is actually the unified application for all housing and community development programs. It therefore contains the standard federal funds application form (SF 424) and a description of the planned use of the funds for which the county will apply (Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant).

Finally, the Consolidated Plan contains a section of Certifications, in which the county agrees to abide by a number of federal requirements, including citizen participation, affirmatively furthering fair housing, and anti-lobbying, among others.

Consolidated Plan Coverage

The Consolidated Plan covers numerous programs funded by the U.S. Department of Housing and Urban Development (HUD). An approved plan must exist before grantees can receive funds under the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships
- Emergency Shelter Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)
- HOPE I, II, and III
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities
- Supportive Housing
- Single Room Occupancy (SRO)
- Shelter Plus Care

Note that the HOPWA program, while locally administered, is automatically assigned to the largest community in the metropolitan area; in this case, the City of Detroit. In addition, Low-Income Housing Preservation and Permanent Housing for the Handicapped programs, administered by the

State of Michigan, require the state to have an approved Consolidated Plan before funding will be allocated.

Non-governmental agencies such as nonprofits may also apply for programs covered by the Consolidated Plan. In order to ensure compliance with Consolidated Plan requirements, these agencies must secure a certification of consistency with the county's plan before applying for funds covered by the plan. This requirement applies to HOPE, HOME, Section 202, Supportive Housing for Persons with Disabilities, and the state-administered Low-Income Housing Preservation Program.

II. HOUSING AND HOMELESS NEEDS ASSESSMENT

Oakland County is a large, diverse county located in southeastern Michigan. It borders Macomb County on the east, Lapeer and Genesee counties on the north, Livingston County on the west, and Wayne County and the City of Detroit on the south. At 960 square miles and a population of over 1.1 million, Oakland County is more populous than, and nearly as large as, the State of Rhode Island.

The County contains 61 units of general local government, including 21 townships, 10 villages, and 30 cities. These communities contain a range of socioeconomic conditions, from poverty to extreme wealth. The diversity of conditions and communities makes compiling a single assessment very challenging. Nevertheless, certain salient characteristics can be identified.

Participants in the Oakland Urban County Program

Fifty of the 61 communities in Oakland County participate in the Oakland County urban county program (see Map A). They are:

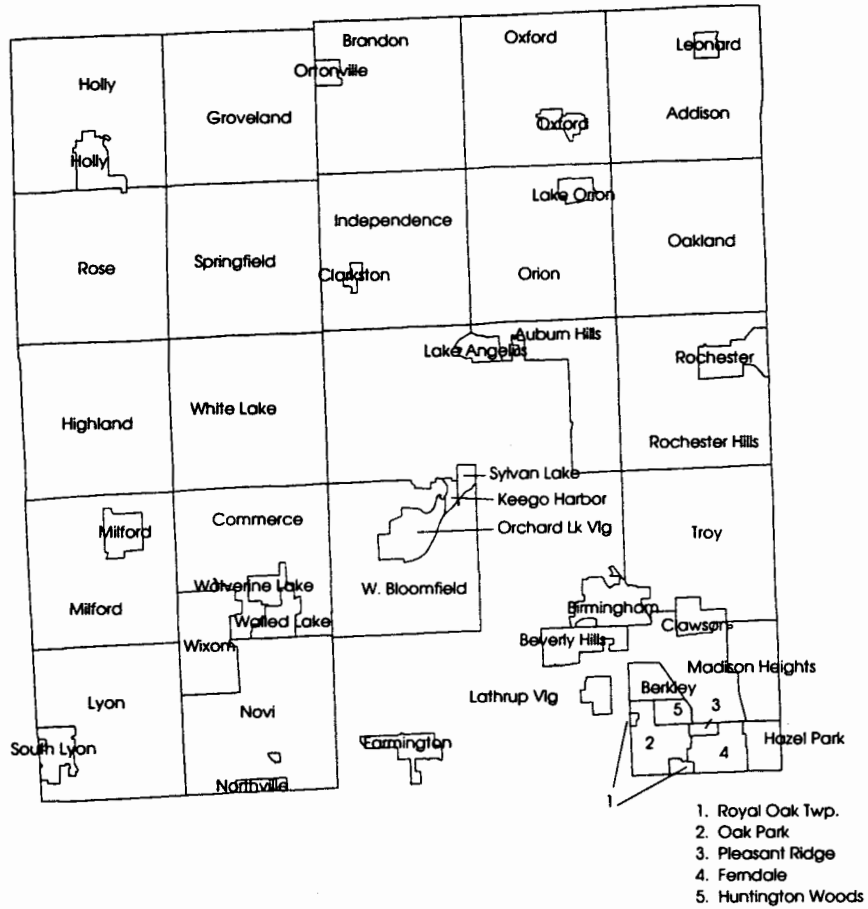
- **CITIES:** Auburn Hills, Berkley, Birmingham, Clarkston, Clawson, Farmington, Ferndale, Hazel Park, Huntington Woods, Keego Harbor, Lake Angelus, Lathrup Village, Madison Heights, Northville, Novi, Oak Park, Orchard Lake Village, Pleasant Ridge, Rochester, Rochester Hills, South Lyon, Sylvan Lake, Troy, Walled Lake, Wixom;
- **TOWNSHIPS:** Addison, Brandon, Commerce, Groveland, Highland, Holly, Independence, Lyon, Milford, Oakland, Orion, Oxford, Rose, Royal Oak, Springfield, West Bloomfield, White Lake;
- **VILLAGES:** Beverly Hills, Holly, Lake Orion, Leonard, Milford, Ortonville, Oxford, Wolverine Lake.

Five communities in Oakland County are HUD entitlement communities. These are communities of over 50,000 residents which are "entitled" by their size to receive HUD funds, and have chosen to administer their programs independently of the county. These communities are the cities of Royal Oak, Southfield, Pontiac and Farmington Hills, and the Township of Waterford.

Six Oakland County communities do not receive HUD funds. These communities are the townships

MAP A

Communities Participating in the Oakland Urban County Program As of January 1, 1995



of Bloomfield and Southfield, the City of Bloomfield Hills, and the villages of Franklin and Bingham Farms.

The Oakland County urban county program has been a successful one. Since 1975, the first year of the county's participation, the urban county consortium has received \$94 million in CDBG funds, \$3.5 million in HOME funds, \$530,000 in ESG funds, and \$786,130 in Rental Rehabilitation Program funds (a program since discontinued by the federal government), for a total of \$98.2 million.

Housing Needs

While Oakland County has been recognized as one of the wealthiest counties in the United States over all, the economic well being of its residents varies significantly. Comparative 1990 Census income and population data for the eight counties in southeast Michigan can be found in Table 1. This information indicates a significant difference between Oakland County and the seven other counties of the region. Oakland County has the highest incomes in two out of three categories.

Significant income differences are also evident between the 50 Oakland County urban county participating communities. The per capita income for each community varies from a high of \$52,240 in the City of Lake Angelus to a low of \$11,018 in the City of Hazel Park. The per capita income for Oakland County as a whole is \$21,125. Thirty-four, or 68 percent, of the participating communities fall below the County's per capita income level and 16 communities (32 percent of the urban county participating communities) have per capita incomes higher than the County level. Per capita income for each of the 50 participating urban county communities can be found in Table 2.

Median family incomes for each participating community are also referenced in Table 2. The median is a commonly used measure of central tendency. It is the "middlemost" income for each community when the incomes of each family are ranked from the highest to the lowest. The median case is the one with exactly the same number of cases above and below it. The median is a superior datum to the mean, because the median is not subject to substantial fluctuation as is the average.

According to 1989 income data, the City of Orchard Lake Village has the highest median family income (\$115,102) and Royal Oak Township the lowest (\$27,650) of the participating communities. As a point of reference, Oakland County's overall median family income was \$50,980 in 1989. Twenty-seven of the participating communities have median family income above the County level, while 23 have median family incomes below it.

Median household incomes for 1989 are also presented in Table 2. Household figures include families and single-person households. Median family incomes do not include single persons or unrelated persons living in a housing unit.

These various income data indicate that persons residing in different communities have varying abilities to acquire and maintain affordable housing. This information should not be construed to mean that all persons, households and families have incomes as indicated in the preceding tables.

**TABLE #1
COMPARATIVE COUNTY INCOME DATA
1990 CENSUS**

COUNTY	MEDIAN FAMILY INCOME	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
LAPEER	\$39,036	\$35,874	\$15,820
LIVINGSTON	49,910	45,439	17,327
MACOMB	44,586	38,931	16,187
MONROE	40,532	35,462	13,893
OAKLAND	50,980	43,407	21,125
ST. CLAIR	35,678	30,692	13,257
WASHTENAW	47,308	36,307	17,115
WAYNE	34,099	27,997	13,016

**COMPARATIVE COUNTY POPULATION DATA
1990 CENSUS**

COUNTY	PERSONS	FAMILIES	HOUSEHOLDS
LAPEER	74,768	20,200	24,723
LIVINGSTON	115,645	31,714	38,900
MACOMB	717,400	196,636	265,041
MONROE	133,600	36,412	46,521
OAKLAND	1,083,592	293,493	410,977
ST. CLAIR	145,607	40,018	52,998
WASHTENAW	282,937	64,510	105,114
WAYNE	2,111,687	542,517	780,493

**TABLE #2
1990 INCOME DATA FOR OAKLAND COUNTY CDBG COMMUNITIES**

COMMUNITIES	PER CAPITA INCOME	MEDIAN HOUSEHOLD INCOME IN 1989	MEDIAN FAMILY INCOME IN 1989
Auburn Hills	15,169	34,825	38,008
Berkley	15,487	36,693	41,298
Birmingham	37,061	57,573	70,549
Clarkston	23,663	43,333	52,383
Clawson	15,892	36,532	43,487
Farmington	21,549	41,040	52,662
Ferndale	12,704	28,964	33,934
Hazel Park	11,018	26,615	30,854
Huntington Woods	28,897	61,057	66,053
Keego Harbor	16,680	30,417	32,287
Lake Angelus	52,240	80,930	82,806
Lathrup Village	24,122	59,072	62,341
Madison Heights	14,192	31,757	38,022
Northville	26,740	62,435	69,967
Novi	20,752	47,518	54,754
Oak Park	14,544	36,090	39,789
Orchard Lake Vlg	50,695	106,234	115,102
Pleasant Ridge	23,301	54,658	62,259
Rochester	20,107	35,926	45,854
Rochester Hills	23,209	54,996	62,223
South Lyon	14,075	33,095	38,027
Sylvan Lake	24,059	44,464	53,607
Troy	23,249	55,407	63,187
Walled Lake	18,424	35,433	41,130
Wixom	19,643	31,755	45,991
Addison Twp	17,981	44,640	51,297
Brandon Twp	15,874	44,784	47,434
Commerce Twp	19,165	48,157	51,475

Groveland Twp	17,391	48,288	51,253
Highland Twp	15,716	42,157	46,502
Holly Twp	13,828	32,895	38,678
Independence Twp	21,271	53,233	58,075
Lyon Twp	16,157	41,056	47,318
Milford Twp	17,745	45,938	52,266
Oakland Twp	26,599	63,881	68,398
Orion Twp	17,773	45,798	51,290
Oxford Twp	16,284	41,416	45,867
Rose Twp	15,758	45,616	49,219
Royal Oak Twp	11,182	16,532	27,560
Springfield Twp	17,505	48,630	51,974
W Bloomfield Twp	31,845	68,654	75,068
White Lake Twp	16,750	42,549	46,578
Beverly Hills Vlg	31,562	61,941	69,743
Holly Village	12,766	28,995	33,030
Lake Orion Vlg	17,587	38,750	48,418
Leonard Vlg	13,670	37,045	38,250
Milford Vlg	14,814	37,323	41,444
Ortonville Vlg	14,356	33,229	37,000
Oxford Vlg	17,806	37,639	42,367
Wolverine Lake Vlg	17,330	42,167	46,250
OAKLAND COUNTY	21,125	43,407	50,980

KLR/11/30/94/TABLE#2

Many have higher and many have lower incomes than the figures indicate. The emphasis in this Consolidated Plan is upon persons, households and families with extremely low, very low, and low incomes; i.e., those most likely to have difficulty in obtaining and/or maintaining affordable housing.

Nineteen-ninety Census data indicate that 23.37 percent (158,777) of the persons residing in the 50 participating communities are either extremely low (0-30 percent of area median income), very low (31-50 percent of area median income) or low (51-80 area median income) income. Table 3 presents two measures of the low income population: the percentage of each community that is extremely low-, very low-, and low-income, and the percentage each community contains of the entire 50 communities' aggregate lower-income population. These two measures should be considered as complementary, since the second measure helps to adjust for the widely disparate sizes of the communities. Table 3 shows, for example, that the top three communities in terms of *internal* lower-income population are Royal Oak Township (57.71 percent), the City of Hazel Park (49.07 percent), and the City of Keego Harbor (45.60 percent). When each community is analyzed in terms of its share of the *aggregate* number of lower-income persons in all of the participating communities, the top three communities become Madison Heights (7.79 percent), Ferndale (7.12 percent), and Oak Park (6.93 percent).

The federal government's poverty count for the 50 participating communities is presented in Table 4. It shows that the communities with the highest percentage of residents at 125 percent of poverty are Royal Oak Township (25.1 percent), Hazel Park (21.8 percent), and Keego Harbor (12.8 percent).

Another indicator of need is the number of single-parent-headed households in a given community. Generally, these households lack the income to meet various needs. Studies have consistently shown that many single-parent-headed households tend to lag behind two-parent households in most socioeconomic categories. In 1990, 28,083 households in the 50 participating communities were headed by a single parent. This is 10.84 percent of the total households in the urban county program area. The five communities with the largest proportion of households headed by a single parent with children under 18 years of age are Hazel Park (20.82 percent), Oak Park (19.14 percent), Royal Oak Township (18.12 percent), Walled Lake (17.52 percent) and Keego Harbor (17.51 percent). The five communities with the largest proportion of the urban county area's total of single-parent families are Troy (7.78 percent), Oak Park (7.44 percent), Rochester Hills (6.78 percent), Madison Heights (6.37 percent) and Ferndale (5.93 percent).

Another indicator of economic need in a community is the number of its senior citizens, those 60 years of age or older. Older persons frequently have a greater need for both short- and long-term medical care than the general population. Frequently, because of restricted mobility due to physical condition and income (so many senior citizens are lower income that they are considered low-income as a class by the Community Development Block Grant program), they have a greater need for social services than other age groups. The ability of senior citizens to acquire and maintain adequate housing can also be limited due to their lower (and usually fixed) incomes. There are 93,177 persons age 60 or older residing within the 50 participating communities. Table 5 indicates that there are five

**TABLE #3
LOW AND MODERATE INCOME PERSONS**

COMMUNITIES	POPULATION	L/M POPULATION	% OF COMMU- NITIES L/M PERSONS	% OF TOTAL L/M PERSONS
MADISON HEIGHTS	32,196	12,369	38.42	7.79
FERNDALE	25,084	11,306	45.07	7.12
OAK PARK	30,468	10,999	36.10	6.93
TROY	72,884	10,720	14.71	6.75
HAZEL PARK	20,051	9,840	49.07	6.20
ROCHESTER HILLS	61,766	9,559	15.48	6.02
NOVI	32,998	6,364	19.29	4.01
AUBURN HILLS	17,076	5,657	33.13	3.56
WEST BLOOMFIELD	54,516	5,633	10.33	3.55
WHITE LAKE TWP	22,608	5,593	24.74	3.52
BERKLEY	16,960	4,996	29.46	3.15
HIGHLAND TWP	17,941	4,582	25.54	2.89
ORION TWP	21,019	4,290	20.41	2.70
CLAWSON	13,874	4,190	30.20	2.64
COMMERCE TWP	22,225	4,118	18.53	2.59
INDEPENDENCE TWP	23,717	3,463	14.60	2.18
ROYAL OAK TWP	5,006	2,889	57.71	1.82
BRANDON TWP	10,799	2,710	25.09	1.71
WIXOM	8,550	2,671	31.24	1.68
BIRMINGHAM	19,997	2,593	12.97	1.63
HOLLY VLG	5,595	2,458	43.93	1.55
FARMINGTON	10,170	2,386	23.46	1.50
LYON TWP	8,832	2,289	25.92	1.44
OXFORD TWP	9,004	2,214	24.59	1.39
ROCHESTER	7,130	2,190	30.72	1.38
SPRINGFIELD TWP	9,927	2,154	21.70	1.36
WALLED LAKE	6,278	2,072	33.00	1.30

SOUTH LYON	6,479	2,045	31.56	1.29
MILFORD VILLAGE	5,500	1,461	26.56	0.92
ROSE TWP	4,926	1,451	29.46	0.91
KEEGO HARBOR	2,932	1,337	45.60	0.84
WOLVERINE LAKE	4,727	1,244	26.32	0.78
ADDISON TWP	4,785	1,224	25.58	0.77
OAKLAND TWP	8,227	1,123	13.65	0.71
MILFORD TWP	6,624	1,022	15.43	0.64
GROVELAND TWP	4,705	963	20.47	0.61
HOLLY TWP	3,257	878	26.96	0.55
LAKE ORION	3,057	846	27.67	0.53
BEVERLY HILLS	10,610	830	7.82	0.52
OXFORD VLG	2,929	820	28.00	0.52
HUNTINGTON WOODS	6,419	613	9.55	0.39
ORTONVILLE	1,252	493	39.38	0.31
LATHRUP VILLAGE	4,329	484	11.18	0.30
PLEASANT RIDGE	2,775	481	17.33	0.30
SYLVAN LAKE	1,914	411	21.47	0.26
NORTHVILLE (PT)	3,367	275	8.17	0.17
CLARKSTON	1,005	220	21.89	0.14
LEONARD	357	112	31.37	0.07
ORCHARD LAKE VLG	2,286	109	4.77	0.07
LAKE ANGELUS	328	30	9.15	0.02
TOTALS	679,461	158,777		99.98

KJF/11/30/94/TABLE#3

**TABLE #4
PEOPLE AND FAMILIES FOR WHOM POVERTY STATUS IS DETERMINED**

COMMUNITIES	NUMBER OF PEOPLE	PERCENT OF COMM. POP.	NUMBER OF FAMILIES	PERCENT OF COMM. FAM.
Oak Park	3,286	10.9	682	8.4
Madison Heights	2,674	8.4	596	6.9
Ferndale	2,649	10.7	533	8.4
Troy	2,061	2.8	391	2.0
Rochester Hills	1,580	2.6	287	1.7
Royal Oak Twp	1,254	25.1	267	23.9
Hazel Park	1,209	21.8	646	12.3
Auburn Hills	1,144	7.4	254	6.1
Novi	1,066	3.3	203	2.2
West Bloomfield Twp	974	1.8	170	1.1
White Lake Twp	968	4.4	183	2.9
Highland Twp	890	5.0	201	3.4
Orion Twp	783	3.7	180	3.2
Commerce Twp	708	3.2	135	1.7
Oxford Twp	678	7.5	131	5.3
Holly Vlg	638	11.6	132	8.6
Berkley	630	3.7	109	2.4
Walled Lake	524	8.4	129	7.6
Clawson	512	3.7	77	2.0
Brandon Twp	512	4.7	104	3.5
Independence Twp	496	2.1	81	1.2
Birmingham	460	2.3	79	1.5
Springfield Twp	459	4.6	114	4.1
Keego Harbor	371	12.8	103	14.7
Farmington	364	3.6	53	1.9
Milford Vlg	347	6.4	70	4.7
Rochester	333	4.7	40	2.2

Wixom	299	3.5	30	1.5
Groveland Twp	252	5.4	54	3.5
Oakland Twp	249	3.0	32	1.4
Wolverine Lake Vlg	229	4.8	56	3.9
Addison Twp	196	4.1	39	3.3
Milford Twp	171	2.6	33	1.8
Holly Twp	160	4.9	39	4.2
Rose Twp	159	3.2	28	2.1
Oxford Vlg	148	5.1	25	3.1
Lake Orion Vlg	142	4.8	40	5.3
Beverly Hills	121	1.2	26	0.8
Lathrup Vlg	119	2.8	30	2.3
Pleasant Ridge	115	4.1	20	2.6
Ortonville	87	7.1	14	4.0
Orchard Lake Vlg	83	3.9	7	1.1
Northville (pt.)	59	1.8	12	1.2
Sylvan Lake	59	3.1	9	1.7
South Lyon	52	3.8	65	3.8
Huntington Woods	51	3.0	26	1.4
Clarkston	35	3.5	5	1.8
Lyon Twp	33	1.3	37	1.4
Leonard Vlg	17	4.7	3	3.0
Lake Angelus	2	0.6	0	0.0
TOTALS	30,408		6,580	

KJF/11/30/94/TABLE#4

TABLE #5
POPULATION BY AGE CATEGORIES FOR CDBG COMMUNITIES

CITIES	TOTAL POPULATION	AGE 0-17	AGE 18-59	AGE 50-OVER	MEDIAN AGE
AUBURN HILLS	17,076	3,614	11,990	1,472	27.9
BERKLEY	16,960	4,227	9,688	3,045	33.3
BIRMINGHAM	19,997	3,869	12,225	3,903	37.4
CLARKSTON	1,005	190	593	222	34.4
CLAWSON	13,874	3,050	8,175	2,649	34.6
FARMINGTON	10,132	1,707	5,382	3,043	42.0
FERNDALE	25,084	6,476	14,676	3,932	31.4
HAZEL PARK	20,051	5,670	11,290	3,091	30.7
HUNTINGTON WOODS	6,419	1,679	3,537	1,203	37.7
KEEGO HARBOR	2,932	671	1,921	340	30.4
LAKE ANGELUS	328	67	188	73	43.9
LATHRUP VILLAGE	4,329	1,020	2,437	872	38.3
MADISON HEIGHTS	32,196	7,335	19,507	5,354	32.6
NORTHVILLE	3,367	838	2,043	486	37.1
NOVI	32,998	8,399	20,767	3,832	32.5
OAK PARK	30,462	8,598	16,678	5,186	32.8
ORCHARD LAKE VLG	2,286	680	1,335	271	36.1
PLEASANT RIDGE	2,775	724	1,588	463	37.0
ROCHESTER	7,130	1,306	4,742	1,082	33.0
ROCHESTER HILLS	61,766	16,310	37,871	7,585	34.1
SOUTH LYON	5,857	1,394	3,122	1,341	34.2
SYLVAN LAKE	1,884	353	1,144	387	36.1
TROY	72,884	19,359	44,533	8,992	34.8
WALLED LAKE	6,278	1,399	3,898	981	33.1
WIXOM	8,550	1,953	6,060	537	28.7

TOWNSHIPS					
ADDISON	4,785	1,350	2,961	474	32.5
BRANDON	10,799	3,289	6,707	803	30.6
COMMERCE	22,228	6,075	13,979	2,174	32.4
GROVELAND	4,705	1,360	2,982	363	31.8
HIGHLAND	17,941	5,454	10,804	1,683	30.9
HOLLY	3,257	869	1,993	395	31.5
INDEPENDENCE	23,717	6,351	14,912	2,454	34.4
LYON	9,450	2,598	5,853	999	31.0
MILFORD	6,610	1,766	4,111	733	31.6
OAKLAND	8,227	2,124	5,211	892	35.8
ORION	21,019	5,624	13,375	2,020	32.3
OXFORD	9,004	3,038	4,987	979	31.9
ROSE	4,926	1,478	3,022	426	32.8
ROYAL OAK	5,011	1,190	2,396	1,425	38.1
SPRINGFIELD	9,927	3,942	5,188	797	31.8
WEST BLOOMFIELD	54,516	13,574	32,738	8,204	36.7
WHITE LAKE	22,608	6,157	14,115	2,336	32.4
VILLAGES					
BEVERLY HILLS	10,610	2,286	5,652	2,672	41.2
HOLLY	5,595	1,825	3,171	599	29.9
LAKE ORION	3,057	676	1,826	555	33.7
LEONARD	357	108	199	50	33.7
MILFORD	5,511	3,347	1,405	759	31.6
ORTONVILLE	1,252	375	711	166	32.0
OXFORD	2,929	728	1,780	421	31.9
WOLVERINE LAKE	4,727	1,255	3,016	456	32.8
TOTALS	679,388	177,727	408,484	93,177	

KJF/12/1/94/TABLE#5

communities with more than 5,000 senior citizens: Madison Heights, Oak Park, Rochester Hills, Troy and West Bloomfield Township. Seventeen communities have over 2,000 senior citizens each.

There are 3,586 units of assisted senior housing located within the Oakland County urban county area (Table 6). Each unit probably houses a maximum of two senior citizens. The resulting capacity of 7,172 individuals addresses the needs of less than eight percent of the total senior population. Twenty-three of the 25 housing projects have waiting lists, ranging from one to 10 years. The average length of time senior citizens will have to wait for a unit in an Oakland County urban county community is approximately 3.5 years.

Educational levels have been positively correlated to income level in numerous studies. The assumption here is that, in general, the more educated a person is, the more money he or she will make. The more money he earns, the more he is able to afford housing and other economic goods. Conversely, less education would mean less income and a greater chance he or she would need housing and social services assistance. The data in Table 7 show that 18 participating communities have 50 percent or more of their residents with a high school education or less. The five communities with the highest proportion of persons with a high school education or less are Hazel Park (74.70 percent), Madison Heights (63.51 percent), the Village of Holly (61.27 percent), Ferndale (59.56 percent), and the Village of Leonard (59.32 percent).

While, admittedly, no one group of social indicators such as those discussed above are perfect predictors of future housing and/or social services needs, the particular indicators selected have been used with a fairly good rate of success. As each indicator of housing needs is examined, certain communities, especially those communities located in the southeastern corner of the County, stand out again and again. These are older communities, built 50 to 60 years ago, with an aging housing stock (see Table 8) and other infrastructure. Many also have aging populations, so additional strains can be expected to be placed upon the senior housing and social service delivery systems. These communities also have a high proportion of renters (see Table 9). It can be expected that much of the housing need among lower-income homeowners and renters, the elderly, large families, and persons with disabilities will be located in these southeastern Oakland County communities (Madison Heights, Royal Oak Township, Ferndale, Oak Park, Hazel Park, and surrounding areas). The County's Community Development Block Grant distribution formula anticipates this need. By giving weight to such variables as poverty and overcrowded housing, these communities, with 16.40 percent of the program area's population, receive 25.88 percent of the total annual block grant funds. The HOME program is also being used to build affordable housing in Royal Oak Township to help low-income persons acquire decent, safe, sanitary and affordable housing.

Housing Inventory

Oakland County has an extensive and varied housing inventory, reflective of both the year the homes were constructed and the economic status of the persons for whom the house was constructed.

The 1990 Census indicates that there were 264,499 housing units extant in the 50 participating communities that year. Of these units, 194,121 (73.34 percent) were owner-occupied, 57,752 (21.83

**TABLE #6
SENIOR HOUSING DEVELOPMENTS
OAKLAND COUNTY CDBG COMMUNITIES**

NAME OF DEVELOPMENT	LOCATION	# UNITS	WAITING LIST (YRS)
Oxford Park Towers	Berkley	214	8
Clawson Manor	Clawson	264	10
Farmington Place	Farmington	153	6
Autumn House	Ferndale	55	7
Royal Oak Tower	Royal Oak Twp	200	0
Hazelcrest Place Apts.	Hazel Park	210	1-3
Village Creek Manor	Lake Orion	20	3
Madison Heights Co-op	Madison Heights	151	1-2
Madison Tower	Madison Heights	170	5
New Horizon	Madison Heights	126	2-3
Solberg Tower	Madison Heights	170	2-3
South Hill Apt.	Milford	40	1-3
Woodland Apts.	Milford	24	3
Jewish Federation Apts.	Oak Park	268	2.5
Oxford Square Apts.	Oxford	10	2
Avon Tower	Rochester Hills	123	7
Cliffview	Rochester Hills	126	2-5
Danish Village	Rochester Hills	150	3
Washington Manor	South Lyon	15	6
Bethany Villa 1 & 2	Troy	238	1
Oakland Park Towers	Troy	297	5
Oakland Park Towers II	Troy	300	6
Walled Lake Villa	Walled Lake	160	3-5
Hechtman Federation Apts.	W. Bloomfield Twp.	102	2-3
TOTAL UNITS		3,586	

SOURCE: Senior Housing Guide, January 1988, SEMCOG
KJF/12/1/94/TABLE#6

**TABLE #7
EDUCATIONAL LEVELS IN OAKLAND COUNTY CDBG COMMUNITIES**

CITIES	PERSONS 25 YEARS AND OLDER	WITH HIGH SCHOOL OR LESS	% OF COMM TOTAL	WITH SOME COLLEGE	% OF COMM TOTAL
AUBURN HILLS	10,016	4,659	46.52	5,357	53.48
BERKLEY	11,439	5,554	48.55	5,885	51.45
BIRMINGHAM	14,939	2,310	15.46	12,629	84.54
CLARKSTON	729	260	35.67	469	64.33
CLAWSON	9,630	5,147	53.45	4,483	46.55
FARMINGTON	7,787	2,899	37.23	4,888	62.77
FERNDALE	16,200	9,649	59.56	6,551	40.44
HAZEL PARK	12,259	9,157	74.70	3,102	25.30
HUNTINGTON WOODS	4,428	727	16.42	3,701	83.58
KEEGO HARBOR	1,924	1,020	53.01	904	46.99
LAKE ANGELUS	232	26	11.21	206	88.79
LATHRUP VILLAGE	3,040	771	25.36	2,269	74.64
MADISON HEIGHTS	21,479	13,642	63.51	7,837	36.49
NORTHVILLE	2,289	510	22.28	1,779	77.72
NOVI	21,842	7,727	35.38	14,115	64.62
OAK PARK	19,328	8,936	46.23	10,392	53.77
ORCHARD LK VLG	1,467	221	15.06	1,246	84.94
PLEASANT RIDGE	1,963	361	18.39	1,602	81.61
ROCHESTER	5,051	1,520	30.09	3,531	69.91
ROCHESTER HILLS	40,354	12,676	31.41	27,678	68.59
SOUTH LYON	3,948	2,114	53.55	1,834	46.45
SYLVAN LAKE	1,409	478	33.92	931	66.08
TROY	47,392	15,137	31.94	32,255	68.06
WALLED LAKE	4,292	2,237	52.12	2,055	47.88
WIXOM	5,471	1,935	35.37	3,536	64.63

TOWNSHIPS					
ADDISON	3,001	1,411	47.02	1,590	52.98
BRANDON	6,465	3,363	52.02	3,102	47.98
COMMERCE	14,232	6,034	42.40	8,198	57.60
GROVELAND	2,862	1,488	51.99	1,374	48.01
HIGHLAND	10,772	5,272	48.94	5,500	51.06
HOLLY	2,127	1,065	50.07	1,062	49.93
INDEPENDENCE	15,183	6,168	40.62	9,015	59.38
LYON	5,916	2,858	48.31	3,058	51.69
MILFORD	4,303	1,687	39.21	2,616	60.79
OAKLAND	5,368	1,894	35.28	3,474	64.72
ORION	13,282	6,238	46.97	7,044	53.03
OXFORD	5,542	2,880	51.97	2,662	48.03
ROSE	3,008	1,434	47.67	1,574	52.33
ROYAL OAK	3,596	2,018	56.12	1,578	43.88
SPRINGFIELD	6,084	2,677	44.00	3,407	56.00
WEST BLOOMFIELD	36,929	9,016	24.41	27,913	75.59
WHITE LAKE	14,383	7,288	50.67	7,095	49.33
VILLAGES					
BEVERLY HILLS	7,708	1,549	20.10	6,159	79.90
HOLLY	3,408	2,088	61.27	1,320	38.73
LAKE ORION	2,082	972	46.69	1,110	53.31
LEONARD	236	140	59.32	96	40.68
MILFORD	3,409	1,873	54.94	1,536	45.06
ORTONVILLE	786	418	53.18	368	46.82
OXFORD	1,854	955	51.51	899	48.49
WOLVERINE LAKE	3,043	1,331	43.74	1,712	56.26
TOTALS	444,487	181,790		262,697	

**TABLE #8
DATES OF HOUSING CONSTRUCTION
1990 CENSUS**

COMMUNITIES	PRE 1940	1940 TO 1959	1960 TO 1969	1970 TO 1979	1980 TO 3/1990	TOTAL UNITS
AUBURN HILLS	566	1,507	1,390	1,380	2,226	7,069
BERKLEY	1,292	4,565	281	456	135	6,729
BIRMINGHAM	2,358	5,313	1,101	626	366	9,764
CLARKSTON	202	107	71	52	16	448
CLAWSON	605	2,943	1,277	533	289	5,647
FARMINGTON	316	1,669	1,280	1,305	328	4,898
FERNDALE	3,857	5,107	638	333	272	10,207
HAZEL PARK	1,848	4,453	717	451	310	7,779
HUNTINGTON WOODS	421	1,877	92	10	11	2,411
KEEGO HARBOR	447	252	263	307	65	1,334
LAKE ANGELUS	39	37	23	11	15	125
LATHRUP VILLAGE	155	881	250	214	119	1,619
MADISON HEIGHTS	599	6,344	2,535	2,903	839	13,220
NORTHVILLE (PT)	32	238	303	278	416	1,267
NOVI	329	908	883	5,629	5,808	13,557
OAK PARK	335	8,753	1,626	371	259	11,344
ORCHARD LAKE VLG	111	180	101	137	231	760
PLEASANT RIDGE	720	341	12	0	12	1,085
ROCHESTER	863	770	959	766	322	3,680
ROCHESTER HILLS	718	2,903	2,255	7,738	9,921	23,535
SOUTH LYON	211	263	301	922	788	2,485
SYLVAN LAKE	197	407	121	69	72	866
TROY	744	3,724	6,378	11,920	4,431	27,197
WALLED LAKE	186	640	414	750	894	2,884
WIXOM	123	273	532	2,015	1,532	4,475
ADDISON TWP	268	251	260	522	409	1,710
BRANDON TWP	307	398	472	1,538	979	3,694

COMMERCE TWP	584	1,804	1,367	2,076	2,304	8,135
GROVELAND TWP	92	124	231	735	394	1,576
HIGHLAND TWP	596	1,038	803	2,814	1,020	6,271
HOLLY TWP	123	361	217	327	147	1,175
INDEPENDENCE TWP	386	1,941	1,615	2,248	2,108	8,298
LYON TWP	306	225	603	1,258	1,080	3,472
MILFORD TWP	216	192	286	746	858	2,298
OAKLAND TWP	192	410	546	932	743	2,823
ORION TWP	583	1,639	1,199	2,637	1,596	7,654
OXFORD TWP	251	540	555	1,027	811	3,184
ROSE TWP	289	311	215	627	328	1,770
ROYAL OAK TWP	72	604	1,026	830	115	2,647
SPRINGFIELD TWP	293	468	485	1,415	798	3,459
W BLOOMFIELD TWP	1,027	2,775	3,760	5,692	7,135	20,389
WHITE LAKE TWP	715	1,941	1,463	2,802	1,346	8,267
BEVERLY HILLS VLG	236	2,239	1,252	279	160	4,166
HOLLY VILLAGE	533	466	398	501	260	2,158
LAKE ORION VILLAGE	655	268	66	212	154	1,355
LEONARD VILLAGE	71	28	7	10	7	123
MILFORD VILLAGE	488	696	293	298	333	2,108
ORTONVILLE VILLAGE	139	80	52	120	87	478
OXFORD VILLAGE	566	144	82	237	163	1,192
WOLVERINE LAKE VLG	103	591	407	410	201	1,712
TOTALS	26,365	73,989	41,463	69,469	53,213	264,499

KJF/12/5/94/TABLE#8

**TABLE #9
HOUSING UNITS IN CDBG COMMUNITIES**

COMMUNITIES	OWNER OCCUPIED	RENTER OCCUPIED	VACANT	SEASONAL	TOTAL
AUBURN HILLS	3,479	2,974	591	25	7,069
BERKLEY	5,631	980	115	3	6,729
BIRMINGHAM	6,726	2,394	581	63	9,764
CLARKSTON	282	149	16	1	448
CLAWSON	4,081	1,463	96	7	5,647
FARMINGTON	2,968	1,705	205	20	4,898
FERNDALE	6,710	3,148	342	7	10,207
HAZEL PARK	5,164	2,120	375	120	7,779
HUNTINGTON WOODS	2,336	40	26	9	2,411
KEEGO HARBOR	688	547	66	33	1,334
LAKE ANGELUS	100	9	10	6	125
LATHRUP VILLAGE	1,497	80	39	3	1,619
MADISON HEIGHTS	8,936	3,914	354	16	13,220
NORTHVILLE (PT)	1,106	124	33	4	1,267
NOVI	9,264	3,435	833	25	13,557
OAK PARK	8,032	2,853	454	5	11,344
ORCHARD LAKE VLG	655	41	38	26	760
PLEASANT RIDGE	995	69	17	4	1,085
ROCHESTER	1,679	1,772	217	12	3,680
ROCHESTER HILLS	17,363	4,990	1,093	89	23,535
SOUTH LYON	1,735	603	139	8	2,485
SYLVAN LAKE	723	119	20	4	866
TROY	19,548	6,619	987	43	27,197
WALLED LAKE	1,845	949	82	8	2,884
WIXOM	1,408	2,706	330	31	4,475
ADDISON TWP	1,452	142	60	56	1,710
BRANDON TWP	3,329	206	75	84	3,694
COMMERCE TWP	7,148	552	308	127	8,135

GROVELAND TWP	1,410	124	31	11	1,576
HIGHLAND TWP	5,476	457	190	148	6,271
HOLLY TWP	959	136	52	28	1,175
INDEPENDENCE TWP	6,979	998	285	36	8,298
LYON TWP	2,747	587	128	10	3,472
MILFORD TWP	2,110	72	99	17	2,298
OAKLAND TWP	2,627	99	82	15	2,823
ORION TWP	6,118	1,213	248	75	7,654
OXFORD TWP	2,717	365	73	29	3,184
ROSE TWP	1,472	117	54	127	1,770
ROYAL OAK TWP	455	2,008	184	0	2,647
SPRINGFIELD TWP	2,917	359	124	59	3,459
W BLOOMFIELD TWP	16,456	2,782	895	256	20,389
WHITE LAKE TWP	6,931	845	300	191	8,267
BEVERLY HILLS VLG	3,743	332	70	21	4,166
HOLLY VILLAGE	1,534	522	93	9	2,158
LAKE ORION VLG	732	508	62	53	1,355
LEONARD VILLAGE	106	17	0	0	123
MILFORD VILLAGE	1,325	674	101	8	2,108
ORTONVILLE VILLAGE	308	144	26	0	478
OXFORD VILLAGE	674	477	40	1	1,192
WOLVERINE LK VLG	1,445	213	41	13	1,712
TOTALS	194,121	57,752	10,680	1,946	264,499

KJF/12/5/94/TABLE#9

percent) were renter-occupied, 10,680 (4.04 percent) were vacant, and 1,932 (0.74 percent) were vacant seasonal units. Table 9 presents housing unit data by community.

The age of housing stock in a particular community is largely a function of historical geography. Much of the early development of Oakland County took place along Woodward Avenue (M-1) between Detroit and Pontiac. Ease of transportation along this corridor spurred development in southeastern Oakland County.

A review of Table 8 confirms this pattern. Prior to 1940, significant development occurred in Hazel Park, Ferndale, Birmingham and Berkley, all located in the Woodward corridor area. Of the 264,499 housing units in the urban county program area, 26,365 units (9.97 percent of the total) were built prior to 1939. Today, many of these homes are over 60 years old. Many are in need of rehabilitation.

The second major period of housing construction in Oakland County occurred during and after World War II. Much of this development was again in the southeastern section of the County. Between 1940 and 1959, 73,989 units were constructed, representing 27.97 percent of the county's total present housing stock. As these units are between 35 and 54 years old, many of them require a certain amount of rehabilitation as well.

Oakland County experienced its third housing boom in the 1970s as inflationary trends fueled construction in previously undeveloped areas of the County. Six communities experienced the most significant amounts of housing construction--Troy (11,920 new units), Rochester Hills (7,738), Novi (5,629), West Bloomfield Township (5,692), Madison Heights (2,903) and Highland Township (2,814). Table 8 provides new housing construction history for each of the 50 participating communities.

Significant levels of new housing construction occurred throughout Oakland County during the 1980s. The Census Bureau indicates that 53,213 new units were constructed between 1980 and March, 1990. Although this was down about one-quarter from the previous decade, many communities added thousands of new homes, including Rochester Hills (9,921), West Bloomfield Township (7,135) and the City of Novi (5,808). The least amount of new construction occurred in the older, established southeastern County communities which had experienced their boom some 30 to 40 years earlier.

Housing values vary significantly throughout the 50 participating communities. The highest median value of single-family, non-condominium housing is in the City of Lake Angelus, at \$377,600. The community with the lowest median value of single family, non-condominium housing is Royal Oak Township (\$25,700). In reviewing the median value of single-family, non-condominium housing contained in Table 10, it is evident that the highest values are to be found in those communities experiencing the greatest amount of new construction over the past 20 years. Median values are lowest in the older communities located in the southeastern part of the County, which is another indicator that relative housing and community development need is greater in this area of the urban

**TABLE #10
SINGLE FAMILY NON-CONDOMINIUM HOUSING BY PRICE
OAKLAND COUNTY CDBG COMMUNITIES
1990 CENSUS**

CITIES	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,000	\$150,000 TO \$199,000	\$200,000 TO \$299,000	\$300,000 OR MORE	TOTAL HOUSING UNITS	MEDIAN VALUE IN DOLLARS
AUBURN HILLS	501	1805	143	25	8	1	2483	68900
BERKLEY	829	4139	357	27	2	2	5356	65100
BIRMINGHAM	48	1170	1700	943	1270	943	6074	156000
CLARKSTON	3	76	80	57	39	0	263	132400
CLAWSON	405	3192	261	6	2		3866	72300
FARMINGTON	55	1075	1094	328	51	6	2609	107300
FERNDALE	5006	1183	39	1	1	1	6231	38400
HAZEL PARK	4394	422	9				4825	36100
HUNTINGTON WDS	11	643	1058	292	177	31	2212	116100
KEEGO HARBOR	227	258	44	23	17	6	575	56200
LAKE ANGELUS	1	5	5	1	14	71	97	377600
LATHRUP VLG	6	702	636	53	8	3	1408	99800
MADISON HTS	2719	5189	105		2	1	8016	59800
NORTHVILLE	5	175	448	185	92	114	1019	132500
NOVI	108	1922	2387	1556	736	87	6796	127900
OAK PARK	4191	3234	58	3			7486	48000
ORCHARD LK VLG	1	33	61	64	81	383	623	376100
PLEASANT RIDGE	59	486	252	108	20	1	926	93100
ROCHESTER	43	833	332	108	27	54	1397	92200
ROCHESTER HILLS	444	3511	4836	3482	2269	409	14951	137900
SOUTH LYON	68	890	236	12	4	1	1211	83400
SYLVAN LAKE	32	367	190	55	28	14	686	94100
TROY	342	4232	7564	3549	2026	525	18238	128900
WALLED LAKE	142	1083	184	17	7	1	1434	72800
WIXOM	92	523	523	46	16	4	1204	99100

TOWNSHIPS

ADDISON	45	267	234	135	75	75	831	107500
BRANDON	158	861	719	159	41	5	1943	94700
COMMERCE	318	2412	1608	810	588	202	5938	100500
GROVELAND	40	322	322	84	17	9	794	104300
HIGHLAND	265	1875	1118	329	119	30	3736	93100
HOLLY	106	448	141	31	2		728	54800
INDEPENDENCE	256	2655	1791	784	547	227	6260	106500
LYON	42	536	760	235	49	4	1626	113700
MILFORD	28	287	462	367	196	45	1385	105600
OAKLAND	32	270	614	575	327	177	1995	156200
ORION	432	2614	1498	381	232	107	5264	90200
OXFORD	123	935	523	130	46	12	1769	88400
ROSE	95	590	257	37	12	6	997	85200
ROYAL OAK	354	41	2				397	25700
SPRINGFIELD	107	935	691	263	78	7	2081	99900
W BLOOMFIELD	188	1911	3961	4406	2830	1706	15002	164000
WHITE LAKE	389	2488	1602	614	306	35	5434	97000

VILLAGES

BEVERLY HILLS	12	335	1303	1024	710	143	3527	155100
HOLLY	409	629	34	2	1		1075	54800
LAKE ORION	78	378	122	61	33	5	677	80700
LEONARD	24	59	2	1			86	59500
MILFORD	45	862	237	55	21	5	1225	84000
ORTONVILLE	39	179	40	14	4		276	74800
OXFORD	90	350	102	57	21	4	624	76100
WOLVERINE LAKE	72	832	223	144	85	15	1371	88700
TOTALS	23,479	60,219	40,968	21,639	13,237	5,477	165,027	

OAKLAND COUNTY MEDIAN HOUSING VALUE IS \$95,400

JF/12/5/94/TABLE#10

county.

The median value of single-family, non-condominium housing in the County as a whole is \$95,400. Twenty-seven participating communities have median values for this type of housing that is below the County level. These 27 communities can be grouped generally into three categories: (A) communities in the southeastern part of the County, (B) villages experiencing very early development around a mill or railroad junction, and (C) communities located on recreational lakes used for vacation areas in the 1930s through the 1950s. The housing stock in these communities is comprised of converted summer cottages.

According to the 1990 Census, 4,457 housing units in the 50 participating communities were considered to be overcrowded, an overcrowded housing unit being defined as 1.01 persons or more per room. While the numbers are small, the largest number of overcrowding takes place in Royal Oak Township (6.02 percent of all units), Oak Park (4.98 percent), and Hazel Park (3.93 percent). Table 11 summarizes overcrowding data by community. Interestingly, household size in Oakland County increased from 2.61 to 2.62 persons per unit between 1990 and 1993, according to the South East Michigan Council of Government's (SEMCOG) *Population and Occupied Housing Units in Southeast Michigan 1993*. The report further states that "The household size increase in Oakland County, while small, marks a break from recent trends and is significant if just for that reason. No other county's household size is increasing."

Two of the primary questions being asked by the U.S. Department of Housing and Urban Development (HUD) are the number of housing units needing rehabilitation and the number of units not suitable for rehabilitation. Specific and comprehensive data to answer these questions are not available. To obtain these data, a thorough inspection would have to be made of every housing unit, an impossibility.

Another method of addressing these questions was developed. The value of single-family, non-condominium housing is available from the 1990 Census. One of the main factors in the value of a particular house is its condition. Logically, units in a better state of repair would be valued more highly than units in poor repair. The median value of single-family, non-condominium housing in Oakland County is \$95,400. Units valued at half the County median or less (\$47,700 or under) could reasonably be considered to have a higher probable need of rehabilitation than units of greater value. Census data on housing values are provided only in ranges. The range most closely approximating 50 of County median or under is the range labelled "less than \$50,000." It is therefore assumed that homes with values falling within this range have a greater need of rehabilitation than those of higher value (see Table 10).

The 1990 Census states that 23,479 units in the participating communities have values at or below 50 percent of the County median. Four communities have over 1,000 units with a high probability of need for rehabilitation: Ferndale (5,006), Hazel Park (4,394), Oak Park (4,191), and Madison Heights (2,719).

**TABLE #11
OVERCROWDED HOUSING UNITS/CDBG COMMUNITIES**

COMMUNITIES	TOTAL COMMUNITY HOUSING UNITS	OVERCROWDED HOUSING EACH COMMUNITY	COMM.'S OC HSG AS % OF TOTAL OC HSG	% OF COMMUNITY'S HSG THAT'S OVERCROWDED
AUBURN HILLS	7069	149	3.34	2.11
BERKLEY	6729	86	1.93	1.28
BIRMINGHAM	9764	26	0.58	0.27
CLARKSTON	448	0	0.00	0.00
CLAWSON	5647	71	1.59	1.26
FARMINGTON	4898	23	0.52	0.47
FERNDALE	10207	265	5.95	2.60
HAZEL PARK	7779	306	6.87	3.93
HUNTINGTON WOODS	2411	6	0.13	0.25
KEEGO HARBOR	1334	24	0.54	1.80
LAKE ANGELUS	138	1	0.02	0.72
LATHRUP VILLAGE	1619	8	0.18	0.49
MADISON HEIGHTS	13220	384	8.64	2.90
NORTHVILLE	1267	4	0.09	0.32
NOVI	13557	159	3.57	1.17
OAK PARK	11344	565	12.68	4.98
ORCHARD LAKE VLG	760	2	0.04	0.26
PLEASANT RIDGE	1085	6	0.13	0.55
ROCHESTER	3680	28	0.63	0.76
ROCHESTER HILLS	23535	220	4.94	0.93
SOUTH LYON	2485	29	0.65	1.17
SYLVAN LAKE	853	4	0.09	0.47
TROY	27197	344	7.72	1.26
WALLED LAKE	2884	59	1.32	2.05
WIXOM	4475	82	1.84	1.83

TOWNSHIPS				
ADDISON	1711	33	0.74	1.93
BRANDON	3694	95	2.13	2.57
COMMERCE	8135	107	2.40	1.32
GROVELAND	1576	41	0.92	2.60
HIGHLAND	6271	139	3.12	2.22
HOLLY	1175	10	0.22	0.85
INDEPENDENCE	8298	86	1.93	1.04
LYON	3471	62	1.39	1.79
MILFORD	2298	28	0.63	1.22
OAKLAND	2823	21	0.47	0.74
ORION	7654	137	3.07	1.79
OXFORD	3184	51	1.14	1.60
ROSE	1,770	33	0.74	1.86
ROYAL OAK	2640	159	3.57	6.02
SPRINGFIELD	3459	74	1.66	2.14
WEST BLOOMFIELD	20378	205	4.60	1.01
WHITE LAKE	8267	160	3.59	1.94
VILLAGES				
BEVERLY HILLS	4166	14	0.31	0.34
HOLLY	2158	52	1.17	2.41
LAKE ORION	1,355	25	0.56	1.85
LEONARD	122	3	0.07	2.46
MILFORD	2,108	26	0.58	1.23
ORTONVILLE	478	7	0.16	1.46
OXFORD	1192	27	0.61	2.27
WOLVERINE LAKE	1712	11	0.25	0.64
TOTAL COMMUNITIES	264,480	4,457	100.00	
% OF ALL HOUSING UNITS OVERCROWDED 1.69				

Of the 23,479 units needing rehabilitation, a percentage are very probably in such a poor state of repair that rehabilitation would no longer be economically feasible. Experience of the rehabilitation technicians in the Oakland County Community Development Division indicates that approximately four percent of the units they inspect on an annual basis for the Home Improvement Program can not be economically brought up to HUD Minimum Housing Quality Standards. When the "four percent standard" is applied to all units surmised to need rehabilitation, it can be reasonably assumed that about 939 houses in the participating communities are not economically repairable. According to Table 12, the four communities with the greatest number of unrepairable units are Ferndale (200), Hazel Park (176), Oak Park (168) and Madison Heights (109). As far as the number of substandard housing units in the participating communities is concerned, a count of 939 unrepairable units could serve as an absolute minimum number.

Tables 13 and 14 provide an estimate of the number of substandard housing units in the Oakland County Urban County area. Table 13 shows the number of units lacking heat. These are the units in which the occupants listed "no fuel used" when asked about their method of home heating. The communities with the greatest percentages of units without heat are Oxford Village (1.51 percent), Lake Orion Village (1.04 percent), Holly Village (0.59 percent), and Royal Oak Township (0.53 percent). The communities with the greatest number of units lacking heat are the City of Troy (52), the Village of Wolverine Lake (Census Tract 1346) with 48, Lake Orion Village (18), and the City of Rochester (15).

The number of housing units lacking complete plumbing facilities is shown in Table 14. The communities with the greatest percentage of such units are the City of Hazel Park (2.49 percent), Rose Township (0.9 percent), Oxford Village (0.76), and the City of Keego Harbor (0.75 percent). The communities with the greatest number of housing units without complete plumbing facilities are the City of Hazel Park (194), the City of Novi (59), the City of Rochester Hills (55), and West Bloomfield Township (53). The total number of units without complete plumbing throughout the 50 communities is 824, while 272 lack heat. It is not known how many units lack complete plumbing facilities and heat, so "a total of all substandard units" was not derived. However, the total of 824 units without plumbing is very close to the Community Development Division estimate of unrepairable units in the 50 communities. A home with one major structural or systems problem frequently will have others, so it can be assumed that at least some of the units without complete plumbing also have no heat as well.

Specific data on cost burden and severe cost burden for lower-income homeowners are not available at this time.

There are 57,229 known rental units in the 50 participating communities. The condition of these rental units is, however, unknown. Six of the participating communities have ordinances mandating that rental units be inspected and, if necessary, brought up to code prior to rental. It is recommended that all communities enact ordinances that would help ensure that rental units are maintained in decent, safe, and sanitary condition.

**TABLE #12
HOUSING UNITS NEEDING REHABILITATION
OAKLAND COUNTY CDBG COMMUNITIES
1990 CENSUS**

CITIES	HOUSES NEEDING REHABILITATION	NOT REHABABLE	REHABABLE
FERNDALE	5006	200	4806
HAZEL PARK	4394	175	4218
OAK PARK	4191	168	4023
MADISON HEIGHTS	2719	109	2610
BERKLEY	829	33	796
AUBURN HILLS	501	20	481
ROCHESTER HILLS	444	18	426
ORION TWP	432	17	415
HOLLY VLG	409	16	393
CLAWSON	405	16	389
WHITE LAKE TWP	389	16	373
ROYAL OAK TWP	354	14	340
TROY	342	14	328
COMMERCE TWP	318	13	305
HIGHLAND TWP	265	11	254
INDEPENDENCE TWP	256	10	246
KEEGO HARBOR	227	9	218
WEST BLOOMFIELD TWP	188	8	180
BRANDON TWP	158	6	152
WALLED LAKE	142	6	136
OXFORD TWP	123	5	118
NOVI	108	4	104
SPRINGFIELD TWP	107	4	103
HOLLY TWP	106	4	102
ROSE TWP	95	4	91
WIXOM	92	4	88

OXFORD VLG	90	4	86
LAKE ORION	78	3	75
WOLVERINE LAKE	72	3	69
SOUTH LYON	68	3	65
PLEASANT RIDGE	59	2	57
FARMINGTON	55	2	53
BIRMINGHAM	48	2	46
ADDISON TWP	45	2	43
MILFORD VLG	45	2	43
ROCHESTER	43	2	41
LYON TWP	42	2	40
GROVELAND TWP	40	2	38
ORTONVILLE	39	2	37
SYLVAN LAKE	32	1	31
OAKLAND TWP	32	1	31
MILFORD TWP	28	1	27
LEONARD	24	1	23
BEVERLY HILLS	12	0	12
HUNTINGTON WOODS	11	0	11
LATHRUP VILLAGE	6	0	6
NORTHVILLE	5	0	5
CLARKSTON	3	0	3
LAKE ANGELUS	1	0	1
ORCHARD LAKE VLG	1	0	1
TOTALS	23,479	939	22,539

KJF/1/26/95/TABLE#12

TABLE 13--Housing Units Lacking Heat

COMMUNITIES	TOTAL HSG UNITS	Lack heat	% lack heat
Cities			
Auburn Hills	7069	11	0.16
Berkley	6729	0	0.00
Birmingham	9764	5	0.05
Clawson	5647	7	0.12
Farmington	4898	8	0.16
Ferndale	10207	13	0.13
Hazel Park	7779	0	0.00
Huntington Woods	2411	0	0.00
Keego Harbor	1334	0	0.00
Lake Angelus	125	0	0.00
Lathrup Village	1619	3	0.19
Madison Heights	13220	48	0.36
Northville (OC)	1267	0	0.00
Novi	15844	0	0.00
Oak Park	11344	9	0.08
Orchard Lake Village	760	0	0.00
Pleasant Ridge	1085	0	0.00
Rochester	3680	15	0.41
Rochester Hills	23535	13	0.06
Sylvan Lake	866	0	0.00
Troy	27197	52	0.19
Walled Lake (1347)	1853	0	0.00
Wixom	5657	0	0.00
Townships			
Addison w/Leonard	1833	0	0.00
Brandon w/Ortonville	4172	5	0.12
Commerce	7284	0	0.00
Groveland	1576	0	0.00
Highland	6271	0	0.00
Holly	989	0	0.00
Independence w/Clarksto	8746	7	0.08
Lyon w/South Lyon	3670	0	0.00
Milford	2365	0	0.00
Oakland	2823	0	0.00
Orion	7662	0	0.00
Oxford	3184	0	0.00
Rose	1554	0	0.00
Royal Oak	2647	14	0.53
Springfield	3459	0	0.00
West Bloomfield	20494	0	0.00
White Lake	8267	9	0.11

TABLE 13--Housing Units Lacking Heat

COMMUNITIES	TOTAL	Lack	% lack
	HSG UNITS	heat	heat
Villages			
Beverly Hills	4166	0	0.00
Holly	2560	15	0.59
Lake Orion	1347	14	1.04
Milford	2041	0	0.00
Oxford	1192	18	1.51
Wolverine Lake (1346)	2412	6	0.25
TOTALS	264604	272	0.10

TABLE 14--Housing Units Lacking Complete Plumbing Facilities

COMMUNITIES	TOTAL HSG UNITS	Lack comp plumbing	% lack cmp plumbing
Cities			
Auburn Hills	7069	35	0.50
Berkley	6729	0	0.00
Birmingham	9764	21	0.22
Clawson	5647	13	0.23
Farmington	4898	6	0.12
Ferndale	10207	21	0.21
Hazel Park	7779	194	2.49
Huntington Woods	2411	0	0.00
Keego Harbor	1334	10	0.75
Lake Angelus	125	0	0.00
Lathrup Village	1619	0	0.00
Madison Heights	13220	38	0.29
Northville (OC)	1267	5	0.39
Novi	15844	59	0.37
Oak Park	11344	13	0.11
Orchard Lake Village	760	2	0.26
Pleasant Ridge	1085	0	0.00
Rochester	3680	16	0.43
Rochester Hills	23535	55	0.23
Sylvan Lake	866	4	0.46
Troy	27197	49	0.18
Walled Lake (1347)	1853	0	0.00
Wixom	5657	0	0.00
Townships			
Addison w/Leonard	1833	1	0.05
Brandon w/Ortonville	4172	15	0.36
Commerce	7284	17	0.23
Groveland	1576	6	0.38
Highland	6271	44	0.70
Holly	989	0	0.00
Independence w/Clarksto	8746	22	0.25
Lyon w/South Lyon	3670	11	0.30
Milford	2365	11	0.47
Oakland	2823	0	0.00
Orion	7662	29	0.38
Oxford	3184	0	0.00
Rose	1554	14	0.90
Royal Oak	2647	16	0.60
Springfield	3459	6	0.17
West Bloomfield	20494	53	0.26
White Lake	8267	8	0.10

TABLE 14--Housing Units Lacking Complete Plumbing Facilities

COMMUNITIES	TOTAL HSG UNITS	Lack comp plumbing	% lack cmp plumbing
Villages			
Beverly Hills	4166	0	0.00
Holly	2560	12	0.47
Lake Orion	1347	9	0.67
Milford	2041	0	0.00
Oxford	1192	9	0.76
Wolverine Lake (1346)	2412	0	0.00
TOTALS	264604	824	0.31

Nineteen-ninety Census data indicate that 18,568 renters are economically burdened (pay more than 30 percent of their gross incomes for rent). The five communities with the greatest number of cost-burdened renters are Troy (1,974), Rochester Hills (1,456), Madison Heights (1,288), Ferndale (1,120) and Oak Park (1,078). The number of cost-burdened renters in the remaining participating communities may be found in Table 15.

The percentage of renters paying 30 percent or more of their income for rent varies significantly from community to community. In the City of Lathrup Village, for example, 61.25 percent of renters are cost burdened. In the City of Lake Angelus, where there are few rental units, there are no cost-burdened renters.

Nineteen-ninety census tables do not provide the number of persons and/or families paying more than 50 percent of their incomes for rent or mortgage. Therefore, a determination of severe cost burden can not be made.

Disproportionate Needs

There are currently no data available to assess the disproportionate needs, if any, of various racial/ethnic minorities residing in the Oakland County Urban County program area.

Homeless Needs

Like most large, urbanized jurisdictions in the United States, Oakland County has homeless persons within its borders. These people become homeless for a variety of reasons, including substance abuse, loss of a job, mental and/or physical illnesses, among other causes. Unlike the other sections of this Consolidated Plan, the count of homeless persons is County-wide. This is for two reasons. First, because homeless persons whose last known address was an Oakland Urban County community frequently seek shelter in facilities located in non-participating County communities (and vice versa), and secondly because the Oakland Urban County ESG program grants funds to shelters in other non-participating Oakland County communities, such as the City of Pontiac.

Consolidated Plan Table 1, located at the back of this Plan after the narrative, gives an overview of Oakland County's homeless population, and shows a minimum of 298 individuals. The homeless census was conducted with the assistance of all known homeless facilities in Oakland County (four emergency shelters, three transitional shelters, and two warming centers, referred to as "reception centers" in Consolidated Plan Table 1). The cooperation of these organizations was exemplary, especially as two of the organizations were not ESG recipients and therefore had no obligation to cooperate with the count if they so chose. The census was taken on December 5, 1994, at all homeless facilities, in order to produce a point-in-time study that eliminated duplicate counting.

The results show that the majority of homeless persons in the County suffer from a variety of problems, including alcohol/drug abuse, mental illness, and domestic violence. One-hundred twelve of the persons counted (43.9 percent of the total) were abusers of alcohol or drugs, or currently enrolled in detoxification programs. Forty-four persons (17.3 percent) were determined to be mentally ill by shelter staff. About 4.3 percent of the total homeless population, or 11 individuals,

**TABLE #15
 RENTERS PAYING MORE THAN 30% OF INCOME FOR RENT
 OAKLAND COUNTY CDBG COMMUNITIES
 1990 CENSUS**

CITIES	MEDIAN CONTRACT RENT	ALL RENTER OCCUPIED HOUSING UNITS	NO. RENTERS PAYING MORE THAN 30% INCOME	% RENTERS PAYING MORE THAN 30% INCOME	% OF TOTAL RENTERS PAYING MORE THAN 30% INCOME
AUBURN HILLS	562	2945	902	30.63	4.86
BERKLEY	490	975	318	32.62	1.71
BIRMINGHAM	773	2394	637	26.61	3.43
CLARKSTON	528	149	72	48.32	0.39
CLAWSON	502	1463	489	33.42	2.63
FARMINGTON	609	1705	680	39.88	3.66
FERNDALE	467	3141	1120	35.66	6.03
HAZEL PARK	457	2111	827	39.18	4.45
HUNTINGTON WOODS	695	93	25	26.98	0.13
KEEGO HARBOR	587	547	223	40.77	1.20
LAKE ANGELUS	650	9	0	0.00	0.00
LATHRUP VILLAGE	839	80	49	61.25	0.26
MADISON HEIGHTS	481	3914	1288	32.91	6.94
NORTHVILLE	589	124	36	29.03	0.19
NOVI	680	3374	888	26.32	4.78
OAK PARK	567	2790	1078	38.64	5.81
ORCHARD LK VLG	982	38	12	31.58	0.06
PLEASANT RIDGE	619	69	28	40.58	0.15
ROCHESTER	523	1763	593	33.64	3.19
ROCHESTER HILLS	643	4965	1456	29.33	7.84
SOUTH LYON	479	603	287	47.60	1.55
SYLVAN LAKE	585	119	47	39.50	0.25
TROY	620	6607	1974	29.88	10.63
WALLED LAKE	485	939	334	35.57	1.80
WIXOM	442	2706	445	16.44	2.40

TOWNSHIPS

ADDISON	463	108	47	43.52	0.25
BRANDON	482	156	38	24.36	0.20
COMMERCE	552	532	134	25.19	0.72
GROVELAND	434	124	25	20.16	0.13
HIGHLAND	544	457	147	32.17	0.79
HOLLY	423	105	34	32.38	0.18
INDEPENDENCE	593	972	290	29.84	1.56
LYON	512	586	171	29.18	0.92
MILFORD	467	50	14	28.00	0.08
OAKLAND	702	99	11	11.11	0.06
ORION	484	1192	308	25.84	1.66
OXFORD	460	329	105	31.91	0.57
ROSE	448	110	57	51.82	0.31
ROYAL OAK	479	1991	1050	52.74	5.65
SPRINGFIELD	547	334	101	30.24	0.54
WEST BLOOMFIELD	907	2759	897	32.51	4.83
WHITE LAKE	543	835	286	34.25	1.54

VILLAGES

BEVERLY HILLS	792	332	108	32.53	0.58
HOLLY	414	522	224	42.91	1.21
LAKE ORION	650	508	161	31.69	0.97
LEONARD	394	11	2	18.18	0.01
MILFORD	463	674	235	34.87	1.27
ORTONVILLE	485	141	65	46.10	0.35
OXFORD	460	466	176	37.77	0.95
WOLVERINE LAKE	481	213	74	34.74	0.40
TOTALS		57,229	18,568		100.00

were determined to be both mentally ill and substance abusers, while 104 persons (40.8 percent) had been victims of domestic violence. Shelter staff were unable to determine if any homeless persons in their facilities were HIV positive or had AIDS.

The racial composition of the homeless population does not fit the demographic profiles of either the Oakland Urban County area or the County in general. Whereas Oakland County's housed population is nearly 90 percent white, white persons make up only 37.6 percent of the County's homeless population, according to the December 5 survey. Black persons, who constitute 7.15 percent of the County's housed population, comprise the majority of the homeless population (55.4 percent). About 4.4 percent of the homeless persons in the County are Hispanic, and 2.7 percent were classified as other (other races or persons of mixed race). The December 5 homeless census also revealed 47 homeless families with children. There were 151 persons in these families.

Because of the size of Oakland County (960 square miles), a census of the unsheltered population of Oakland County was not attempted. However, it can probably be assumed that the majority of homeless persons in Oakland County were sheltered in one of the facilities participating in the survey, because of the late season. It can also be assumed that a few individuals were still on the street at the time of the count because they were either unwilling or unable to access one of the facilities. The number of these persons is unknown.

As previously mentioned, there are nine known facilities assisting the homeless in Oakland County (four emergency shelters, three transitional facilities, and two warming centers). A brief inventory of these facilities reveals diverse homeless subpopulations and ways of helping them.

South Oakland Shelter (SOS) is the major recipient of Oakland County ESG funds. It has no permanent shelter facility, but instead rotates shelter responsibilities among more than 50 sites, usually churches. The organization has a permanent intake site in downtown Royal Oak. SOS has a current capacity of approximately 30 persons per night.

SOS provides a variety of services for the homeless including overnight lodging, two meals per day, box lunches for those seeking employment, counseling, referrals, and transportation. SOS is a general shelter serving both individuals and families.

Help Against Violent Encounters Now (HAVEN) is a private, non-profit agency serving the County as an emergency shelter for persons made homeless due to domestic violence and abuse. It is a permanently-sited facility with a capacity of 15-25 families up to a maximum of 65 residents.

In addition to meals and lodging, HAVEN provides extensive support services and counseling to victims (overwhelmingly female) of domestic violence and their children, as well as advocacy services and classes on parenting and dealing with violence in the home. HAVEN is the only shelter of its kind in Oakland County. Because of its specialized nature, this shelter's clientele is almost exclusively comprised of adult females and their children.

New Bethel Outreach Ministry, located in Pontiac, is a permanently-sited homeless shelter for families and single adults. The shelter offers a variety of services to clients, including three meals per day, clothing, hygiene items, and limited counseling. Donated appliances and furniture are provided on an as-needed basis to those moving out of the shelter and into permanent housing.

The Pontiac Rescue Mission is one of the oldest continuously-operating homeless shelters in the County, but the newest participant in the Oakland County ESG program. This 150-bed shelter has a policy of accepting all persons in need of shelter, food, or clothing.

Pontiac Area Transitional Housing (PATH) is a transitional housing project operated by Lighthouse of Oakland County, a major social service nonprofit in the area. PATH is located in a former apartment building within the City of Pontiac. Its clients are women and women with children who are pre-screened at their emergency shelter or residence. Clients are primarily drawn from HAVEN and SOS. While in PATH's two-year transitional program, the resident follows her contract for personal growth. At graduation, the homeless person re-enters mainstream society.

SoJourney House, a project of the Women's Survival Center, is a smaller transitional housing project located in Pontiac. It is for women or women with children. The goal of the program is to help women achieve economic independence and move into permanent housing. There are eight apartments; each adult female has an apartment to herself for the duration of the program. Once accepted into the program, each woman pays rent and meets weekly with staff regarding employment and other goals. The program lasts about one year.

The Sanctuary, Inc., a social service agency focusing on youth, operates the A Step Forward program, a transitional housing program for persons aged 16 to 20 who are homeless or at risk of becoming homeless. A Step Forward has a capacity of eight residential beds and outreach services for up to 30 non-residential clients. It assists young persons in becoming self-sufficient via an array of services. The average length of stay in the shelter program is three months, although stays of up to 18 months are permissible. Each client is assigned a counselor, advocate, and training specialist team. The client is expected to maintain full-time employment, develop an educational plan, and participate in daily meetings with staff.

The Pontiac Citadel of the Salvation Army operates a warming center downtown from November through March each year. It does not offer all the services of a regular shelter, but does provide mats and blankets and a place to sleep in the Citadel's gymnasium, and food when available. The warming center is open from 7:45 p.m. to 7 a.m. each night and has a capacity of 40 persons.

Finally, the South Oakland Warming Center operates as a rotating warming center program in the cities of Royal Oak and Berkley, much like the rotating shelter program at SOS. This warming center is open from December 1 through March 31 from 9:00 p.m. to 7:00 a.m. each night. Clients receive a blanket and pillow, a place to sleep, a cup of coffee, and a sandwich, if donated food is available. There is no stated capacity, but during the Winter of 1993-94 the center had 67 persons come in one night. The Salvation Army warming center and the South Oakland Warming Center

are important as safety nets to catch homeless persons who can not get into "regular" homeless shelters because no room is available or other reasons.

Public Housing Inventory

Oakland County does not administer a public housing authority (PHA). Within the Oakland Urban County program area, the Cities of Ferndale, Northville and South Lyon, and the Township of Royal Oak each have their own PHAs. The balance of the urban county area utilizes the Michigan State Housing Development Authority (MSHDA) as its PHA. According to MSHDA's *Subsidized Housing Directory* (1994), there are 313 units classified as public housing in the 50 participating communities. Public housing is defined in the *Directory* as housing for low-income persons developed, owned and operated by public housing agencies. Public housing units are located in Ferndale, South Lyon and Royal Oak Township. Because Oakland County does not own or operate any public housing, the County government does not know the physical condition of the units or their restoration and revitalization needs. Similarly, the County does not know which public housing developments, if any, receive funds through the Comprehensive Grant Program.

Lead-Based Paint Needs

The federal government has concluded that childhood lead poisoning is the number one environmental health hazard facing American children. It is estimated that 10 to 15 percent of all preschoolers have blood levels high enough to warrant concern for their intellectual development. While lead poisoning affects children of every socioeconomic and demographic stratum, the poor and people of ethnic minority origin are disproportionately affected.

Although lead was banned from residential paint in 1978, more than half of the total U.S. housing contains some lead-based paint. Many housing units contain lead hazards: flaking or peeling lead-based paint or excessive levels of tiny lead particles in household dust. Very severe lead exposure in children can cause coma, convulsions and even death. At high levels, lead can cause mental retardation, kidney damage, damage to central nervous system and damage to blood forming tissues. However, for most children lead poisoning is a silent disease without obvious symptoms. No less than 12 studies conducted over the last 10 years have demonstrated that even low levels of lead significantly affect IQ, reading and learning abilities, attention span, and behavior. Exposures during infancy can affect the basic development of the brain and nervous system. Effects may be irreversible, affecting performance both in school and later in adult life.

Children do not have to eat paint chips to become lead-poisoned. Most children become exposed to lead-based paint and dust hazards living in older homes. Young children can become poisoned by inadvertently ingesting lead contained in household dust during the course of normal hand-to-mouth activity. Lead-based paint is the most widespread and dangerous high-dose source of lead exposure for preschool children. In many older properties, windows have been allowed to deteriorate, resulting in peeling, chipping, flaking paint, frequently containing high levels of lead. This paint debris often accumulates in window wells and sills. Because children enjoy playing at or near

windows, the debris represents a serious hazard to their health.

Children may be exposed to lead-based paint and dust hazards during the renovation, remodeling or repair of older homes when lead-based paint is disturbed. The practices of burning, dry scraping, and sanding--especially power sanding--older paint can increase lead dust levels in the home 100-fold.

Lead-based paint containing up to 50 percent lead was in common use through the 1940's. Although the use and manufacture of interior lead-based paint declined during the 1950's, exterior lead-based paint and some interior lead-based paint continued to be available until the mid-1970's. In 1978 the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.60 percent lead by weight for use on interior and exterior residential surfaces and furniture. Unfortunately, lead-based paint is still available for industrial, military and marine use occasionally ends up being used in homes.

On October 28, 1992, President George Bush signed into law the Housing and Community Development Act of 1992. (P.L. 102-550), an omnibus housing bill that included as title X, The Residential Lead Paint Hazard Reduction Act of 1992.

The new strategy requires local jurisdictions to re-orient their approach to childhood lead poisoning and to focus on how to implement practical changes in older housing to protect children, especially those under seven years of age, from lead hazards. The new act required that local governments address lead-based paint hazards in their Comprehensive Housing Affordability Strategies (CHASes). The CHAS has been replaced by the Consolidated Plan, but the requirement that lead-based paint hazards be addressed still remains.

Of the 277,283 housing units in the 50 participating communities, a minimum of 158,018 or 56.98 percent, are estimated to contain lead-based paint (see Table 16). The percentage of each community's housing containing lead-based paint varies from 85 percent in the City of Pleasant Ridge to 20 percent in the Village of Holly. Of the 158,018 units containing lead-based paint, the City of Troy has the largest share, with 9.49 percent of the urban county area's homes containing lead-based paint. A review of Table 19 provides information for each community.

The Oakland County Health Division identifies a few cases of lead-based paint poisoning in children through the Medicaid-funded Early Period Screening, Diagnosis, and Test Program. Specific numbers and locations of the cases are not available. The low numbers and scattered distribution of the cases indicates that lead-based paint poisoning is not a significant problem in Oakland County. However, there has never been a comprehensive lead screening program for children in Oakland County and, therefore, the true prevalence of lead poisoning is unknown.

The Oakland County Division of Community Development rehabilitates approximately 150 to 275 single-family, owner-occupied housing units each year. Federal regulations mandate that each homeowner be informed about the abatement of lead-based paint. To date, known high blood lead

**TABLE #16
ESTIMATED NUMBER OF HOUSES WITH LEAD BASED PAINT
BY PERIOD OF CONSTRUCTION**

CITIES	PRE 1940	1940 - 1959	1960 - 1979	TOTAL HOUSING UNITS WITH LEAD BASED PAINT	TOTAL HOUSING UNITS	% OF COMMUNITY HOUSING WITH LEAD BASED PAINT	% OF TOTAL HOUSING WITH LEAD BASED PAINT
AUBURN HILLS	509	1205	1717	3431	7069	48.54	2.17
BERKLEY	1163	3652	456	5271	6729	78.33	3.34
BIRMINGHAM	2122	4250	1070	7442	9764	76.22	4.71
CLARKSTON	182	85	76	343	448	76.56	0.22
CLAWSON	544	2354	1122	4020	5647	71.19	2.54
FARMINGTON	284	1335	1602	3221	4898	65.76	2.04
FERNDALE	3471	4085	602	8158	10207	79.93	5.16
HAZEL PARK	1663	3562	724	5949	7779	76.48	3.76
HUNTINGTON WOODS	379	1501	63	1943	2411	80.59	1.23
KEEGO HARBOR	402	201	353	956	1334	71.66	0.60
LAKE ANGELUS	35	29	21	85	125	68.00	0.05
LATHRUP VILLAGE	139	704	287	1130	1619	69.80	0.72
MADISON HEIGHTS	539	5075	3371	8985	13220	67.97	5.69
NORTHVILLE	28	190	360	578	1267	45.62	0.37
NOVI	296	726	4037	5059	13557	37.32	3.20
OAK PARK	301	7002	1238	8541	11344	75.29	5.41
ORCHARD LK VLG	99	144	147	390	760	51.32	0.25
PLEASANT RIDGE	648	272	7	927	1085	85.44	0.59
ROCHESTER	776	616	1069	2461	3680	66.88	1.56
ROCHESTER HILLS	646	2322	6195	9163	23535	38.93	5.80
SOUTH LYON	189	210	758	1157	2485	46.56	0.73
SYLVAN LAKE	177	325	117	619	866	71.48	0.39
TROY	669	2979	11344	14992	27197	55.12	9.49
WALLED LAKE	167	512	721	1400	2884	48.54	0.89
WIXOM	110	218	1579	1907	4475	42.61	1.21

TOWNSHIPS							
ADDISON	305	223	495	1023	1833	55.81	0.65
BRANDON	401	382	1352	2135	4172	51.17	1.35
COMMERCE	618	1916	2641	5175	9847	52.55	3.27
GROVELAND	83	99	598	780	1576	49.49	0.49
HIGHLAND	536	830	2242	3608	6271	57.53	2.28
HOLLY	590	661	894	2145	3333	64.36	1.36
INDEPENDENCE	529	1638	2471	4638	8746	53.03	2.94
LYON	275	180	1153	1608	3472	46.31	1.02
MILFORD	633	710	1006	2349	4406	53.31	1.49
OAKLAND	172	328	916	1416	2823	50.16	0.90
ORION	1114	1525	2550	5189	7429	69.85	3.28
OXFORD	735	547	1178	2460	4376	56.22	1.56
ROSE	260	248	522	1030	1770	58.19	0.65
ROYAL OAK	65	483	1150	1698	2647	64.15	1.07
SPRINGFIELD	263	374	1178	1815	3459	52.47	1.15
W BLOOMFIELD	924	2220	5860	9004	20389	44.16	5.70
WHITE LAKE	643	1552	2644	4839	8267	58.53	3.06
VILLAGES							
BEVERLY HILLS	212	1791	949	2952	4166	70.86	1.87
HOLLY	479	372	557	1408	6948	20.26	0.89
LAKE ORION	589	214	172	975	1355	71.96	0.62
LEONARD	63	22	10	95	123	77.24	0.06
MILFORD	439	556	366	1361	2108	64.56	0.86
ORTONVILLE	125	64	106	295	478	61.72	0.19
OXFORD	509	115	197	821	1192	68.88	0.52
WOLVERINE LAKE	93	472	506	1071	1712	62.56	0.68
TOTALS	26,193	61,076	70,749	158,018	277,283		

KJF/12/6/94/TABLE#16

levels in children under seven years of age have not been identified in any of the rehabilitated units. If such cases are identified at any time in the future, the Community Development Division will address the need on a case-by-case basis.

III. HOUSING MARKET ANALYSIS

The Oakland County Urban County area is comprised of 50 communities, each with its own housing market and conditions. The differences in housing conditions and prices in Oakland County can be quite stark, a comparison of Bloomfield Township and the City of Pontiac, or the City of Rochester Hills and Groveland Township, for instance, will show. Often, these differences manifest themselves within the space of a few city blocks. It is therefore very difficult to describe the market characteristics of the County, because the County is made up of a *multiplicity* of housing markets. Some general market features are common, more or less, to the entire Oakland County program area and will be treated here.

General Housing Market Characteristics

Generally, the condition of the housing market in the Oakland County Urban County area has been one of high growth. Between 1980 and March 1990, 53,213 housing units have been constructed (see Table 8), the leading communities being the City of Rochester Hills (9,921 units), West Bloomfield Township (7,135 units), the City of Novi (5,808 units), and the City of Troy (4,431 units).

The demand for housing in the Oakland Urban County area is difficult to quantify. A rough estimate may be made by examining the median (middle) housing price for each of the 50 communities, as there is generally a positive correlation between the demand for a particular good and its market price. Referring back to Table 10, it can be seen that there is a large variation in price (and therefore presumably demand) in the different communities. Lake Angelus leads the list with a median housing price of \$377,600, followed by Orchard Lake Village (\$376,100), West Bloomfield Township (\$164,000), and Oakland Township (\$156,200). At the other end of the scale are Royal Oak Township, with a median housing price of \$25,700, followed by Hazel Park (\$36,100), Ferndale (\$38,400), and Oak Park (\$48,000).

Population and housing unit construction growth rates can also be used as guides to demand, because people tend to build housing in areas they find desirable and where they believe they will receive the maximum return on their investment; i.e., areas others find equally desirable. These two indicators must be treated with caution, as older communities have less available land upon which to build and will therefore show a stable or even slightly falling population and a stable housing stock for reasons that may have nothing to do with the desirability of the area at all. If the data on price, population, and construction are seen together, however, a picture of market patterns does tend to emerge.

Table 17 presents the change in population in each of the 50 communities between the 1980 and 1990 Censuses. Some communities, such as Rochester Hills (51.7 percent growth), the City of Novi

TABLE 17--Population Growth in the Oakland Urban County Area, 1980-1990

COMMUNITY	1980 POP	1990 POP	% CHG 80-90
Rochester Hills City	40704	61766	51.7
Novi City	22525	32998	46.5
Lyon Township	7078	9450	33.5
Walled Lake City	4748	6278	32.2
West Bloomfield Township	41962	54516	29.9
Brandon Township	8336	10799	29.5
Milford Township	5146	6610	28.4
Wixom City	6705	8550	27.5
Orchard Lake Village City	1798	2286	27.1
Northville (OC) City	2785	3367	20.9
Springfield Township	8295	9927	19.7
Commerce Township	18789	22228	18.3
Independence Township	20569	23717	15.3
Oxford Township	7823	9004	15.1
Holly Village	4874	5595	14.8
Addison Township	4184	4785	14.4
Groveland Township	4114	4705	14.4
South Lyon City	5214	5857	12.3
Auburn Hills City	15388	17076	11
Oakland Urban County	615867	679388	10.31
Rose Township	4465	4926	10.3
Milford Village	5041	5511	9.3
Troy City	67102	72884	8.6
Oakland Township	7628	8227	7.9
Orion Township	19566	21019	7.4
Oxford Village	2746	2929	6.7
Highland Township	16958	17941	5.8
Ortonville Village	1190	1252	5.2
Lake Orion Village	2907	3057	5.2
Clarkston City	968	1005	3.8
White Lake Township	21870	22608	3.4
Rochester City	7278	7130	-2
Sylvan Lake City	1949	1884	-3.3
Oak Park City	31537	30462	-3.4
Hazel Park City	20914	20051	-4.1
Ferndale City	26227	25084	-4.4
Keego Harbor City	3083	2932	-4.9
Wolverine Lake Village	4968	4727	-4.9
Lathrup Village City	4639	4329	-6.7
Huntington Woods City	6937	6419	-7.5
Birmingham City	21689	19997	-7.8
Farmington City	11022	10132	-8.1
Clawson City	15103	13874	-8.1
Beverly Hills Village	11598	10610	-8.5
Berkley City	18637	16960	-9
Madison Heights City	35375	32196	-9
Holly Township	3612	3257	-9.8
Royal Oak Township	5784	5011	-13.4
Pleasant Ridge City	3217	2775	-13.71
Leonard Village	423	357	-15.6
Lake Angelus City	397	328	-17.4

(46.5 percent), and Lyon Township (33.5 percent) showed spectacular growth, far outpacing the Oakland Urban County area's 10.31 percent overall rate. Other communities, many but not all in the older southeastern communities, saw little growth, or even negative growth rates. While much of these data can be attributed to smaller, older families in the older developed communities, it also indicates a pattern of "market interest" in these areas as well.

Growth in each community's housing stock is presented in Table 18. It sets out the percentage of each community's housing built between 1980 and the first quarter of 1990. Once again, the patterns hold true: The communities with the greatest percentage of recently built housing are the City of Novi (42.48 percent), Rochester Hills (42.15 percent), Milford Township (37.34 percent), and West Bloomfield Township (34.99 percent). Those communities experiencing the least growth were Huntington Woods (0.46 percent), Pleasant Ridge (1.11 percent), Berkley (2.01 percent), Oak Park (2.28 percent), and Ferndale (2.66 percent), all well below the Oakland Urban County average of 20.12 percent. Once again, it is important to point out that many communities, especially the older, southeastern ones, are quickly running out of available residential land, which would slow their rates of new housing construction. However, the data in Table 18 are consistent with those in Tables 17 and 10.

Map B shows the three factors just discussed in superimposition. It can be seen that, with the exception of four communities in the southeast corner of the County, there is an arc of growth, construction, and high housing values beginning in the southwest corner of the County and heading in a northeasterly direction. It is beyond the scope of this plan to state whether or not this is a continuation of the earlier suburban growth ring surrounding the City of Detroit. It is, however, apparent from the map that with the exception of several older, established communities in the southeast where demand for housing has remained high, generally speaking the demand for housing in the Oakland County Urban County area tends toward the arc of development in the southwest and northeast.

The supply of housing would also follow these patterns, the macroeconomic tendency being for supply to follow (and even lead) demand. It could be surmised that the supply of housing and land upon which to build new residential housing is more readily available in those communities experiencing the most residential housing construction over the past decade. As these communities have some of the highest median housing costs (Table 10), though, the Affordability of these communities for lower-income persons would not be high.

The condition of housing units in Oakland County, as mentioned in the previous section of this Plan, can be strongly correlated to the age of those units. It can be expected that, *taken as a whole*, housing units in high-growth areas of the Urban County will be in better repair than low-growth areas, because the housing in high-growth areas is newer. The housing stock in the southeast and some of the older, outlying villages can be expected to contain a higher percentage of units in need of rehabilitation.

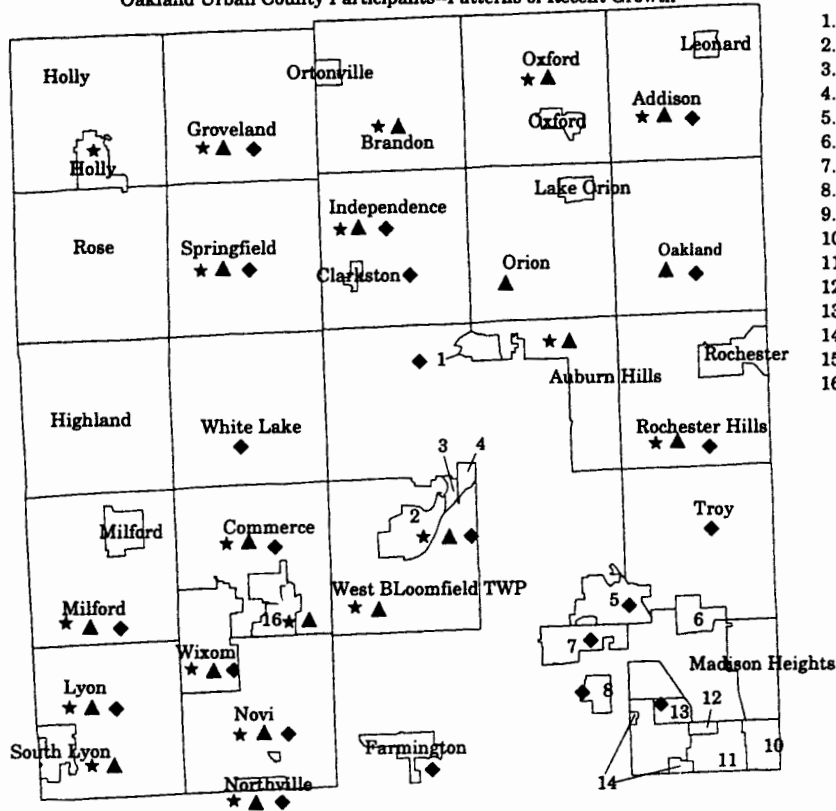
In summary, the general housing market can be viewed as split into three parts: the older,

TABLE 18--Housing Unit Growth in the Oakland Urban County Area, 1980-1990

COMMUNITY	UNITS BUILT	TOTAL	% COMM'S
	1980-3/1990	UNITS '90	HSG BUILT 80-90
Novi City	5808	13557	42.84
Rochester Hills City	9921	23535	42.15
Milford Township	858	2298	37.34
W. Bloomfield Township	7135	20389	34.99
Wixom City	1532	4475	34.23
Northville (OC) City	416	1267	32.83
South Lyon City	788	2485	31.71
Auburn Hills City	2226	7069	31.49
Lyon Township	1080	3472	31.11
Walled Lake City	894	2884	31.00
Orchard Lake Village City	231	760	30.39
Commerce Township	2304	8135	28.32
Brandon Township	979	3694	26.50
Oakland Township	743	2823	26.32
Oxford Township	811	3184	25.47
Independence Township	2108	8298	25.40
Groveland Township	394	1576	25.00
Addison Township	409	1710	23.92
Springfield Township	798	3459	23.07
Orion Township	1596	7654	20.85
Oakland Urban County	53213	264499	20.12
Rose Township	328	1770	18.53
Ortonville Village	87	478	18.20
Troy City	4431	27197	16.29
White Lake Township	1346	8267	16.28
Highland Township	1020	6271	16.27
Milford Village	333	2108	15.80
Oxford Village	163	1192	13.67
Holly Township	147	1175	12.51
Holly Village	260	2158	12.05
Lake Angelus City	15	125	12.00
Wolverine Lake Village	201	1712	11.74
Lake Orion Village	154	1355	11.37
Rochester City	322	3680	8.75
Sylvan Lake City	72	866	8.31
Lathrup Village City	119	1619	7.35
Farmington City	328	4898	6.70
Madison Heights City	839	13220	6.35
Leonard Village	7	123	5.69
Clawson City	289	5647	5.12
Keego Harbor City	65	1334	4.87
Royal Oak Township	115	2647	4.34
Hazel Park City	310	7779	3.99
Beverly Hills Village	160	4166	3.84
Birmingham City	366	9764	3.75
Clarkston City	16	448	3.57
Ferndale City	272	10207	2.66
Oak Park City	259	11344	2.28
Berkley City	135	6729	2.01
Pleasant Ridge City	12	1085	1.11
Huntington Woods City	11	2411	0.46

Map B

Oakland Urban County Participants--Patterns of Recent Growth



1. Lake Angelus
2. Orchard Lake Village
3. Keego Harbor
4. Sylvan Lake
5. Birmingham
6. Clawson
7. Beverly Hills
8. Lathrup Village
9. Berkley
10. Hazel Park
11. Ferndale
12. Pleasant Ridge
13. Huntington Woods
14. Royal Oak Township
15. Wolverine Lake
16. Walled Lake

- ◆ Communities whose median housing values exceed the Urban County rate (\$95,400).
- ★ Communities experiencing population growth above the Urban County rate 1980-1990.
- ▲ Communities experiencing housing unit growth above the Urban County rate 1980-1990.

southeastern communities where housing supply and demand are stable or slightly negative, with a lower cost and probably more in need of rehabilitation; older communities still in high demand, such as Birmingham, with a stable housing supply, relatively high demand (i.e., price), and some housing stock in need of rehabilitation due to age; and newer communities, farther out from the old center of development, with an expanding supply of new (or relatively new) housing in high demand and expensive, with little need for rehabilitation. These are generalizations--pockets of poverty and housing units in poor condition may be found in every one of the 50 participating communities, but these generalizations can serve to illustrate the major features of the housing market in the Oakland Urban County area.

Housing Available for Persons with Mental Illness and/or HIV/AIDS

MSHDA's *Guide to Subsidized Housing* lists 12 special housing units for lower-income persons in the Oakland Urban County communities (see Table 19). Special housing is defined by MSHDA as "units constructed for the developmentally disabled or mentally ill" (page ii). There is a shortage of housing for persons with mental illness, as was mentioned in the Consolidated Plan public hearing of October 17, 1994. Twelve units do not even begin to meet the demand of the 3,702 Oakland County residents identified by the Oakland County Community Mental Health Services Board as having any one of a variety of mental illnesses, many of whom are extremely low income due to their inability to find and/or maintain employment. Even if special needs housing in all Oakland County communities is counted, there is probably insufficient number of units for all who need them. Because special needs housing is not available, these individuals often can be found living in substandard housing; with parents or other family members; living in a unit through a family subsidy, which frequently imposes a severe financial strain; residing in homeless shelters; or living in a psychiatric institution, where the person in question is ready to be discharged but the hospital staff will not release him, knowing that the patient has no other place to go.

The shortage of housing for persons with developmental disabilities is also severe. The Oakland County Mental Health Services Board has identified 591 persons with developmental disabilities in Oakland County. Approximately 200 persons from the 50 communities are on a waiting list to be placed in a "dependent living" situation. Most of these persons, by current standards, will need placement in a licensed adult foster care home, but an estimated 15 percent would still be capable of semi-independent living in an apartment setting supervised by OCCMH programs. The impediment is lack of affordable housing in the community for these individuals, who generally only have supplemental social security income (SSI) payments on which to live.

The City of Detroit operates the Housing Opportunities for Persons with AIDS (HOPWA), because it is the largest city within the metropolitan area. It is not known whether any housing activities financed by HOPWA have taken place outside of the City of Detroit. No HOPWA-funded housing activities have been initiated or completed with the Oakland Urban County program area. The Oakland County Health Department reports 603 persons with AIDS and 297 known cases of HIV in Oakland County since records began to be kept in 1983. Given the debilitating effects of the disease in its later stages, many persons with AIDS would presumably need barrier-free units in

TABLE 19--Subsidized Housing Units in the Oakland Urban County Area

COMMUNITY	Section 236	Rental Supp	Sec. 221d3	Section 8	MSHDA	Sec 202	Public Hs	Sec 515	RAP	Special	Barrier Fr	Total Units*
CITIES												
Auburn Hills	375	64	205	248								892
Berkley	214											214
Birmingham					53							53
Clarkston												0
Clawson						264						264
Farmington				153						12	18	153
Ferndale				60			150					210
Hazel Park				312	26						21	338
Huntington Woods												0
Keego Harbor												0
Lake Angelus												0
Lathrup Village												0
Madison Heights	68			446	24				102		51	640
Northville (OC part)												0
Novi				5								5
Oak Park				381							10	381
Orchard Lake Village												0
Pleasant Ridge												0
Rochester												0
Rochester Hills	252			336	24						140	612
South Lyon							35					35
Sylvan Lake												0
Troy	310	106		345		72					14	833
Walled Lake				260							20	260
Wixom	114	28										142
TOWNSHIPS												0
Addison												0
Brandon												0
Commerce												0
Groveland												0
Highland				32								32
Holly								24				24
Independence												0
Lyon												0
Milford												0
Oakland												0
Orion												0
Oxford					50				10			60
Rose												0
Royal Oak	200						128					328
Springfield												0
West Bloomfield				102							5	102
White Lake												0

TABLE 19--Subsidized Housing Units in the Oakland Urban County Area

COMMUNITY	Section 236	Rental Supp	Sec. 221d3	Section 8	MSHDA	Sec 202	Public Hs	Sec 515	RAP	Special	Barrier Fr	Total Units*
VILLAGES												0
Beverly Hills												0
Holly								32				32
Lake Orion	16	4		58								78
Leonard												0
Milford	39			217							4	256
Ortonville												0
Oxford												0
Wolverine Lake												0
Urban County Total	1588	202	205	2955	177	336	313	56	112	12	283	5944
*Special and barrier-free units are a subset of the total.												
Special units are for the developmentally disabled and /or mentally ill.												

which to live. While there are more barrier-free units than persons with AIDS, most of the barrier-free units for low-income persons are already filled. Whether or not this creates a relative shortage of housing for persons with AIDS is unknown; in fact, the demand for housing for persons with AIDS has not been determined.

The supply of housing for persons with other disabilities is also in short supply. Mobility-impaired persons in the Oakland Urban County area far outnumber the 283 units of barrier-free subsidized housing identified by MSHDA as being located in the 50 communities.

Areas of Racial/Ethnic and Low-Income Concentration

Federal regulations for the Consolidated Plan require grantees, including Oakland County, to identify areas of racial/ethnic and low-income "concentration," while allowing grantees to decide on the definition of "concentration." The County will define area of concentration, for purposes of this plan, as a community containing a higher percentage of low-income persons or members of minority groups than the urban county as a whole. Tables 20 through 24 rank communities by the percentage of their residents who are black, Hispanic, Asian/Pacific Islander, American Indian/Alaskan Native, and those who listed their race as "Other."

In the Oakland Urban County area, the racial/ethnic group concentrations range from Hispanic and American Indian/Alaskan Native persons, who are distributed in a fairly even pattern throughout the area, to Asian/Pacific Islander residents who tend to be more concentrated, to black residents, who are highly concentrated in a few communities. Persons identifying themselves as white are the majority population in every Oakland Urban County community with the exception of Royal Oak Township. Map C illustrates the relative dispersion of minority groups throughout the 50 communities. Because such a tiny percentage of persons classified themselves as "Other," and since this classification is not one of the racial/ethnic groups traditionally recognized by the federal government, it is not treated in this narrative, although Table 24 does rank-order communities by the percentage of their residents claiming the "Other" category in the 1990 Census.

As mentioned in the preceding paragraph, those Oakland Urban County area residents classifying themselves as black in the Census are the most highly concentrated racial group in the 50 communities. "Black" is defined in the Census as a person having origins in any of the black racial groups of Africa. Care must be taken when interpreting concentrations of black and Hispanic residents, as Hispanic persons may be either black or white. This makes "Hispanic" more of a cultural definition, rather than a racial one. With this caveat in mind, the communities with the greatest percentage of black residents are Royal Oak Township (65.24 percent), Oak Park (34.51 percent), the City of Lathrup Village (21.6 percent), Auburn Hills (9.65 percent), and Holly Township (4.82 percent). It will be noted that the highest concentrations of black residents are in communities located in the southeastern part of the County. Royal Oak Township, Oak Park and Lathrup Village all have concentrations of black residents far in excess of the urban county average (3.22 percent).

Hispanic residents are more evenly distributed throughout the urban county area. The communities

TABLE 20--Communities Ranked by Percentage of Black Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMINDIAL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Royal Oak Township	1665	33.25	3267	65.24	8	0.16	68	1.36	0	0.00	5008	0	0.00
Oak Park	19071	62.61	10512	34.51	24	0.08	678	2.23	177	0.58	30462	410	1.35
Lathrup Village	3260	75.31	935	21.80	5	0.12	58	1.34	71	1.64	4329	111	2.56
Auburn Hills	14740	86.32	1648	9.35	109	0.64	412	2.41	167	0.98	17076	445	2.61
Holly Township	3025	92.88	157	4.32	0	0.00	50	1.54	25	0.77	3257	71	2.18
Oakland Urban County	637592	93.83	21856	3.22	2823	0.42	14948	2.20	2195	0.32	679512	7857	1.16
Lake Angelus	293	94.52	9	2.90	0	0.00	0	0.00	8	2.58	310	8	2.58
West Bloomfield	50499	92.58	1124	2.03	38	0.07	2784	5.10	99	0.18	54544	555	1.02
Orchard Lake Village	2211	96.72	47	2.03	0	0.00	26	1.14	2	0.09	2286	21	0.92
Troy	66642	91.44	1135	1.56	154	0.21	4832	6.63	121	0.17	72884	810	1.11
Rose	4770	96.83	73	1.43	27	0.55	9	0.18	47	0.95	4926	6	0.12
Groveland	4569	97.11	64	1.33	41	0.87	17	0.36	14	0.30	4705	94	2.00
Ferndale	24045	95.86	331	1.32	272	1.08	347	1.38	89	0.35	25084	332	1.32
Rochester Hills	58723	95.07	786	1.27	138	0.22	1925	3.12	194	0.31	61766	851	1.38
Lake Orion	3013	98.56	38	1.24	6	0.20	0	0.00	0	0.00	3057	35	1.14
Beverly Hills	10375	97.79	118	1.11	0	0.00	117	1.10	0	0.00	10610	92	0.87
Springfield	9726	97.98	107	1.09	38	0.38	7	0.07	49	0.49	9927	123	1.24
Madison Heights	30650	95.20	339	1.05	316	0.98	772	2.40	119	0.37	32196	264	0.82
Farmington	9830	97.02	99	0.93	35	0.35	151	1.49	17	0.17	10132	75	0.74
Rochester	6860	96.21	69	0.97	17	0.24	154	2.16	30	0.42	7130	85	1.19
Pleasant Ridge	2692	97.01	23	0.89	0	0.00	48	1.73	12	0.43	2775	52	1.87
Sylvan Lake	1850	97.27	14	0.74	10	0.53	18	0.95	10	0.53	1902	17	0.89
White Lake	22194	98.17	149	0.66	177	0.78	51	0.23	37	0.16	22608	327	1.45
Novi	31741	96.19	206	0.62	108	0.33	858	2.60	85	0.26	32998	418	1.27
Wolverine Lake	4687	97.14	28	0.58	12	0.25	0	0.00	0	0.00	4824.97	56	1.16
Holly Village	5439	97.21	31	0.55	58	1.04	13	0.23	54	0.97	5595	99	1.77
Birmingham	19756	98.79	92	0.43	0	0.00	149	0.75	0	0.00	19997	127	0.64
Hazel Park	19380	96.65	84	0.42	282	1.41	298	1.49	7	0.03	20051	170	0.85
Oxford Township	8830	98.07	33	0.37	30	0.33	47	0.52	64	0.71	9004	144	1.60
Keego Harbor	2859	97.51	10	0.34	51	1.74	0	0.00	12	0.41	2932	13	0.44
Orion	20609	98.05	66	0.31	69	0.33	42	0.20	233	1.11	21019	516	2.45
Clawson	13675	98.57	43	0.31	73	0.53	67	0.48	16	0.12	13874	102	0.74
Milford Village	5371	97.46	17	0.31	13	0.24	89	1.61	21	0.38	5511	60	1.09
Oakland Township	8169	99.30	24	0.29	8	0.10	14	0.17	12	0.15	8227	64	0.78
Highland	17753	98.95	43	0.24	103	0.57	33	0.18	9	0.05	17941	108	0.60
Wixom	8397	98.21	20	0.23	74	0.87	39	0.46	20	0.23	8550	75	0.88
Independence	23344	98.43	45	0.19	108	0.46	87	0.37	133	0.56	23717	267	1.13
Huntington Woods	6334	98.68	12	0.19	0	0.00	40	0.62	33	0.51	6419	62	0.97
Berkley	16680	98.35	24	0.14	66	0.39	150	0.88	40	0.24	16960	146	0.86
Addison	4711	98.62	6	0.13	14	0.29	5	0.10	41	0.86	4777	70	1.47
Milford Township	6528	98.76	8	0.12	68	1.03	6	0.09	0	0.00	6610	87	1.32
Brandon	10628	98.42	8	0.07	59	0.55	83	0.77	21	0.19	10799	98	0.91
Commerce	22021	99.07	12	0.05	66	0.30	105	0.47	24	0.11	22228	93	0.42
Clarkston City	999	99.40	0	0.00	2	0.20	2	0.20	2	0.20	1005	2	0.20
South Lyon	5789	98.84	0	0.00	17	0.29	39	0.67	12	0.20	5857	55	0.94
Walled Lake	6143	97.85	0	0.00	38	0.61	97	1.55	0	0.00	6278	38	0.61
Leonard	365	100.00	0	0.00	0	0.00	0	0.00	0	0.00	365	3	0.82
Oxford Village	2863	97.75	0	0.00	16	0.55	43	1.47	7	0.24	2929	27	0.92
Ortonville	1217	97.20	0	0.00	7	0.56	15	1.20	13	1.04	1252	24	1.92

TABLE 20--Communities Ranked by Percentage of Black Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Lyon	9369	99.13	0	0.00	58	0.61	7	0.07	17	0.18	9451	112	1.19
Northville (OC part)	3232	95.99	0	0.00	8	0.24	96	2.85	31	0.92	3367	37	1.10
*Includes persons of all racial groups identifying themselves as Hispanic.													

TABLE 21--Communities Ranked by Percentage of Hispanic Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Auburn Hills	14740	86.32	1648	9.65	109	0.64	412	2.41	167	0.98	17076	445	
Lake Angelus	293	94.52	9	2.90	0	0.00	0	0.00	8	2.58	310	8	
Lathrup Village	3260	75.31	935	21.60	5	0.12	58	1.34	71	1.64	4329	111	
Orion	20609	98.05	66	0.31	69	0.33	42	0.20	233	1.11	21019	516	
Holly Township	3025	92.88	157	4.82	0	0.00	50	1.54	25	0.77	3257	71	
Groveland	4569	97.11	64	1.36	41	0.87	17	0.36	14	0.30	4705	94	
Ortonville	1217	97.20	0	0.00	7	0.56	15	1.20	13	1.04	1252	24	
Pleasant Ridge	2692	97.01	23	0.83	0	0.00	48	1.73	12	0.43	2775	52	
Holly Village	5439	97.21	31	0.55	58	1.04	13	0.23	54	0.97	5595	99	
Oxford Township	8830	98.07	33	0.37	30	0.33	47	0.52	64	0.71	9004	144	
Addison	4711	98.62	6	0.13	14	0.29	5	0.10	41	0.86	4777	70	
White Lake	22194	98.17	149	0.66	177	0.78	51	0.23	37	0.16	22608	327	
Rochester Hills	58723	95.07	786	1.27	138	0.22	1925	3.12	194	0.31	61766	851	
Oak Park	19071	62.61	10512	34.51	24	0.08	678	2.23	177	0.58	30462	410	
Ferndale	24045	95.86	331	1.32	272	1.08	347	1.38	89	0.35	25084	332	
Milford Township	6528	98.76	8	0.12	68	1.03	6	0.09	0	0.00	6610	87	
Novi	31741	96.19	206	0.62	108	0.33	858	2.60	85	0.26	32998	418	
Springfield	9726	97.98	107	1.08	38	0.38	7	0.07	49	0.49	9927	123	
Rochester	6860	96.21	69	0.97	17	0.24	154	2.16	30	0.42	7130	85	
Lyon	9369	99.13	0	0.00	58	0.61	7	0.07	17	0.18	9451	112	
Wolverine Lake	4687	97.14	28	0.58	12	0.25	0	0.00	0	0.00	4824.97	56	
Oakland Urban County	637592	93.83	21856	3.22	2823	0.42	14948	2.20	2195	0.32	679512	7857	
Lake Orion	3013	98.56	38	1.24	6	0.20	0	0.00	0	0.00	3057	35	
Independence	23344	98.43	45	0.19	108	0.46	87	0.37	133	0.56	23717	267	
Troy	66642	91.44	1135	1.56	154	0.21	4832	6.63	121	0.17	72884	810	
Northville (OC part)	3232	95.99	0	0.00	8	0.24	96	2.85	31	0.92	3367	37	
Milford Village	5371	97.46	17	0.31	13	0.24	89	1.61	21	0.38	5511	60	
West Bloomfield	50499	92.58	1124	2.06	38	0.07	2784	5.10	99	0.18	54544	555	
Huntington Woods	6334	98.68	12	0.19	0	0.00	40	0.62	33	0.51	6419	62	
South Lyon	5789	98.84	0	0.00	17	0.29	39	0.67	12	0.20	5857	55	
Oxford Village	2863	97.75	0	0.00	16	0.55	43	1.47	7	0.24	2929	27	
Orchard Lake Village	2211	96.72	47	2.06	0	0.00	26	1.14	2	0.09	2286	21	
Brandon	10628	98.42	8	0.07	59	0.55	83	0.77	21	0.19	10799	98	
Sylvan Lake	1850	97.27	14	0.74	10	0.53	18	0.95	10	0.53	1902	17	
Wixom	8397	98.21	20	0.23	74	0.87	39	0.46	20	0.23	8550	75	
Beverly Hills	10375	97.79	118	1.11	0	0.00	117	1.10	0	0.00	10610	92	
Berkley	16680	98.35	24	0.14	66	0.39	150	0.88	40	0.24	16960	146	
Hazel Park	19380	96.65	84	0.42	282	1.41	298	1.49	7	0.03	20051	170	
Leonard	365	100.00	0	0.00	0	0.00	0	0.00	0	0.00	365	3	
Madison Heights	30650	95.20	339	1.05	316	0.98	772	2.40	119	0.37	32196	264	
Oakland Township	8169	99.30	24	0.29	8	0.10	14	0.17	12	0.15	8227	64	
Farmington	9830	97.02	99	0.98	35	0.35	151	1.49	17	0.17	10132	75	
Clawson	13675	98.57	43	0.31	73	0.53	67	0.48	16	0.12	13874	102	
Birmingham	19756	98.79	92	0.46	0	0.00	149	0.75	0	0.00	19997	127	
Walled Lake	6143	97.85	0	0.00	38	0.61	97	1.55	0	0.00	6278	38	
Highland	17753	98.95	43	0.24	103	0.57	33	0.18	9	0.05	17941	108	
Keego Harbor	2859	97.51	10	0.34	51	1.74	0	0.00	12	0.41	2932	13	
Commerce	22021	99.07	12	0.05	66	0.30	105	0.47	24	0.11	22228	93	
Clarkston City	999	99.40	0	0.00	2	0.20	2	0.20	2	0.20	1005	2	

TABLE 21--Communities Ranked by Percentage of Hispanic Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Rose	4770	96.83	73	1.48	27	0.55	9	0.18	47	0.95	4926	6	
Royal Oak Township	1665	33.25	3267	65.24	8	0.16	68	1.36	0	0.00	5008	0	
*Includes persons of all racial groups identifying themselves as Hispanic.													

TABLE 22--Communities Ranked by Percentage of Asian/Pacific Islander Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Troy	66642	91.44	1135	1.56	154	0.21	4832	6.59	121	0.17	72884	810	1.11
West Bloomfield	50499	92.58	1124	2.06	38	0.07	2784	3.76	99	0.18	54544	555	1.02
Rochester Hills	58723	95.07	786	1.27	138	0.22	1925	2.62	194	0.31	61766	851	1.38
Northville (OC part)	3232	95.99	0	0.00	8	0.24	96	2.85	31	0.92	3367	37	1.10
Novi	31741	96.19	206	0.62	108	0.33	858	2.69	85	0.26	32998	418	1.27
Auburn Hills	14740	86.32	1648	9.65	109	0.64	412	2.81	167	0.98	17076	445	2.61
Madison Heights	30650	95.20	339	1.05	316	0.98	772	2.40	119	0.37	32196	264	0.82
Oak Park	19071	62.61	10512	34.51	24	0.08	678	2.22	177	0.58	30462	410	1.35
Oakland Urban County	637592	93.83	21856	3.22	2823	0.42	14948	2.21	2195	0.32	679512	7857	1.16
Rochester	6860	96.21	69	0.97	17	0.24	154	2.26	30	0.42	7130	85	1.19
Pleasant Ridge	2692	97.01	23	0.83	0	0.00	48	1.42	12	0.43	2775	52	1.87
Milford Village	5371	97.46	17	0.31	13	0.24	89	1.61	21	0.38	5511	60	1.09
Walled Lake	6143	97.85	0	0.00	38	0.61	97	1.55	0	0.00	6278	38	0.61
Holly Township	3025	92.88	157	4.82	0	0.00	50	1.54	25	0.77	3257	71	2.18
Farmington	9830	97.02	99	0.98	35	0.35	151	1.49	17	0.17	10132	75	0.74
Hazel Park	19380	96.65	84	0.42	282	1.41	298	1.49	7	0.03	20051	170	0.85
Oxford Village	2863	97.75	0	0.00	16	0.55	43	1.11	7	0.24	2929	27	0.92
Ferndale	24045	95.86	331	1.32	272	1.08	347	1.38	89	0.35	25084	332	1.32
Royal Oak Township	1665	33.25	3267	65.24	8	0.16	68	1.36	0	0.00	5008	0	0.00
Lathrup Village	3260	75.31	935	21.60	5	0.12	58	1.31	71	1.64	4329	111	2.56
Ortonville	1217	97.20	0	0.00	7	0.56	15	1.20	13	1.04	1252	24	1.92
Orchard Lake Village	2211	96.72	47	2.06	0	0.00	26	1.16	2	0.09	2286	21	0.92
Beverly Hills	10375	97.79	118	1.11	0	0.00	117	1.10	0	0.00	10610	92	0.87
Sylvan Lake	1850	97.27	14	0.74	10	0.53	18	0.95	10	0.53	1902	17	0.89
Berkley	16680	98.35	24	0.14	66	0.39	150	0.88	40	0.24	16960	146	0.86
Brandon	10628	98.42	8	0.07	59	0.55	83	0.77	21	0.19	10799	98	0.91
Birmingham	19756	98.79	92	0.46	0	0.00	149	0.73	0	0.00	19997	127	0.64
South Lyon	5789	98.84	0	0.00	17	0.29	39	0.67	12	0.20	5857	55	0.94
Huntington Woods	6334	98.68	12	0.19	0	0.00	40	0.63	33	0.51	6419	62	0.97
Oxford Township	8830	98.07	33	0.37	30	0.33	47	0.52	64	0.71	9004	144	1.60
Clawson	13675	98.57	43	0.31	73	0.53	67	0.48	16	0.12	13874	102	0.74
Commerce	22021	99.07	12	0.05	66	0.30	105	0.47	24	0.11	22228	93	0.42
Wixom	8397	98.21	20	0.23	74	0.87	39	0.46	20	0.23	8550	75	0.88
Independence	23344	98.43	45	0.19	108	0.46	87	0.37	133	0.56	23717	267	1.13
Groveland	4569	97.11	64	1.36	41	0.87	17	0.36	14	0.30	4705	94	2.00
Holly Village	5439	97.21	31	0.55	58	1.04	13	0.23	54	0.97	5595	99	1.77
White Lake	22194	98.17	149	0.66	177	0.78	51	0.23	37	0.16	22608	327	1.45
Orion	20609	98.05	66	0.31	69	0.33	42	0.20	233	1.11	21019	516	2.45
Clarkston City	999	99.40	0	0.00	2	0.20	2	0.20	2	0.20	1005	2	0.20
Highland	17753	98.95	43	0.24	103	0.57	33	0.18	9	0.05	17941	108	0.60
Rose	4770	96.83	73	1.48	27	0.55	9	0.19	47	0.95	4926	6	0.12
Oakland Township	8169	99.30	24	0.29	8	0.10	14	0.17	12	0.15	8227	64	0.78
Addison	4711	98.62	6	0.13	14	0.29	5	0.10	41	0.86	4777	70	1.47
Milford Township	6528	98.76	8	0.12	68	1.03	6	0.09	0	0.00	6610	87	1.32
Lyon	9369	99.13	0	0.00	58	0.61	7	0.07	17	0.18	9451	112	1.19
Springfield	9726	97.98	107	1.08	38	0.38	7	0.07	49	0.49	9927	123	1.24
Leonard	365	100.00	0	0.00	0	0.00	0	0.00	0	0.00	365	3	0.82
Lake Orion	3013	98.56	38	1.24	6	0.20	0	0.00	0	0.00	3057	35	1.14
Keego Harbor	2859	97.51	10	0.34	51	1.74	0	0.00	12	0.41	2932	13	0.44

TABLE 22--Communities Ranked by Percentage of Asian/Pacific Islander Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Lake Angelus	293	94.52	9	2.90	0	0.00	0		8	2.58	310	8	2.58
Wolverine Lake	4687	97.14	28	0.58	12	0.25	0		0	0.00	4824.97	56	1.16
*Includes persons of all racial groups identifying themselves as Hispanic.													

TABLE 23--Communities Ranked by % of American Indian/Alaskan Native Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMINDIAL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Keego Harbor	2859	97.51	10	0.34	51	0.74	0	0.00	12	0.41	2932	13	0.44
Hazel Park	19380	96.65	84	0.42	282	0.74	298	1.49	7	0.03	20051	170	0.85
Ferndale	24045	95.86	331	1.32	272	0.98	347	1.38	89	0.35	25084	332	1.32
Holly Village	5439	97.21	31	0.55	58	1.14	13	0.23	54	0.97	5595	99	1.77
Milford Township	6528	98.76	8	0.12	68	0.98	6	0.09	0	0.00	6610	87	1.32
Madison Heights	30650	95.20	339	1.05	316	0.99	772	2.40	119	0.37	32196	264	0.82
Groveland	4569	97.11	64	1.36	41	0.87	17	0.36	14	0.30	4705	94	2.00
Wixom	8397	98.21	20	0.23	74	0.87	39	0.46	20	0.23	8550	75	0.88
White Lake	22194	98.17	149	0.66	177	0.78	51	0.23	37	0.16	22608	327	1.45
Auburn Hills	14740	86.32	1648	9.65	109	0.64	412	2.41	167	0.98	17076	445	2.61
Lyon	9369	99.13	0	0.00	58	0.61	7	0.07	17	0.18	9451	112	1.19
Walled Lake	6143	97.85	0	0.00	38	0.61	97	1.55	0	0.00	6278	38	0.61
Highland	17753	98.95	43	0.24	103	0.57	33	0.18	9	0.05	17941	108	0.60
Ortonville	1217	97.20	0	0.00	7	0.56	15	1.20	13	1.04	1252	24	1.92
Rose	4770	96.83	73	1.48	27	0.55	9	0.18	47	0.95	4926	6	0.12
Brandon	10628	98.42	8	0.07	59	0.55	83	0.77	21	0.19	10799	98	0.91
Oxford Village	2863	97.75	0	0.00	16	0.55	43	1.47	7	0.24	2929	27	0.92
Clawson	13675	98.57	43	0.31	73	0.53	67	0.48	16	0.12	13874	102	0.74
Sylvan Lake	1850	97.27	14	0.74	10	0.53	18	0.95	10	0.53	1902	17	0.89
Independence	23344	98.43	45	0.19	108	0.46	87	0.37	133	0.56	23717	267	1.13
Oakland Urban County	637592	93.83	21856	3.22	2823	0.42	14948	2.20	2195	0.32	679512	7857	1.16
Berkley	16680	98.35	24	0.14	66	0.39	150	0.88	40	0.24	16960	146	0.86
Springfield	9726	97.98	107	1.08	38	0.38	7	0.07	49	0.49	9927	123	1.24
Farmington	9830	97.02	99	0.98	35	0.35	151	1.49	17	0.17	10132	75	0.74
Oxford Township	8830	98.07	33	0.37	30	0.34	47	0.52	64	0.71	9004	144	1.60
Orion	20609	98.05	66	0.31	69	0.33	42	0.20	233	1.11	21019	516	2.45
Novi	31741	96.19	206	0.62	108	0.33	858	2.60	85	0.26	32998	418	1.27
Commerce	22021	99.07	12	0.05	66	0.30	105	0.47	24	0.11	22228	93	0.42
Addison	4711	98.62	6	0.13	14	0.29	5	0.10	41	0.86	4777	70	1.47
South Lyon	5789	98.84	0	0.00	17	0.29	39	0.67	12	0.20	5857	55	0.94
Wolverine Lake	4687	97.14	28	0.58	12	0.25	0	0.00	0	0.00	4824.97	56	1.16
Rochester	6860	96.21	69	0.97	17	0.24	154	2.16	30	0.42	7130	85	1.19
Northville (OC part)	3232	95.99	0	0.00	8	0.24	96	2.85	31	0.92	3367	37	1.10
Milford Village	5371	97.46	17	0.31	13	0.24	89	1.61	21	0.38	5511	60	1.09
Rochester Hills	58723	95.07	786	1.27	138	0.23	1925	3.12	194	0.31	61766	851	1.38
Troy	66642	91.44	1135	1.56	154	0.23	4832	6.63	121	0.17	72884	810	1.11
Clarkston City	999	99.40	0	0.00	2	0.20	2	0.20	2	0.20	1005	2	0.20
Lake Orion	3013	98.56	38	1.24	6	0.20	0	0.00	0	0.00	3057	35	1.14
Royal Oak Township	1665	33.25	3267	65.24	8	0.16	68	1.36	0	0.00	5008	0	0.00
Lathrup Village	3260	75.31	935	21.60	5	0.12	58	1.34	71	1.64	4329	111	2.56
Oakland Township	8169	99.30	24	0.29	8	0.10	14	0.17	12	0.15	8227	64	0.78
Oak Park	19071	62.61	10512	34.51	24	0.09	678	2.23	177	0.58	30462	410	1.35
West Bloomfield	50499	92.58	1124	2.06	38	0.07	2784	5.10	99	0.18	54544	555	1.02
Leonard	365	100.00	0	0.00	0	0.00	0	0.00	0	0.00	365	3	0.82
Lake Angelus	293	94.52	9	2.90	0	0.00	0	0.00	8	2.58	310	8	2.58
Orchard Lake Village	2211	96.72	47	2.06	0	0.00	26	1.14	2	0.09	2286	21	0.92
Beverly Hills	10375	97.79	118	1.11	0	0.00	117	1.10	0	0.00	10610	92	0.87
Pleasant Ridge	2692	97.01	23	0.83	0	0.00	48	1.73	12	0.43	2775	52	1.87
Birmingham	19756	98.79	92	0.46	0	0.00	149	0.75	0	0.00	19997	127	0.64

TABLE 23--Communities Ranked by % of American Indian/Alaskan Native Residents

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Holly Township	3025	92.88	157	4.82	0	0.00	50	1.54	25	0.77	3257	71	2.18
Huntington Woods	6334	98.68	12	0.19	0	0.00	40	0.62	33	0.51	6419	62	0.97
*Includes persons of all racial groups identifying themselves as Hispanic.													

TABLE 24--Communities Ranked by % of Persons Classifying Themselves as "Other"

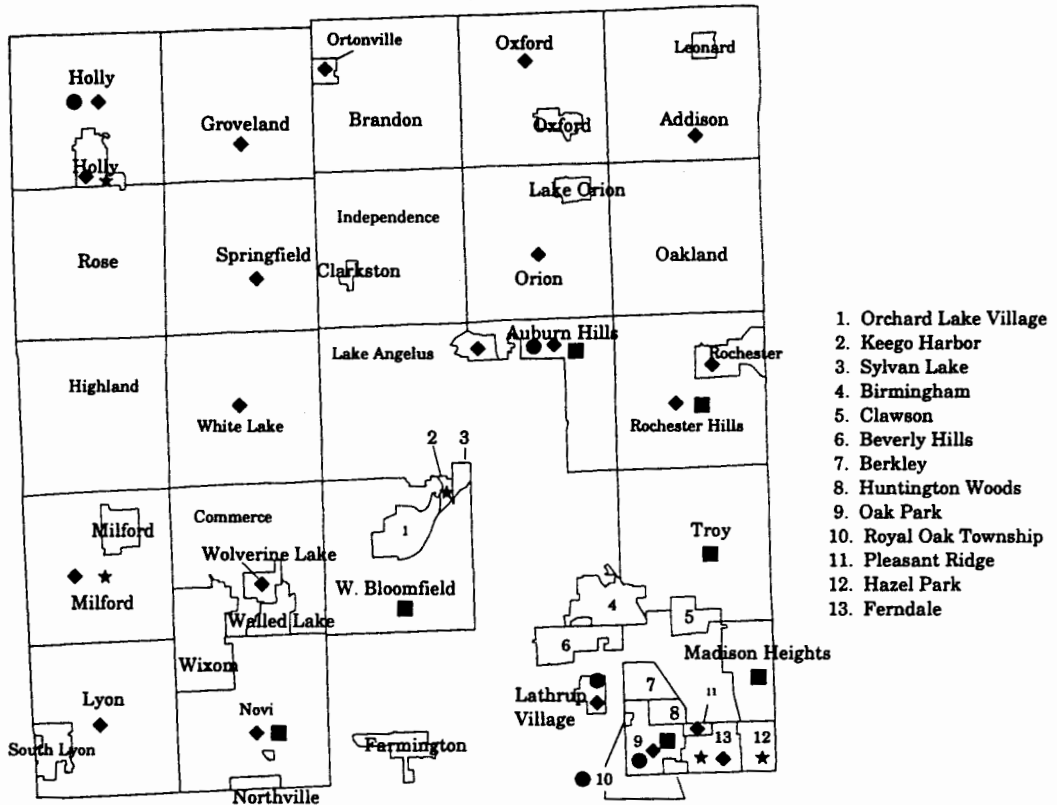
COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Lake Angelus	293	94.52	9	2.90	0	0.00	0	0.00	8	2.58	310	8	2.58
Lathrup Village	3260	75.31	935	21.60	5	0.12	58	1.34	71	1.64	4329	111	2.56
Orion	20609	98.05	66	0.31	69	0.33	42	0.20	233	0.47	21019	516	2.45
Ortonville	1217	97.20	0	0.00	7	0.56	15	1.20	13	0.64	1252	24	1.92
Auburn Hills	14740	86.32	1648	9.65	109	0.64	412	2.41	167	0.98	17076	445	2.61
Holly Village	5439	97.21	31	0.55	58	1.04	13	0.23	54	1.07	5595	99	1.77
Rose	4770	96.83	73	1.48	27	0.55	9	0.18	47	0.95	4926	6	0.12
Northville (OC part)	3232	95.99	0	0.00	8	0.24	96	2.85	31	0.62	3367	37	1.10
Addison	4711	98.62	6	0.13	14	0.29	5	0.10	41	0.86	4777	70	1.47
Holly Township	3025	92.88	157	4.82	0	0.00	50	1.54	25	0.77	3257	71	2.18
Oxford Township	8830	98.07	33	0.37	30	0.33	47	0.52	64	0.71	9004	144	1.60
Oak Park	19071	62.61	10512	34.51	24	0.08	678	2.23	177	0.58	30462	410	1.35
Independence	23344	98.43	45	0.19	108	0.46	87	0.37	133	0.56	23717	267	1.13
Sylvan Lake	1850	97.27	14	0.74	10	0.53	18	0.95	10	0.53	1902	17	0.89
Huntington Woods	6334	98.68	12	0.19	0	0.00	40	0.62	33	0.54	6419	62	0.97
Springfield	9726	97.98	107	1.08	38	0.38	7	0.07	49	0.49	9927	123	1.24
Pleasant Ridge	2692	97.01	23	0.83	0	0.00	48	1.73	12	0.45	2775	52	1.87
Rochester	6860	96.21	69	0.97	17	0.24	154	2.16	30	0.42	7130	85	1.19
Keego Harbor	2859	97.51	10	0.34	51	1.74	0	0.00	12	0.44	2932	13	0.44
Milford Village	5371	97.46	17	0.31	13	0.24	89	1.61	21	0.38	5511	60	1.09
Madison Heights	30650	95.20	339	1.05	316	0.98	772	2.40	119	0.37	32196	264	0.82
Ferndale	24045	95.86	331	1.32	272	1.08	347	1.38	89	0.35	25084	332	1.32
Oakland Urban County	637592	93.83	21856	3.22	2823	0.42	14948	2.20	2195	0.32	679512	7857	1.16
Rochester Hills	58723	95.07	786	1.27	138	0.22	1925	3.12	194	0.31	61766	851	1.38
Groveland	4569	97.11	64	1.36	41	0.87	17	0.36	14	0.30	4705	94	2.00
Novi	31741	96.19	206	0.62	108	0.33	858	2.60	85	0.28	32998	418	1.27
Oxford Village	2863	97.75	0	0.00	16	0.55	43	1.47	7	0.24	2929	27	0.92
Berkley	16680	98.35	24	0.14	66	0.39	150	0.88	40	0.24	16960	146	0.86
Wixom	8397	98.21	20	0.23	74	0.87	39	0.46	20	0.23	8550	75	0.88
South Lyon	5789	98.84	0	0.00	17	0.29	39	0.67	12	0.20	5857	55	0.94
Clarkston City	999	99.40	0	0.00	2	0.20	2	0.20	2	0.20	1005	2	0.20
Brandon	10628	98.42	8	0.07	59	0.55	83	0.77	21	0.19	10799	98	0.91
West Bloomfield	50499	92.58	1124	2.06	38	0.07	2784	5.10	99	0.18	54544	555	1.02
Lyon	9369	99.13	0	0.00	58	0.61	7	0.07	17	0.18	9451	112	1.19
Farmington	9830	97.02	99	0.98	35	0.35	151	1.49	17	0.17	10132	75	0.74
Troy	66642	91.44	1135	1.56	154	0.21	4832	6.63	121	0.17	72884	810	1.11
White Lake	22194	98.17	149	0.66	177	0.78	51	0.23	37	0.16	22608	327	1.45
Oakland Township	8169	99.30	24	0.29	8	0.10	14	0.17	12	0.15	8227	64	0.78
Clawson	13675	98.57	43	0.31	73	0.53	67	0.48	16	0.12	13874	102	0.74
Commerce	22021	99.07	12	0.05	66	0.30	105	0.47	24	0.11	22228	93	0.42
Orchard Lake Village	2211	96.72	47	2.06	0	0.00	26	1.14	2	0.09	2286	21	0.92
Highland	17753	98.95	43	0.24	103	0.57	33	0.18	9	0.05	17941	108	0.60
Hazel Park	19380	96.65	84	0.42	282	1.41	298	1.49	7	0.03	20051	170	0.85
Lake Orion	3013	98.56	38	1.24	6	0.20	0	0.00	0	0.00	3057	35	1.14
Birmingham	19756	98.79	92	0.46	0	0.00	149	0.75	0	0.00	19997	127	0.64
Wolverine Lake	4687	97.14	28	0.58	12	0.25	0	0.00	0	0.00	4824.97	56	1.16
Beverly Hills	10375	97.79	118	1.11	0	0.00	117	1.10	0	0.00	10610	92	0.87
Milford Township	6528	98.76	8	0.12	68	1.03	6	0.09	0	0.00	6610	87	1.32
Leonard	365	100.00	0	0.00	0	0.00	0	0.00	0	0.00	365	3	0.82

TABLE 24--Communities Ranked by % of Persons Classifying Themselves as "Other"

COMMUNITY	WHITE	WHITE %	BLACK	BLACK %	AMIND/AL	AMINDAL%	ASPAC	ASPAC %	OTHER	OTHER %	TOTAL	HISPANIC*	HISP %
Royal Oak Township	1665	33.25	3267	65.24	8	0.16	68	1.36	0		5008	0	0.00
Walled Lake	6143	97.85	0	0.00	38	0.61	97	1.55	0		6278	38	0.61
*Includes persons of all racial groups identifying themselves as Hispanic.													

MAP C

Racial/Ethnic Distribution in Oakland Urban County Participating Communities



- Communities with a higher percentage of residents classifying themselves as "black" than the average for the Oakland Urban County as a whole.
- ◆ Communities with a higher percentage of residents classifying themselves as "Hispanic" than the average for the Oakland Urban County as a whole.
- Communities with a higher percentage of residents classifying themselves as "Asian/Pacific Islander" than the average for the Oakland Urban County as a whole.
- ★ Communities where at least one percent of residents classify themselves as "American Indian/Alaskan Native."

with the greatest percentages of Hispanic residents (white or black) are Auburn Hills (2.61 percent), Lake Angelus (2.58 percent), Lathrup Village (2.56 percent), Orion Township (2.45 percent), and Holly Township (2.18 percent). Twenty-one communities have percentages of residents who are Hispanic in excess of the urban county average, while 29 communities have smaller percentages than the urban county average. This indicates that Hispanic residents are distributed fairly evenly throughout the 50 communities. Map C seems to support this hypothesis. In fact, because of the low percentages of Hispanic persons in all the communities (the range being only zero to 2.61 percent), it may be misleading to speak of "areas of Hispanic concentration" in the Oakland Urban County area at all.

Concentration of population is more evident among persons classifying themselves as Asian/Pacific Islander (see Table 22). An "Asian/Pacific Islander" is defined as a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands. Over 82 percent of the 15,004 persons in the urban county area identifying themselves as belonging to the Asian/Pacific Islander group live in only eight communities: Troy (where they comprise 6.63 percent of all residents), West Bloomfield Township (5.10 percent), Rochester Hills (3.12 percent), the Oakland County section of Northville (2.85 percent), the City of Novi (2.6 percent), Auburn Hills (2.41 percent), Madison Heights (2.4 percent), and Oak Park (2.23 percent).

Like the Hispanic population, residents of communities in the Oakland County Urban County area identifying themselves as American Indian/Alaskan Native live throughout the program area, residing in 41 of the 50 participating communities. "American Indian/Alaskan Native" is defined as a person having origins in any of the original peoples of North America who also maintains cultural identification through tribal affiliations or community recognition. Also like the Hispanic population, the American Indian/Alaskan Native population is such a small proportion of the population of any given community (zero to 1.74 percent) that a "concentration" of persons identifying themselves as such can not really be discerned. Communities where more than one percent of residents are American Indian/Alaskan Native are Keego Harbor (1.74 percent), Hazel Park (1.41 percent), Ferndale (1.08 percent), the Village of Holly (1.04 percent), and Milford Township (1.03 percent).

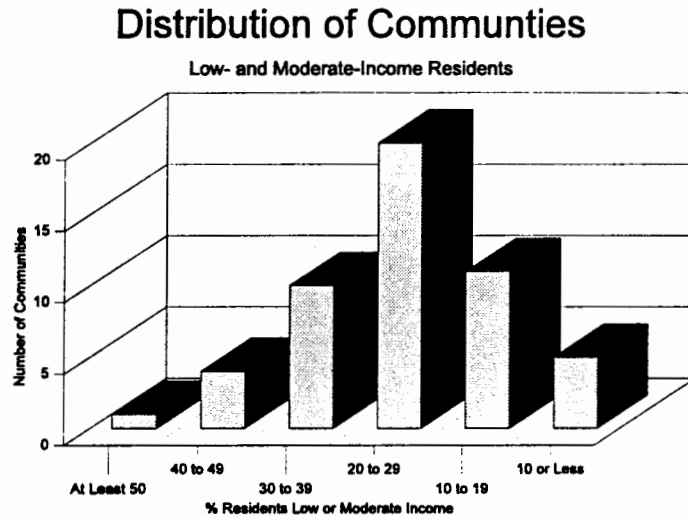
In sum, residents identifying themselves as white on the 1990 Census are the majority population in every Oakland Urban County community except Royal Oak Township, where the majority of residents identify themselves as black. Persons identifying themselves as Hispanic or American Indian/Alaskan Native live throughout the area in a more dispersed pattern than either black or Asian/Pacific Islander residents. Those persons identifying themselves as Asian/Pacific Islander are concentrated in eight of the 50 communities, mostly in the southern and eastern sections of Oakland County. Finally, the black population is the most concentrated of all the racial groups within the Oakland Urban County area, with 75.78 percent of area residents identifying themselves as black living in five communities. One community, the City of Oak Park, has nearly half of the total urban county black population residing within its borders.

Examination of low-income concentrations, by the County's definition, yields some interesting

TABLE 25--Communities Ranked by % of Low- and Moderate-Income (L/M) Residents

COMMUNITIES	Population	L/M pop.	% Pop L/M
Royal Oak Township	5006	2889	57.71
Hazel Park City	20051	9840	49.07
Keego Harbor City	2932	1337	45.60
Ferndale City	25084	11306	45.07
Holly Village	5595	2458	43.93
Ortonville Village	1252	493	39.38
Madison Heights City	32196	12369	38.42
Oak Park City	30468	10999	36.10
Auburn Hills City	17076	5657	33.13
Walled Lake City	6278	2072	33.00
South Lyon City	6479	2045	31.56
Leonard Village	357	112	31.37
Wixom City	8550	2671	31.24
Rochester City	7130	2190	30.72
Clawson City	13874	4190	30.20
Berkley City	16960	4996	29.46
Rose Township	4926	1451	29.46
Oxford Village	2929	820	28.00
Lake Orion Village	3057	846	27.67
Holly Township	3257	878	26.96
Milford Village	5500	1461	26.56
Wolverine Lake Village	4727	1244	26.32
Lyon Township	8832	2289	25.92
Addison Township	4785	1224	25.58
Highland Township	17941	4582	25.54
Brandon Township	10799	2710	25.09
White Lake Township	22608	5593	24.74
Oxford Township	9004	2214	24.59
Farmington City	10170	2386	23.46
Oakland Urban County	679461	158777	23.37
Clarkston City	1005	220	21.89
Springfield Township	9927	2154	21.70
Sylvan Lake City	1914	411	21.47
Groveland Township	4705	963	20.47
Orion Township	21019	4290	20.41
Novi City	32998	6364	19.29
Commerce Township	22225	4118	18.53
Pleasant Ridge City	2775	481	17.33
Rochester Hills City	61766	9559	15.48
Milford Township	6624	1022	15.43
Troy City	72884	10720	14.71
Independence Township	23717	3463	14.60
Oakland Township	8227	1123	13.65
Birmingham City	19997	2593	12.97
Lathrup Village City	4329	484	11.18
West Bloomfield Township	54516	5633	10.33
Huntington Woods City	6419	613	9.55
Lake Angelus City	328	30	9.15
Northville City (OC only)	3367	275	8.17
Beverly Hills Village	10610	830	7.82
Orchard Lake Village City	2286	109	4.77

results. Table 25 shows the 50 participating communities rank-ordered by percentage of low- and moderate-income residents. The distribution of communities within the various income strata describe an almost perfect normal distribution, e.g.:



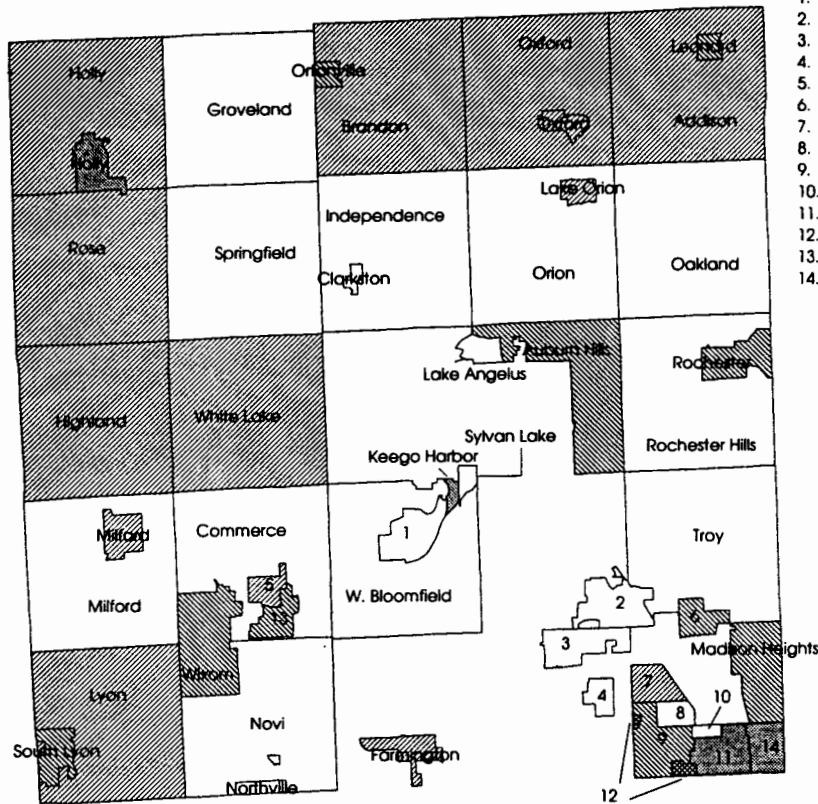
These data indicate that the distribution of income groups throughout the Oakland Urban County area is fairly even, although 29 communities have percentages of low- and moderate-income residents above the percentage for the urban county as a whole (23.37 percent). Map D also provides graphical illustration of the distribution of low- and moderate-income persons in the 50 communities. Those communities with concentrations of low- and moderate-income persons 50 percent or more above the urban county average are Keego Harbor (45.6 percent), Ferndale (45.07 percent), and Holly Village (43.93 percent). Two communities, Royal Oak Township and Hazel Park, have populations which are 57.71 percent and 49.07 percent low- and moderate-income respectively—more than double the Oakland Urban County average. As Royal Oak Township is also the community with the largest concentration of black residents, this may indicate that those persons residing in the township and classifying themselves as black may have housing and community development needs that are disproportionately higher than the general urban county population, but definitive data to substantiate this hypothesis are unknown.

Inventory of Assisted (Subsidized) Housing

According to the Michigan State Housing Development Authority (MSHDA) *Subsidized Housing Directory* (August, 1994), there are 5,944 units of subsidized housing in the 50 communities participating in the Oakland County Urban County program, funded by a seven federal programs and several state programs (see Appendix A for a complete dictionary of these programs). There is no direct local funding for assisted housing in the Oakland Urban County area, although the theory behind the County's Home Improvement Program is that rehabilitating the homes of low- and

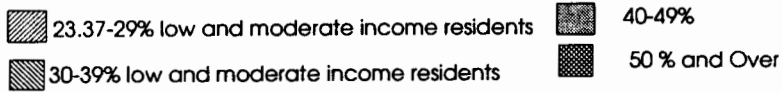
MAP D

Communities with greater than average numbers of Low- and Moderate-Income Residents (Urban County Average--23.37%)



1. Orchard Lake Village
2. Birmingham
3. Beverly Hills
4. Lathrup Village
5. Wolverine Lake
6. Clawson
7. Berkley
8. Huntington Woods
9. Oak Park
10. Pleasant Ridge
11. Ferndale
12. Royal Oak Twp.
13. Walled Lake
14. Hazel Park

Communities with-



moderate-income residents allows them to stay in their homes when the units might otherwise be structurally unsound. In this way, the program provides an indirect housing subsidy by boosting the low or moderate-income homeowner's income available for home repair. The targeting (to low- and moderate-income persons), loan amount (\$11,000), and number of units rehabilitated (about 230 annually) are not expected to change in the near future.

The Section 236, Section 221(d)3, Section 8, Public Housing, and various MSHDA programs are targeted to lower-income persons. These programs finance 4,925 units, or 82.86 percent of the total number of subsidized housing in the Oakland Urban County area (see Table 19). The Rental Supplement program is targeted to low- and moderate-income persons, the elderly, handicapped persons, victims of natural disasters, and households displaced by governmental action, and account for 202 units, or about 3.4 percent of the total. The Section 202 program is designed for the elderly and handicapped persons and funds 336 units (5.65 percent of the total). Finally, the Section 515 program targets low- and moderate-income, elderly, and handicapped persons and accounts for 56 units, just under one percent of the total subsidized housing units in the Oakland Urban County area. At this time, it is not known if there will be a loss of any of these units.

Barriers to Affordable Housing

The State of Michigan's legal relationship with cities, townships, and villages is one of home rule; i.e., the bulk of decision-making affecting local communities takes place at the local level. Local communities are responsible for their own planning, zoning, and most municipal services. Michigan counties, as constitutional corporations of the state, have very little power to influence or alter decisions made by local communities in this regard. Oakland County, for instance, is not a single unit with 61 administrative subdivisions. Rather, it is (for purposes of planning and zoning) a line around a collection of 61 semi-independent cities, townships, and villages.

Because of home rule, the 50 communities participating in the Oakland Urban County program do not have a single package of zoning controls, housing and community development policies and development incentives. There are actually 50 sets. Any discussion of such barriers to affordable housing would be beyond the scope of this Plan, especially as the County government has no power under the Michigan Constitution to change these policies. Turning to the previous analysis of housing costs and development patterns, however, it can be surmised with a fair amount of certainty that housing affordable to low- and moderate-income persons would be most prevalent in the older southeastern communities and become more rare as one moved toward the newer exurban developments in the southwest and northwest, where housing is considerably more expensive (see Table 10). Certain Oakland Urban County communities to the west and north are not yet connected to the Detroit sewer and water system. Therefore, zoning policies restrict the number of housing units which can be built on a given square area of land. This would also vary due to the condition and type of soils in a given community. Also, as mentioned, water for drinking and sanitation in these communities comes exclusively from wells. The density of population is therefore also a function of the quantity and quality of the groundwater available. Aside from lot size restrictions, the County is not aware of any growth limits on housing per se in these communities. Communities in the southeastern part of the county are limited in housing growth because the supply of land

available for any new construction is rapidly dwindling.

Institutional Structure

County government could not successfully complete the many housing and community development projects proposed each year without the help of the 50 local communities, nonprofit agencies, and private companies. The Community Development Block Grant (CDBG) program is operated as a cooperative venture between local communities and the County, through its Division of Community Development. Each community receives an annual allocation based on its low-income population and other factors. Communities propose their own projects and are free to choose how to spend block grant funds, within the parameters of federal regulations. They hire their own contractors to complete the work and carry out their own inspections. The Community Development Division acts in a general oversight and advisory capacity but does not intervene in the program process unless federal rules have been violated. In this way, local communities have maximum latitude to fulfill local development plans while still meeting federal guidelines.

The County retains about one-third of the CDBG funds received each year to operate an urban - county-wide Home Improvement Program for low- and moderate-income persons. This program is a cooperative effort between the County (work inspections, bidding, ombudsmanship, oversight, payments), private-sector contractors (complete repairs), and local communities (inspect unit to assure compliance with local building codes). Eighty-five percent of the urban county's HOME Investment Partnerships program funds are also allocated to the Home Improvement Program. Between January 1 and November 30, 1994, 185 homes were rehabilitated, for a total of \$2,032,985. Sixty private contractors were hired to complete the work, which took place in 35 communities.

HOME program regulations require that 15 percent of each year's funds be set aside for community housing development organizations (CHDOs). These organizations are defined as non-profit corporations with a mission to provide housing for low-income persons and significant low-income representation on their boards of directors. Currently, the County contracts with one CHDO, Venture, Inc., a subsidiary of the Oakland Livingston Human Service Agency (OLHSA). OLHSA is a locally-based community action agency.

Venture, Inc., has used Oakland County HOME funds to place three factory-built homes on permanent foundations in Royal Oak Township, on what were vacant lots. These homes have been sold to low-income persons. Venture is currently in the process of placing three more new homes on currently empty lots in the township with Oakland County HOME funds. Venture, Inc., purchased these homes from Uniprop, Inc., a for-profit housing manufacturing company. The HOME setaside thus represents cooperation between government, the not-for-profit sector, and the for-profit sector for the purpose of providing housing for low-income persons in a community with a traditionally depressed housing market.

Finally, all Emergency Shelter Grant (ESG) funds are allocated to area emergency and transitional homeless shelters. The shelters are nonprofit organizations dedicated to alleviating the hardships faced by homeless persons. The ESG program is the County's best example of cooperation with the

non-profit sector, as all grant funds are given to the shelters, with the County acting in a technical assistance and support mode. Also, all reports to the government for the ESG program are completed by the County.

The strength of the Oakland Urban County institutional structure is that it brings together government, private, and nonprofit corporations so successfully. Each sector contributes its expertise: the government providing technical support and administrative services, the nonprofits planning and carrying out the projects, and the private sector providing the goods and services necessary to make the project functional. Oakland County has never attempted, for instance, to build housing on its own. Rather, organizations with the experience and expertise provide the housing under contract. In this way, the effective power of each grant dollar is maximized.

Gaps mirror the institutional gaps created on a national level by Congress when passing its housing and community development legislation. In the homeless programs, for instance, the programs are split into distinct categories (emergency shelter, single room occupancy, etc.) which makes it difficult to provide a path for homeless people to follow up and out of their present condition. Oakland County only receives ESG funds, so only emergency and transitional shelters may be funded. There is not enough money to also fund homelessness prevention, job training, or more comprehensive transitional services.

The federal government has proposed to consolidate the homeless programs into a single block grant. This would be welcomed by Oakland County in order to provide a more integrated net of services for the homeless and those in danger of becoming homeless.

Another gap in the structure is created when programs have no point of interchangeability; i.e., when these programs are created with mutually contradictory regulations. This requires the County to create a series of administrative and oversight structures that could be combined. Proposed homeless programs regulations, for example, will require the County to create an advisory committee for program oversight. However, the County already has a Citizens Advisory Council for Community Development made up of citizens, local officials, and county commissioners for the CDBG and HOME program. It would be more efficient to use this board for the homeless programs as well. The creation of multiple boards actually creates gaps in the delivery system, different boards create duplication, waste, and coordination problems.

Governmental Coordination

The Oakland Urban County program has also built an impressive record of coordination with local governments in the area. As mentioned earlier, the 50 local communities plan and execute their own block grant projects, subject to federal guidelines. The County and local communities coordinate all aspects of the project from the County-wide public hearing in February (when each community's block grant plan is advertised in local newspapers by the County), through the hiring of contractors, inspection of the work, and payments. The community does the initial fieldwork and the County handles all payment processing and reporting to the federal government. This relationship of cooperation and coordination between Oakland County and its partner communities in the urban

county program enable housing and community development funds to be used at maximum efficiency.

Governmental units outside of Oakland County proper, by federal regulation, have little to do with the urban county program. Nevertheless, coordination does take place. Before any project is environmentally cleared by the Community Development Division, project materials are sent to the Michigan State Bureau of History and the Department of Natural Resources, as well as the U.S. Environmental Protection Agency. During the Consolidated Plan process, many informal contacts have been made between various formula grantees and the County. These contacts culminated in a meeting between representatives of Oakland County, the City of Royal Oak, Waterford Township, Pontiac, Southfield, and Farmington Hills on January 6, 1995. At this meeting, the representatives shared data and briefed the other communities on the status of their respective plans. Also at this meeting, Oakland County representatives distributed draft copies of this report with the request that the other communities provide input, comments, etc., as appropriate.

IV. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

Community Development Objectives

The primary objective of Oakland County's housing and community development programs is the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Consistent with this primary objective, Oakland County gives maximum feasible priority to housing, public service and capital improvement projects/activities which are consistent with one or more the national grant program objectives.

These objectives 1) ensure benefit to low and moderate income persons (70% or more of Oakland County's aggregate CDBG funds shall be used to support activities that benefit low and moderate income persons), 2) aid in the prevention or elimination of slums or blighting conditions, and 3) meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

In promoting the primary national and county program objectives, Oakland County Community Development has developed the following specific objectives and strategies consistent with policy statements for Federal, State, Regional and County levels of government for the 1995-1999 program years:

1. Encourage communities and public service agencies to realistically plan for further development and to assist them in developing the capacity to implement activities.
2. Increase each community's and public service agency's commitment to its proposed housing and/or community development activity.
3. Discourage the use of federal funds on projects which can be funded through other sources.
4. Preserve, improve, upgrade and increase property values through the concentration of

rehabilitation efforts within the neighborhood.

5. Reduce the number of substandard single family, owner occupied dwelling units within the county through the rehabilitation of existing residential units.
6. Improve living conditions within single family, owner occupied housing units and reduce the financial cost burden of low and moderate income persons.
7. Reduce housing maintenance and fuel costs and enable lower income persons to remain in their housing unit.
8. Instill within homeowners the incentive to maintain and improve conditions within the housing unit.
9. Assist homeowners in using available funding sources to accomplish housing rehabilitation activities.
10. Reduce the isolation of income groups and increase housing opportunities for low and moderate income persons.
11. Improve the quality of existing emergency shelters for the homeless, to help make available additional emergency shelters, to help meet the costs of operating emergency shelters and of providing certain essential social services to homeless individuals, so that these persons have access not only to safe and sanitary shelter, but also to the supportive services and other kinds of assistance they need to improve their situations.
12. Restrict the increase of homelessness through the funding of preventive programs and activities.
13. Affirmatively further fair housing and equal opportunity.
14. Minimize displacement of persons as a result of federally funded assisted projects through counsel and careful assessment of each project requiring displacement.
15. Provide relocation assistance in accordance with the uniform Relocation Act of 1970 (24 CFR 42) and mitigate adverse effects of displacement, if any, on low and moderate income persons.
16. Ensure that persons displaced as a result of federally assisted projects will be treated fairly, consistently, and equitably so such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.
17. Ensure that tenants displaced involuntarily and permanently as a result of the use of federal assistance to acquire or substantially rehabilitate property will be treated the same as activities covered under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
18. Ensure that not less than 70% of CDBG funds received annually are used for activities that principally benefit persons of low and moderate income.
19. Provide for citizen participation in the federal grant process by implementing a detailed citizen participation plan.
20. Develop comprehensive urban county planning for Community Development Block Grant, HOME Investment Partnerships Act and Emergency Shelter Grant resources.
21. Identify and undertake eligible federal grant projects\activities as established program priorities for the Community Development Block Grant, Home Investment Partnerships Act and Emergency Shelter Grant programs. The following project types are priority uses of federal resources for the program years 1995-2000:

Rehabilitation/Preservation:

Private Single Family, Owner Occupied Residential Property Rehabilitation
 Minor Home Repair\Emergency Home Repair
 Assisted Housing Rehabilitation
 Homebuyer Assistance
 Emergency Shelter Operations and Homeless Assistance
 Public Facilities and Improvements:
 Recreational Facilities
 Senior Centers
 Neighborhood Facilities
 Fire Protection
 Parking
 Street Improvements
 Drainage
 Water and Sewer
 Sidewalks/Pedestrian Malls
 Public Services
 Accessibility Needs
 Code Enforcement
 Acquisition/Disposition
 Clearance/Demolition
 Relocation Assistance
 Historic Preservation
 Planning and Management
 Administration

These program priorities will be undertaken during the five year consolidated plan planning period as specified in the annual action plan for each of the federal grant programs and resources. Table 26, Community Development Priority Needs, Five Year Summary Table, presents the 50 Oakland Urban County participants' priority needs and the estimated resources necessary to meet those needs. The priority needs listed reflect the number of municipalities that identified a particular need in their community.

Additionally, Oakland County has prioritized single family owner-occupied housing rehabilitation as it's most pressing need for the five year period. The county anticipates allocating approximately \$2,000,000 in Community Development Block Grant funding and \$1,000,000 in HOME Investment Partnership Act funding each year depending on annual grant awards. This funding will upgrade approximately 150-175 substandard single family owner-occupied houses annually.

Available Public and Private Resources

The federal CDBG program year 1995 allocation to Oakland County is \$5,065,000. Program income for 1994 totaled \$770,823.18. Total funds available for distribution will be \$5,835,823.18. The 50 communities participating in the Oakland County Urban County program were allocated \$2,772,423 for various programs and activities to benefit low- and moderate-income persons, planning, and

**COMMUNITY DEVELOPMENT PRIORITY NEEDS
FIVE YEAR PLAN SUMMARY TABLE
(CONSOLIDATED PROGRAM YEAR MAY 1 -APRIL 30)**

SUMMARY

City, Village, Township

PRIORITY COMMUNITY DEVELOPMENT NEEDS	1995 -1996		1996 -1997		1997 -1998		1998 -1999		1999 -2000	
	PRIORITY NEEDS	EST. \$ TO MEET NEED	PRIORITY NEEDS	EST. \$ TO MEET NEED	PRIORITY NEEDS	EST. \$ TO MEET NEED	PRIORITY NEEDS	EST. \$ TO MEET NEED	PRIORITY NEEDS	EST. \$ TO MEET NEED
HOUSING										
Single Family Housing Rehab	3	93,948	3	83,948	3	82,048	4	80,048	4	98,548
Minor Home Repair	19	156,087	21	258,994	21	221,436	22	188,198	22	188,468
Emergency Home Repair	6	33,000	7	37,400	9	58,533	10	64,708	10	73,033
Public Facility Needs										
Senior Centers	14	194,283	14	209,852	15	150,307	14	141,384	13	138,634
Youth Centers	1	2,500	1	2,500	2	3,500	2	3,500	2	3,500
Neighborhood Facilities	2	10,500	2	10,500	2	10,500	2	10,500	2	10,500
Child Care Centers										
Parks/Recreation Facilities	10	154,828	10	129,607	12	286,323	13	344,144	10	202,118
Health Facilities										
Parking Facilities	2	31,089	3	37,850	1	10,000	1	10,000		
Other Public Facilities	2	17,000	1	10,000	1	4,089	2	14,089	2	24,089
Infrastructure Improvements										
Solid Waste Disposal Imp.										
Flood Drain Improvements	2	164,730	1	2,000	1	10,000	1	10,000	1	10,000
Water Improvements	1	18,251	2	36,251	4	45,251	3	74,972	4	97,793
Street Improvements	8	501,425	9	517,860	13	493,073	10	303,508	12	458,211
Sidewalk Improvements	6	204,500	9	230,572	13	248,071	13	335,987	11	277,239
Sewer Improvements	2	120,038	1	75,000			1	45,038	1	45,038

Asbestos Removal										
Other Infrastructure Improvements	2	37,992	2	7,000	2	7,000	2	6,000	2	6,000
Public Service Needs	2	53,661	2	54,000	2	56,000	2	56,000	2	58,000
Senior Services	23	304,482	24	337,662	25	355,644	26	366,367	27	367,445
Handicapped Services	8	62,600	8	46,000	7	52,564	7	52,564	7	52,564
Youth Services	7	25,209	8	26,309	9	29,809	9	31,309	9	31,809
Transportation Services	3	28,300	4	44,300	5	69,300	5	69,300	5	69,300
Substance Abuse Services	1	1,500	1	1,500	1	1,500	1	1,500	1	1,500
Employment Training										
Crime Awareness										
Fair Housing Counseling	4	2,705	4	2,711	4	2,711	4	2,711	4	2,711
Tenant/Landlord Counseling										
Child Care Services										
Health Services	1	4,000	1	4,000	1	4,000	1	4,000	1	4,000
Other Public Service Needs	15	105,188	14	103,515	13	104,282	14	163,528	13	104,282
Accessibility Needs	12	156,647	11	236,706	8	210,991	8	110,531	8	109,856
Residential Historic Preservation	3	22,392	1	10,000	2	21,000	1	10,000	1	10,000
Nonresidential Historic Preservation	2	4,000	2	8,000	2	8,000	2	8,000	2	8,000
Other Community Development Needs	4	27,331	4	62,056	4	62,056	4	52,056	4	52,056
Energy Efficiency Improvements										
Lead Based Paint Hazards										
Code Enforcement	5	256,474	8	256,774	7	253,816	7	253,816	8	333,062
Disposition	1	8,400	1	8,400	1	8,400	1	8,400	1	8,400
Demolition	2	52,550	1	10,550	1	10,550	1	10,550	1	10,550
Planning	13	158,306	13	134,285	12	143,366	12	137,418	12	137,418
Administration	11	136,400	10	152,392	9	148,392	9	148,392	9	148,392
TOTAL ESTIMATED	197	3,152,492	203	3,152,492	213	3,152,492	214	3,152,492	211	3,152,492
DOLLARS NEEDED	197	3,152,492	203	3,152,492	213	3,152,492	214	3,152,492	211	3,152,492

administration. The Home Improvement Program was allocated \$2,157,034.18. It is anticipated that the Community Development Division will receive about \$800,000 in program income during the 1995 program year.

The federal government allocated Oakland County \$119,000 for the 1994 Emergency Shelter Grant program. Legislation combining several programs to benefit the homeless, including ESG, into a homelessness block grant was pending in Congress during the 1994 session. Due to the results of the mid-term elections, however, it is not known whether this consolidation will take place. If it does not, Oakland County's 1995 ESG allocation is expected to be \$160,000.

Program year 1995 funding for the HOME program is expected to be \$1,216,000. Last year, the County received a HOME allocation of \$1,143,000. Eighty-five percent of the funds will be allocated for the improvement of single-family homes owned and occupied by low- and moderate-income persons. The remaining 15 percent will be available to qualified community housing development organizations (CHDOs).

Venture, Inc., the only designated CHDO for the Oakland Urban County area, received \$154,110 of program year 1993 HOME funds, plus \$35,025 in statutorily-required matching funds from the Oakland County general fund. Venture will place three factory-built houses on empty lots in Royal Oak Township for sale to low-income persons. Venture has already placed and sold three houses to low-income homebuyers in the township.

At this time, there are no known private funds for the construction or rehabilitation of housing for low- and moderate-income persons.

Community Development Division staff will work with individuals and organizations applying for funds from a variety of sources. Groups and individuals are encouraged to establish nonprofits complying with HUD requirements to permit them to receive funds under the HOME program, as well as funds under Section 811, housing for physically and mentally disadvantaged persons. In addition, an ongoing need has been identified for senior citizen housing. Developers will be encouraged to apply for federal funds to provide more senior citizen housing in the 50 communities.

Additional Resources Leveraged by Federal Funds

Federal funds are leveraged by a variety of sources. The 15 percent setaside provision of the Oakland County HOME Program requires the County to provide a 25 percent match for projects funded through the setaside. The County has done so through its general fund. Other, less tangible, leveraging takes place in the local communities participating in the CDBG program in terms of allocation of local resources. In other words, because the communities receive block grant funds, they can spend their scarce general fund resources for other projects. This means that a \$25,000 CDBG allocation, for example, effectively leverages the community's purchasing power by that extra amount. The same can be said for in individual homeowner's extension of purchasing power through loans received as part of the Oakland County Home Improvement Program.

Publicly-Owned Land That Can be Utilized to Carry Out the Consolidated Plan

Currently, there is no publicly-owned land that can be utilized to carry out the housing and community development objectives outlined in the Consolidated Plan.

**U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Homeless Populations and Subpopulations**

HUD TABLE #1

	<u>Total # Homeless (a + c + d)</u>	<u>Total # Homeless Unsheltered (a)</u>	-----TOTAL NUMBER SERVED BY-----		
			<u>Reception/Day Centers (b)</u>	<u>Emergency Shelters (c)</u>	<u>Transitional Housing (d)</u>
<u>Part 1: Homeless Population</u>					
Families with Children					
1. Number of Homeless Families	46	0	1	24	22
2. Number of Persons in Homeless Families	149	0	2	81	68
Individuals not in Families					
3. Youth (17 years of age or younger)	11	0	0	0	11
4. Adults (18+ years of age)	95	0	41	91	4
TOTAL (lines 2 + 3 + 4)	255	0	43	172	83

Part 2: Subpopulations

Homeless Persons with Service Needs Related to:	<u>% of Total</u>	<u>Number</u>
1. Severe Mental Illness (SMI) Only	17.3	44
2. Alcohol/Other Drug Abuse Only	43.9	112
3. SMI and Alcohol/Other Drug Abuse	4.3	11
4. Domestic Violence	40.8	104
5. AIDS/Related Diseases	0.0	0

Part 2: Continued

6. Other (Specify)	<u>% of Total</u>

SUBSIDIZED HOUSING PROGRAM DESCRIPTIONS FROM MSHDA'S *SUBSIDIZED HOUSING DIRECTORY*

A brief description of housing finance programs that are utilized to assist multi-family housing in Michigan is provided below:

Section 221(d)3 of the National Housing Act, 1934 (P.L. 73-479) TITLE II, provides mortgage insurance to finance rental or cooperative multi-family housing for low and moderate income households. By insuring the mortgage amounts and controlling the dollar limits per unit, this program has the intention of assuring moderate construction costs. HUD may insure 100 percent of the total project costs under 221(d)3; previously, below market interest rates (BMIR) of three percent were available under this program. Section 8 rental assistance to units financed under 221(d)3.

Section 221(d)4 of the National Housing Act, 1934 (P.L. 73-479), TITLE II, is basically the same as 221(d)3 except that only 90 percent of the total project cost is insured by HUD. Units financed under the 221(d)4 program are eligible for Section 8 rental assistance. Section 221(d)4 projects were not limited to the lower statutory cost ceiling per unit of the Section 221(d)3 program.

Section 236 of the National Housing Act, 1934 (P.L. 73-479), TITLE II, provided a rent subsidy, in the form of interest reduction, through which multi-family housing could be produced. Two rent schedules were utilized: market rent, based on a market rate mortgage, and a basic rent, based on a one percent mortgage. Tenants were required to pay the basic rent of 25 percent of their income, whichever was greater, with rent payments never to exceed the market rents. Units were restricted to households which met the low and moderate income limits established for the program. The subsidized housing moratorium imposed by President Nixon in January 1973 brought an end to additional Section 236 construction.

Section 515 of the National Housing Act of 1949 and the Senior Citizens Housing Act of 1962, provides multi-family housing of modest design to households living in rural areas. The Farmers Home Administration makes direct loans to housing sponsors who can prove housing need in a particular area. Section 515 projects can be developed under several assistance plans that are intended to reduce rents and Section 8 set asides. The Section 515 program was designed for low and moderate income families, the elderly, and handicapped persons.

Rent Supplement reduces rents of certain disadvantaged low income households, through federal payments made by HUD to owners of multi-family housing insured by the Federal Housing Administration. The payments make up the difference between 30 percent of the tenant's adjusted income and a fair market rent calculated by HUD. The subsidy payments may not be higher than 70 percent of the HUD-approved rent for the specific unit. Rent supplement payments can be paid by HUD for a maximum of 40 years in the following qualifying programs: Section 221(d)3, 231, 236, and Section 202. Rent supplement contracts do not automatically escalate with rental increases, creating a cash shortfall and often causing the rental development to reduce the number of units utilizing this subsidy program. Eligible tenants include the elderly, handicapped, victims of national disasters, and households displaced by government action.

Section 8 of the Housing and Community Development Act of 1974 provides rent subsidies for eligible tenants. The subsidy makes up the difference between what the low income household can afford, and the fair market rent established by HUD for an adequate housing unit. Eligible tenants pay no more than 30 percent of adjusted income, 10 percent of gross income, or the designated housing allowance for welfare recipients. Section 8 rental

assistance may be used in existing housing, new construction, or moderately or substantially rehabilitated units. Project sponsors may be private owners, nonprofit or cooperative organizations, profit motivated organizations, or state housing finance agencies. Upon approval of the proposal submitted by one of these sponsors, HUD contracts to subsidize the units to be occupied by eligible households.

Public Housing attempts to help relieve unsafe housing conditions and the overall shortage of safe and sanitary dwellings for low income households. Public housing agencies develop, own and operate public housing projects with financing made possible through the sale of tax-exempt obligations by the agency or municipality. HUD gives technical and professional assistance in planning, developing, and managing these projects. HUD also offers financial assistance in the form of annual contributions for debt services and for operating subsidy. Tenants pay the higher of 30 percent of adjusted income, 10 percent of gross income or the designated housing allowances for welfare recipients.

Section 202 of the Housing Act of 1959 provides long-term direct loans to eligible private nonprofit sponsors for housing the elderly and handicapped. The average interest rate paid on federal obligations during the preceding fiscal year determined the current interest rate of the loan. Section 8 rental subsidies are made available to 100 percent of the units in a Section 202 development. One member of the household must be at least 62 years old or handicapped to qualify for Section 202 housing.

Section 11(b) of the United States Housing Act of 1937 provides that obligations issued by public housing agencies to finance low income housing will be tax-exempt. Section 11(b) is a major source of financing for Section 8 new construction and substantial rehabilitation, primarily through the sale of tax-exempt bond. Bonds may also be issued on behalf of housing developed by for-profit sponsors.

HODAG: this federal program, established by HUD, pursuant to Section 17 of the U.S. Housing Act of 1937, is intended to help defray part of the cost of the building or renovation of rental housing that has at least 20 percent of its units reserved for very low income families, those with incomes no more than half the area median.

Low Income Housing Tax Credit (LIHTC) of the Tax Reform Act of 1986 provides annual credit against federal taxes owed over a 10-year period, to owners of, and investors in low income rental housing. The tax credit is a fixed percentage of certain costs to acquire, renovate or develop rental property. Most residential rental properties may be eligible, with the exception of transient housing, nursing homes, life care facilities, retirement homes, and mobile home parks. The amount of the tax credit that will be allocated to your development depends on the type of project, the financing used, and the amount of credit determined to be necessary.

MSHDA Direct Loan Program

MSHDA 80/20

When the federal government ended most housing subsidy programs, it became much more difficult to finance, build, and operate housing designed to assist lower income families and seniors. In its earliest form, the Authority's "80/20" program used tax exempt financing to achieve feasibility for market rate developments, with the sole requirement that 20 percent of each unit type be occupied by families that were of low income as defined by HUD (i.e., households with incomes at or below 80% of area median, adjusted for family size). Rents on these units, however, were generally not restricted. Using its own funds, the Authority provided some subsidy assistance.

The Tax Reform Act of 1986 further targeted the use of tax exempt financing, requiring the 20 percent of the units be occupied by households with incomes at or below 50 percent of area median. Under this program, both the rents and the incomes of the resident families were restricted. The Authority provided subsidy assistance

(in the form of an interest-free loan) equal to the difference between the market rents and the restricted rents. In November 1987, the Authority announced a new financing mechanism involving the sale of short-term, variable rate bonds secured by the reserves of the agency. This program was active for over two years and produced 18 developments and more than \$88 million of new and rehabilitated housing.

MSHDA 70/30

Beginning in January 1991, the Authority has offered another form of tax exempt financing involving "paired bonding." By refinancing high interest, Section 8 bonds issued in the late 1970's the Authority can apply the interest savings to write down the cost of new funding. Interest rates of 4.75% in distressed communities and 5.75% elsewhere in the State were offered. No direct subsidies are necessary. The extremely low interest rates make "internal rent skewing" possible the practice of restricting rent levels on 10 percent of the units so they will be affordable to households at 30% of median income and 20 percent of the units to households with incomes at or below 50% of median. The remaining 70 percent of the units are market rate, with state-imposed income limits only on those developments designed for family occupancy and located in non-distressed areas.

MSHDA 1%

In June 1992, the 1% Direct Lending Program was authorized by the Authority for family oriented developments located in eligible distressed communities. Income limits include having 30% of each unit type targeted to households with incomes at or below 45% of area median income adjusted for family size, with half of those assisted households having incomes at or below 30% of area median. The remaining 70% of the units must be occupied by households with incomes at or below 60% of area median, adjusted for family size. Owners can apply for Low Income Housing Tax Credits for any units meeting the required criteria.

Taxable Bond/Low Income Housing Tax Credit

In February 1989, MSHDA approved the issuance of taxable bonds which typically carry higher mortgage loan interest rates. By using Taxable Bond financing, developers are able to qualify their development for Low Income Housing Tax Credits. Rents charged and unit occupancy under this program are restricted to 60% or below of area median income for at least 15 years. These developments qualify for a 9% Low Income Housing Tax Credit, reducing their tax liability for a 10 year period.

MSHDA Subsidy Assistance

The Authority has agreed to loan each development participating in the program an annual subsidy of \$400 times the total number of units in the development. This assistance is provided to reduce rents of individual tenants who would otherwise pay more than 40% of their income for rent and utilities. Annual loans are available from the Authority to cover security concerns as well as to compensate for small project size.

Neighborhood Preservation Program

In 1987 the Michigan Legislature established the Neighborhood Preservation Program with \$25 million in funding to finance small scale rental housing in communities meeting certain economic distress criteria. Proposed developments containing from 4 to 30 units located in Effectively Treatable Areas (ETA) are eligible for the NPP. Proposals may encompass new or rehabilitated units of moderate cost and design and must have at least 20% occupancy by very low income households.

Pass Through Program

Section 44c of P.A. 346 of 1966, as amended, allows MSHDA to issue up to \$400 million of tax exempt bonds to finance multi-family housing. Effective May 1, 1984, Pass Through Program bonds are secured solely by the properties being financed and by some form of credit enhancement provided by the borrower. Loans made under this program are limited rather than general obligations of the Authority. While state law requires that 20% of the units be occupied by persons whose income is at or below 80% of median, the subsequent Tax Reform Act of 1986 requires that, unless a borrower is a qualified 501 (c) (3) entity, 20% of the units must be occupied by persons whose income is at or below 50% of area median income or, alternatively, that 40% of the units be occupied by persons with income at or below 60% of area median income.

State law further provides that, in eligible distressed areas, up to 80% of the units may be occupied by persons without regard to income. For all other areas, the income limits are slightly more restrictive; 15% must be occupied by persons whose incomes do not exceed 125% of median income, or by elderly; and another 15% must be occupied by households with incomes at or below 150% of median income.

SUBHSNG.KJF.1/10/95

**OAKLAND COUNTY COMMUNITY DEVELOPMENT
PUBLIC HEARING FOR CONSOLIDATED PLAN NEEDS
OCTOBER 19, 1994**

The following people were present and introduced themselves.

Steve Brudzinski, Special Projects and Public Information Officer, Community Development
Karry Rieth, Chief of Operations, Community Development
Kathy Fancher, Secretary, Community Development
Diana Stahl, OLHSA and Venture, Inc.
Mallory Waldman, OLHSA/AIDS Home Support
Zachory Fowler, OLHSA and Venture, Inc.
Dick Stacy, Oakland County Center for Open Housing
Ann L. Wettlaufer, Oakland County Center for Open Housing
Tina Abbate Marzolf, Area Agency on Aging, 1-B
Michelle Poepppe, OLHSA/Energy Education
Lee Mitchell, Contract Compliance Officer, Community Development
Richard Southern, Manager, Community Development
Sandra Lindsey, Oakland County Community Mental Health
Pete Perdue, West Bloomfield
Ruel E. McPherson, Oakland County Commissioner
Hedy Nuriel, HAVEN
Clifford Schrupp, Fair Housing Center
Joyce Mittenthal, Housing Advocate, Bingham Farms
Eunice Williams, Oakland County Personnel

Steve Brudzinski presented a map depicting the 50 CDBG participating communities. The City of Pontiac, Waterford Township, Royal Oak, Southfield and Farmington Hills all have to do their own consolidated plans, so we are not concerned with those communities tonight. A planning calendar and information sheet for the new Consolidated Plan were handed out. Mr. Brudzinski explained how the Consolidated Plan differs from previous plans. It is a replacement for and expansion of the Comprehensive Housing Affordability Strategy (CHAS). The HOME program, CDBG program and Emergency Shelter Grant program applications are now unified under one program application.

The time schedule is extremely tight, with only a few weeks to develop the consolidated plan. We have to have this plan prepared before February 1, 1995 to present to the Citizens Advisory Council. It is due to HUD on March 16, 1995.

Ruel McPherson: To cut down on paperwork, does that mean that it might make it easier for other organizations to not be scared off?

Karry L. Rieth: No. It's more paperwork for us, but less for HUD. It makes uniform program years for each of our grants.

Sandy Lindsey: Is this an exclusive list of HUD initiatives?

Mr. Brudzinski: We were supposed to get a homeless block grant this year but it got voted down at the last minute, however, in the future, yes, we want to have all of those needs established in this document so that next year hopefully, if they do consolidate it, it all comes through Oakland County.

Ms. Rieth: Those same McKinney Programs that have been operating in the past as individual competitive grants are still available as we understand it, so we will be needing to address everyone's needs in order for them to

be consistent with the consolidated plan.

Ms. Lindsey: Is this an open competition or is it going to go to a format?

Ms. Rieth: I do not think it has changed under the individual grants, once it's consolidated I believe it will change. It will be formula allocated, formula driven and will become an entitlement jurisdiction under the McKinney grants. As we embark on the consolidated plan, we are going to be putting together a five year projection of needs for the county. In addition to that we will have an opportunity to do annual updates. So although legislative updates may occur, we can still update our needs at the county annually.

Ms. Lindsey: Fourteen days in written format, do you need the back-up right away, resources information, or what do you need in this time period?

Ms. Rieth: To be realistic I'm sure you feel you can't provide the data in fourteen days, so if you express the generic concern, the types of data you would like to provide to us and can give it to us in 30 days, I think we'll be fine.

Hedy Nuriel: In the past the Emergency Shelter Grant hasn't been something that the individual communities have had access to, it was only CDBG?

Mr. Brudzinski: The consolidated plan is our plan at the county level. For instance, the ESG program is specifically for shelters, then there's the CDBG program that goes to 50 communities, so just because it's all being consolidated doesn't mean that the ESG money is going to be distributed to the 50 communities. These programs are basically going to run the way they always did. We are just trying to compress things and get things going on the same time line.

Ms. Rieth: The county will still drive the ESG allocations, whereas the block grant, there is a formula allocation for communities.

Mr. Brudzinski: The public hearing was called to order at 6:34 p.m. with Steve Brudzinski, Special Projects and Public Information Officer, presiding.

First of all we will talk about the housing and community development needs of lower income persons, families, renters and owners. There are three categories of income according to HUD: extremely low income, very low income and low income. We call it low and moderate income in the CDBG program. Extremely low is 0-30% of area median income, very low - 31-50%, low income is 51% of area median income. The families with our low and moderate income guidelines, 80% of area median income is the top of the income guidelines. Anyone who qualifies for our HIP program or energy education program, that's who we're talking about.

Under the CDBG program, there is presumed benefit, and also people who are battered spouses, homeless, senior citizens, handicapped, abused children, they are presumed to be low income for the purpose of our program, whether they are [low income] or not. I believe that the Oakland County Center for Open Housing was interested in discussing the housing needs for low income people, is that correct?

Ann Wettlaufer: We service people of all incomes, lower income people are sometimes serviced better by other agencies.

Zack Fowler was concerned that because of the current guidelines, they [Venture, Inc.] cannot find people to qualify for mortgages without down payment assistance.

Ms. Lindsey: It seems to me that it's time we try to find people to fit into the guidelines. Representing thousands of people in this county who have developmental disabilities, living on \$450 a month, this makes it very difficult to access housing. I'm talking about not just specific communities, but generally, my testimony has to do with the real focus on homeownership. We need to find a different way to house people that fall into this income category. In most cases we are talking about a household of 1, 2 or a single parent with an independent child and they are just not going to qualify for any assistance in terms of permanent housing development in these programs.

Commissioner McPherson: I have concerns about the problems that the landlords have, the renters have, the cities have and the inspectors have. There is a need to organize them to work together rather than fight. The cost of housing is escalating, the cost basically of rent maybe should have been \$350 maybe \$400 a month now is \$650 and going up and they are probably not the nicest homes. But the city puts such demands on the landlords that what happens is that people are just giving up. It might be a home they've inherited from grandma, or it might be a person who is single and helps with the income and when the city inspector gets on them, the cost is so high that they go to an attorney and the attorney says "sell it." But that's not the solution, the solution is trying to work with them, get a loan or subsidy for the renters. But their attitude is, some city people, I don't know if you are familiar with Senator Bouchard's bill, but some cities are using it in some cases just as income for the city. In sometimes it's not realistic and it's causing availability of homes in the only area that you are able to find them, the rents are now going sky high and as a result you have houses typically where they have 8 different families living in the same house throughout the year. They get the down payment borrowed, then they tear the house out, the inspectors comes in and you've got to put another \$5,000 or \$10,000 to fix it up. It's a revolving door. Try to get some parameters on organizing the landlords, councilmen and building inspectors, but it doesn't move forward. Mostly it's always an attack on the landlords and the landlords cry and some of them are thrown in jail for not trying to help the situation. But there is a need to address that in some manner and I feel there should be some organized effort to address that. I don't know how to address that but something has to be done because it's getting out of hand. I think we ought to follow that with some kind of committee to find out what the real problems are of all these people and see how we can help them.

Ms. Nuriel: Just want to share that one of the things that we have been successful at and getting CDBG money in different arenas is what happens when people are able to get into those homes, but they are not safe within their own homes. We provide, not only the shelter that they come to when they are no longer safe within their own homes, but the counseling that they need to overcome the trauma of what happens behind closed doors of those homes we're talking about. We are also working in the prevention area with young people, helping them to understand and hopefully they will be safe and not get into situations, or get out of situations where violence is occurring. For us it is very important for the men, women and children that we work with to keep that understanding as well that it's not only getting a home but the safety that goes on within the homes and what happens when you are no longer safe within the home and the opportunity to heal from what happens.

Ms. Abbate Marzolf: I represent the Area Agency on Aging older adult population and a big part of my job is developing programs that do allow adults to remain in their homes, where they all want to be. Programs like the HOME Investment Partnerships program and the CDBG Home Improvement Program, home repair programs do enable older adults to remain in their homes. We need more programs like that, but one big gap in those programs is that none of these funds can be used for mobile homes. I'm talking specifically about mobile homes that are in parks. In Oakland County and all of southeast Michigan, they have the largest number of mobile home parks. About 3.5% of older adults (age of 65) live in mobile homes, yet they are not afforded the opportunity to have any kind of assistance to help them stay there. The weatherization programs do help mobile homes, but they can only do so much. Some of the major repairs include roof recoating. The mobile homes were built years ago with flat roofs and tar covered. Every 3 to 5 years it costs anywhere from \$3,000 to \$5,000 to get the roofs recoated. It's quite a big expense. Also to put a roof on your home, it's very costly. For low

income older adults, its an unmet need. Average income of mobile home owners is lower than any other housing unit. So they are definitely a low income population and their needs are not being met. You actually own the home but rent the lot. That was one need I really wanted to bring up. I wanted to compliment OLHSA on their home share program. Again another program that helps older adults stay in their own homes. What it does is it helps match up individualist who are 55 years of age or older with another adult who is over the age of 18 and what you normally see is an older adult who is maybe getting unable to take care of their home and they are being matched with a partner that's younger and are able to do the things in the home in exchange for rent. It's an interesting program a viable alternative, just one more way to keep older adults in their home. We really need programs that help people stay in their homes.

Mr. Fowler: We were able to do insulation, weatherization, roofs, furnaces [through OLHSA's Project Warmth, partially funded by CDBG].

Mallory Waldham: My clients who have AIDS, are low income, they are disabled, they are disproportionately represented in the African-American community and rapidly growing numbers in the Latino community. They need services to help them maintain themselves within their homes. If they are able to find subsidized housing because of their illness which is progressively getting worse, they cannot maintain themselves within their homes without a program like ours which does non-nursing, in-home support services. It's a special needs population that is rapidly growing in the county. To date in the county there are 585 reported cases of AIDS, but it is estimated by the Michigan Dept. of Public that 10,000 to 15,000 people in Michigan have the virus. And the virus really destroys your immune system. Those people are going to get AIDS in the future. We really need to develop a cohesive plan to deal with that. My program is supported by Housing Opportunities with Persons with AIDS and the Ryan White Title I Funds. If those monies are channeled differently in the future so that I can't get them through the Detroit Health Department, there needs to be some way that programs like mine can be funded in the future within Oakland County. That is a growing need.

Mr. Brudzinski: The HOPWA program money will still go to the largest city in the metropolitan area, so it will still be Detroit.

Ms. Wettlaufer: (The Oakland County Center for Open Housing provided pamphlets.) We are looking at highly segregated metropolitan situations and we urge everyone who has CDBG funds to put them into fair housing movement because there are laws that we have passed that therefore support the policy but do not support fair housing and practice it. Both of us have been extremely concerned for many, many years. The 1990 Census figures indicate that the African-American population in this county has increased by about 50% however, since 1980 more than 80% of that population is found in Pontiac, Oak Park and Southfield. So suburbanization does not mean integration. When we look at other communities, other cities in other states, we find that fair housing agencies are funded with very large amounts - \$100,000 - and this is relatively common so we make a plea, an appeal to those of you who have anything to say about CDBG to increase what you give to fair housing agencies and to provide funds that are not earmarked so that funds can be used for operational expenses, funds can be used to further our cause and to see that in Oakland County more integration, not just of minority people moving into white communities, but that we can address the white population to enjoy and accept and integrate.

Mr. Brudzinski: Part of our report is we have to list what are perceived as barriers to full integration in communities. Can you give us some examples of barriers to development of affordable housing and barriers that prevent different groups of people from moving freely through parts of the community? Could you provide some data or statement?

Eunice Williams: From experience, I've been in this kind of work for 22 years and have conducted studies. Some of the barriers are real estate companies steering minorities to minority communities and non-minorities

to non-minority communities. And not actively supporting or working toward integration and when minorities do move into a primarily non-minority community, there is often harassment to the family in the community surrounding them. There is police harassment, they follow them, stop them, ask them where they are going, what are they doing there. In the schools the students are harassed and not accepted and actually racial slurs are directed at the children in the school. Minorities know this and do not really want to make that move because frequently we hear on the radio or television or read in the newspaper that these things are still occurring in 1994. Those are the barriers to the integration aspect of the community so that when minorities tend to want to stay or move where there are a lot of minorities so that they are not exposed to the harassment.

Mr. Brudzinski: Have you heard of anything happening in reverse because they were white?

Ms. Williams: It's a rare occurrence, it can and does occur, for example when a white lady and her black boyfriend went into a restaurant, there were blacks there who were making comments to them that weren't kind, but it's rare. For the most part, generally speaking, minorities accept integration without fighting it.

Dick Stacy: There are a lot of communities where affordability is not the issue; it's attitude, it's reception, it's perceived negative reception. Those are the kinds of issues we deal with.

Clifford Schrupp: Spoke on documented evidence of barriers that exist in Oakland County of people denied housing because of discrimination, and unless those are addressed with strong enforcement action, that simply providing education and information does not quite do it. I think the other issue that comes up but cannot probably be addressed with CDBG, is the issue of police harassment, it's a very real issue and it discourages mobility tremendously. One would think that based on the demographics of the area, the city of Dearborn which lies adjacent to the city of Detroit, out to be a very well integrated community, but because of their history and kind of reputation they have developed through the years, that is a community where black families do not feel comfortable even shopping. To a large degree that image was perpetuated by police departments to the extent the influential police departments in suburban areas convey the same kind of justice to black persons who may be driving through as to white residents who live there.

It does appear there is going to be considerably more encouragement from Washington to deal with these kinds of issues. One member of the Fair Housing Commission is a resident of Oakland County.

Pete Perdue related a story of being followed in his own community by police through another community and these are the kinds of things that turn you off even if you are a patriotic law abiding citizen and it's the kind of thing you don't like to see in society in this day and age. Another thing is that as I look about the community, there are a lot more minorities in West Bloomfield than when I first moved in. The staff in the police and fire department, you would have to say by virtue of the way they are staffed, you would have to say they are an unfriendly environment.

Ms. Abbate Marzolf: Stress programs that are designed to keep senior citizens in their homes, whether that be home improvement programs, or home share programs or chore programs, that's my major focus here.

Ms. Lindsey: I pooled data off our information system. Presently over 4,000 people are living on less than \$450 per month. They are living with aging family members because they cannot even qualify for anything modest of housing accommodations. So income, unemployment and disabling conditions themselves prevent access to housing are real critical to the population I'm talking about tonight. We know discrimination is going on in accessing section 8. Many of the people that I'm talking about have very colorful tenant histories or no tenant histories at all because they have spent most of their adult lives in psychiatric institutions or community treatment facilities. And are at extreme risk for being homeless. We need more Section 8 vouchers. Single person households or households with 2 adults, is still not enough in combined income to qualify them for housing.

Transportation is a problem because people who attempt to work are relegated to the small number of Census Tracts where transportation is available. There is also a disproportionate amount of people who are not getting appropriate legal assistance in the eviction process in the OC court systems. So we know people are losing houses, even subsidized houses, because they are not accessing appropriate support in time to intervene before court hearings. People with several different kinds of disabilities where housing is affordable as well as accessible. One mother had multiple disabilities, was a wheelchair user and had a child of 18 months old child who was being evicted from subsidized housing. I called MSHDA who said they had never seen a case quite this complicated before and suggested that I call all the surrounding communities, which I did from Monroe to St. Clair County and could find no subsidized housing provider. She could also not go into a shelter in this community because she was a wheelchair user and had a child. What ended up happening is CMH is subsidizing the balance of her rent which is way beyond FMR (Fair Market Rent) by HUD standards.

Ms. Nuriel: If I could just add to that. I think that it's something that those of us who work with homeless population, in our case it's battered women who are homeless, because of safety issues, but working with the homeless coalition like I do, a lot of the things that you shared are really a concern for many of us that the reason people stay in shelters as long as they do, well over the time that people are supposed to be there is because of lack of Section 8 housing, lack of affordable housing. Battered women face a similar discrimination of landlords that if they hear they are staying in a shelter, they are afraid their husbands will come and break down the door. So a lot of those concerns are the same for those of us who work with battered women, or just the general homeless population that are trying to leave shelters. Transportation is an issue in even getting around to look at housing. There is a homeless task force in Oakland County that meets regularly where all the homeless providers meet. We get MSHDA money and some other kind of funding, we work together and do joint grants together. I think we're the only county that does this. It's a unified body that we try to work very closely together and try to meet the needs of the homeless population through the county.

Ms. Lindsey stated a concern for locating a permanent site for the South Shelter. She was concerned for disabled and homeless people.

Joyce Mittenenthal: Transitional housing is fine for the homeless or people who are in-between, trying to find themselves, but what is really needed is permanent affordable housing for low income people or people who are distressed. The government is not in the business of providing this kind of.... MSHDA can't do it either to any large extent. The people who are doing it these days are the nonprofit organizations of which there aren't very many in Oakland County, but there are over 100 in Michigan. There are nonprofits who put up new buildings for low income people, there are non-profits who rehabilitate multi-unit buildings for low income people, there are groups who are concerned about seniors, homeless, OLHSA is a wonderful example in Oakland County of a non-profit that does a lot of good. We need more of them in Oakland County in both rural and urban settings and the problem of non-profits are the funding to keep themselves going, organizational grants, and secondly technical assistance to help them get through all the barriers to be able to accomplish something. I know the CDBG program doesn't allow for money being spent to build housing, but we could use the money for technical assistance and grants to nonprofit organizations to pay their staff. Oakland County Community Development has given 10 grants over 19 years to the FHC (Fair Housing Center of Metropolitan Detroit), but they have not been complaint investigation and resolution kinds of grants and that's really very badly needed because that gets to the heart of the problem. That's helping people who have been discriminated against.

Ms. Nuriel: A lot of non-profits are joining together and forming coalitions and writing joint grants. Many of their staffs are in the low income population. People on her staff do receive welfare and food stamps because she cannot afford to pay them what they as professionals should be getting. The salary part goes to provide services that are needed for those people who are trying to find those homes who have problems. For homeless providers, there is such a lack of affordable housing and that's why there is a lack of homeless beds, not

because we can't serve the need because our beds are being filled with people that are staying much longer than they should be because there is no housing for them to go into. They should only be in our shelter up to 30 days and we are seeing women who stay 2-3 months because there is no where to go. They are looking and trying, but there is no where they can afford to go to.

Lead Based Paint Hazards:

Ms. Rieth: Our staff will be working with the health department to identify those households who have children who have been identified with elevated blood levels. So at least we will have some data base.

Mr. Brudzinski: Every time we go to a house we have the homeowner sign a certificate determining if their children are under 7 and exhibit any problems associated with lead based paint.

Ms. Lindsey: It's very clear that children are victimized by ingesting lead as a result of paint chipping are in effect the same children that we see with disabilities that comes from brain damage and other neurological problems from that. So clearly I will go on record and say "Go Forth and contain lead based paint." We have children with enough disabilities with things we cannot control.

Commissioner McPherson: Compare that to asbestos. Concerned about lead in water. It's not feasible to re-do all the water mains and piping. Just test it and run the water for long periods of time.

Mr. Brudzinski: Lead in the water has not been a problem for us. It's a very complicated issue, but we don't have to worry about that in this plan.

The need for public or assisted housing in our 50 communities:

Ms. Lindsey: I think access is a real problem even for jurisdictions that have Public Housing Authorities that are functioning with voucher programs, there is a problem, they are hard to find. Some of the buildings now house only seniors, and as great as that is for the seniors, it displaced a number of people with disabilities from subsidized housing and no accommodations for that population has been made as a consequence of that.

Mr. Brudzinski: So there is an actual shortage then?

Ms. Lindsey: Yes

Commissioner McPherson: Most cities when they did get senior high rise they were promised to give 1-3 units, but you could check with HUD to see what communities obligated and we could put the heat on them that they owe some responsibility because they got federal money. I don't know if it's a 20 year span or 10, but in Hazel Park they still owe, but there is nothing available. but it's up to them to make something available. It might be worth pursuing.

Ms. Lindsey: Older [Section] 202 projects that are reaching their final threshold of debt retirement, what is going to happen to those buildings after the commitment to federal housing goes away? What will happen to those multi housing units? That's another concern because you talk about long range planning, somebody needs to put their eye on that.

Mr. Brudzinski: What are the barriers to development of affordable public and assisted housing in the county?

Ms. Mittenthal: Birmingham's building is finally up; they've not advertised that any family units are available.

I don't know how they are doing with getting minorities in there.

Mr. Brudzinski: We've basically covered all the points we wanted to cover tonight, does anyone want to bring up any other points? Written comments can be submitted for another 14 days.

Commissioner McPherson: What in the area of community development in reference to the crime bill grants are available. Recreational opportunities to rid crime, Maryland is a good example, it doesn't work everywhere to put a basketball court in communities. Transportation and recreational opportunities that are affordable. I think we should be thinking in terms of CD recreational opportunities for youngsters to improve their quality of life.

Mr. Fowler: We also need to develop a contingency plan as far as some of our operating monies which we use for title searches or basic investigations, we have to take out of our administrative funds.

The meeting adjourned at 8:05 p.m.

CONPLAN.MIN
1/4/95 KJF

APPENDIX C

CONSOLIDATED PLAN PUBLIC NOTICES

20-LEGAL NOTICES

**COUNTY OF OAKLAND
DIVISION OF
COMMUNITY DEVELOPMENT
NOTICE OF PUBLIC HEARING**

TO: Human services agencies, local governments, and all other interested persons or groups.

RE: Input on housing needs for Oakland County's new Consolidated Plan (CP).

Oakland County is in the process of generating a new, federally mandated, Consolidated Plan (CP). The CP replaces the earlier Comprehensive Housing Affordability Strategy (CHAS), and is intended by the federal government to be an umbrella under which all housing and community development entitlement programs will be administered. In the case of Oakland County, the CP will cover the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG) programs. It will also cover the planned consolidation of McKinney Act homeless assistance programs under a single "homeless block grant," if such a plan is federally implemented.

The following communities will be covered by the Oakland County Consolidated Plan: CITIES: Auburn Hills, Berkley, Birmingham, Clarkston, Clawson, Farmington, Ferndale, Hazel Park, Huntington Woods, Keego Harbor, Lake Angelus, Lathrup Village, Madison Heights, Northville, Novi, Oak Park, Orchard Lake Village, Pleasant Ridge, Rochester, Rochester Hills, South Lyon, Sylvan Lake, Troy, Walled Lake, Wixom, TOWNSHIPS: Addison, Brandon, Commerce, Groveland, Highland, Holly, Independence, Lyon, Milford, Oakland, Orion, Oxford, Rose, Royal Oak, Springfield, West Bloomfield, White Lake, VILLAGES: Beverly Hills, Holly, Lake Orion, Leonard, Milford, Ortonville, Oxford, Wolverine Lake. Note: The cities of Pontiac, Southfield, Royal Oak and Farmington Hills, and

the Township of Waterford, will be generating their own CPs independently of the County's. For information on these plans, please contact the individual communities.

Although no extra funding for human services agencies or local governments is offered at this time, it is important for the County to receive the input of organizations and individuals regarding housing needs for inclusion in the CP. The allocation of future funding, and possible funding increases, will be heavily influenced by the contents of the CP. Therefore, all interested agencies, groups, and persons are invited to a Consolidated Plan public hearing regarding the housing needs of low-income, special needs, and homeless persons at the following date and time:

Wednesday, October 19, 1994
6:30 P.M.

Oakland County Board of Commissioners Auditorium
Committee Room A
1200 North Telegraph Road
Pontiac, MI 48341

The Board of Commissioners Auditorium is located immediately south of the Oakland County Courthouse in the Oakland County government complex. The building is accessible to mobility-impaired persons. For further information and/or directions, please contact the Oakland County Division of Community Development at (810) 858-1189.

October 5, 1994
L. Brooks Patterson
Oakland County Executive
Equal Opportunity
Programs/Activities

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STATE OF MICHIGAN,

COUNTY OF Oakland

Vicki Hastings

being first duly sworn, says that he/she is the principal clerk of

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newspapers published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and that annexed hereto is a copy of a certain order taken from these newspapers in which the order was published on the

Dec 29, 1994

Vicki Hastings

30th

Subscribed and sworn to before me on this _____

day Dec A. D., 19 94

Janet Lea Patterson

Notary Public in and for said County

JANET LEA PATTERSON

NOTARY PUBLIC - OAKLAND COUNTY, MI
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Commission expires: _____
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COMMUNITY

JAN 10 1995

DEVELOPMENT

APPENDIX D

COMMENTS RECEIVED ON THE CONSOLIDATED PLAN

All comments received on housing and community development needs and the Consolidated Plan were written. Copies of these comments follow.



COMMUNITY
OCT 10 1994
DEVELOPMENT

CHARTER
TOWNSHIP OF OXFORD
18 WEST BURDICK STREET
P.O. BOX 3
OXFORD, MICHIGAN 48371-0003
PHONE 313/628-9787
FAX 313/628-8139

October 6, 1994

Oakland County Community Development Division
Executive Office Building
Room 112
1200 N. Telegraph Rd., Dept. 414
Pontiac, MI 48341-0414

Dear Sir/Madame:

Just to let you know, we will not be able to attend the upcoming public hearing on Oakland County's new Consolidated Plan due to a previous engagement.

Please keep us informed of any new changes and/or developments.

Thank you very much for your time.

Sincerely,

Joseph G. Ferrari
Treasurer

FAX TO
ELAINE
MCCRACKEN

please send me a Copy
of the planning for the
Future housing needs, for
low income senior citizens,
in Oakland County.

thank you.
Nelson Oliver Sr.
42 Brentwood
White Lake Michigan
48386

Corporation Counsel's Office

OCT 4 1994



L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

COUNTY MICHIGAN
DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

COMMUNITY DEVELOPMENT DIVISION
Richard A. Southern, Manager

October 11, 1994

Mr Nelson Oliver, Sr
42 Brentwood
White Lake, MI 48386

Dear Mr Oliver:

Your letter has been received by my office, and I am responding on behalf of Mr. L. Brooks Patterson, County Executive. Thank you for your interest in the housing needs of Oakland County's lower-income senior citizens. The Community Development Division has primary responsibility for meeting the housing and community development needs of low- and moderate-income persons in 50 communities, including White Lake Township.

In the past, all of the County's housing goals were contained in a federally-approved document called the Comprehensive Housing Affordability Strategy (CHAS). I have enclosed the page dealing with low-income senior citizen housing needs. The federal government has, however, abolished the CHAS as a planning document and has replaced it with a new document, the Consolidated Plan (CP).

Oakland County is currently in the process of cataloguing the needs of lower-income persons and senior citizens for the CP. I would like to invite you to our Consolidated Plan public hearing in order to get your input on low-income senior housing needs. The public hearing will be held on **Wednesday, October 19, 1994 at 6:30 p.m. in the Board of Commissioners' Auditorium, Committee Room A.** The Board of Commissioners' Auditorium is located immediately south of the County Courthouse. The building is accessible to the mobility-impaired. If you have any questions, please do not hesitate to call my office at 858-0493.

Sincerely,

Richard A. Southern
Manager

cc: County Executive L. Brooks Patterson
Gerald Poisson, Corporation Counsel

PRIORITY 2: The Oakland County Community Development Division will work with nonprofit organizations to provide housing for "special needs" populations and very low-, low- and moderate-income families through the HOME and HOPE 3 programs.

PRIORITY 3: The Oakland County Community Development Division will continue to provide Emergency Shelter Grant funds to various nonprofit organizations addressing homeless needs.

Emergency Shelter Grant funds have been available since 1987. Currently, funds are made available to the South Oakland Shelter (SOS), Help Against Violent Encounters Now (HAVEN), Pontiac Area Transitional Housing (PATH), SoJourney House, The Sanctuary, and New Bethel Outreach Ministry. Funding has varied significantly. In 1987, the county received and disbursed \$56,000; 1988 - \$9,000; 1989 - \$51,000; 1990 and 1991 - \$83,000; 1992 - \$77,000; and 1993 - \$52,000. To date, the county has received \$411,000.

PRIORITY 3: Oakland County strongly supports assisted Senior Citizen Housing in the 50 participating communities.

Currently, approximately five percent of the senior citizen housing needs in the participating communities are met with assisted housing. Waiting lists for the existing facilities average 3.5 years. Additional senior citizen housing facilities would enable many seniors to sell their older, less expensive houses to families seeking affordable housing.

Unemployment, underemployment, lack of required skills, lack of education, lack of jobs and a changing economic base are but a few factors that contribute to the ability of individuals and families to afford housing within Oakland County. There is a broad spectrum of housing prices in the 50 participating communities. While people may not be able to afford to purchase a house in all the participating communities, the price range begins low enough to allow many first-time home buyers to get into single-family houses.

Those individuals who are unemployed, lack the necessary skills for employment, are undereducated, or have a large debt burden, may never be able to afford a single-family house. These problems are not limited to Oakland County. These are national problems that cannot be addressed by the limited powers of county government. These problems must be addressed by the federal government. To the extent possible, Oakland County will examine and address zoning and construction cost issues to enhance the opportunity to provide affordable housing.

Oakland County will continue to work with and cooperate with MSHDA to provide Section 8 certificates and vouchers. In addition, the Oakland County Community Development Division will continue to cooperate with all local jurisdictions to provide housing for very low-, low- and moderate-income people.

5 YR HSNG (10)bms
12/9/93

MEMORANDUM

TO: Karry Rieth, Chief of Operations
FROM: Ron Milligan, Housing Counselor *RM*
DATE: October 25, 1994
RE: Issues from October 19, 1994 Public Hearing -
1995 Consolidated Plan

A. Issues:

1. Lack of affordable housing for rental or purchase effecting:
 - a. Senior Citizens
 - b. Mentally/Physically Impaired and abused families
 - c. Minorities or other disadvantaged groups
(race, national origin, religion, sex, family status)
 - d. Low income families
 - e. Homeless
2. Discrimination in housing availability effecting:
Same Groups
3. Discrimination by communities including: real estate brokers, mortgage institutions, service industries, law enforcement and neighbors against:
same groups.
4. Effect of stringent housing codes on availability of low cost rental housing.
5. Effects of lead poisoning from water and paint in low cost housing.

B. Housing Counseling Unit - Strategies and Action Plan

1. Lack of affordable housing:
 - a. It is our plan to develop greater expertise in home purchase education. By counseling prospective buyers we hope to help them become better money managers and more attractive to mortgage companies and make them more efficient home buyers, thus cutting down on all the social problems related to unwise home purchases (lost savings, improperly maintained homes, foreclosures, evictions, bankruptcies, ruined credit, etc.)

- b. Through Senior Equity Mortgages backed by HUD, seniors are able to use the built up equity in their home to pay taxes and make repairs. Counseling is required by HUD before seniors can apply for Senior Equity Mortgages.

Keeping seniors in their home improves their quality of life and eliminates their need for alternative housing.

- c. When families become 2 (two) months delinquent on a F.H.A. insured mortgage they are advised by the mortgage company to see a HUD Counselor such as our unit. We can often work out a repayment plan and get the mortgagor back in good standing. We can also advise the mortgagor on how to prepare their request to HUD for assumption of the mortgage and avoid foreclosure and loss of their home.
- d. We provide education to tenants (and to a lesser degree, landlords) so that tenants maintain good histories and are more attractive to future landlords. Dispute resolution methods are also used to allow the rental situation to be maintained for the benefit of both landlords and tenants.
- e. We provide information on government subsidies for rent and/or purchase programs, including benefits available, phone numbers and applicant qualification.
- f. We provide information on non-profit (non-government subsidized) organizations that maintain low cost housing lists and sometimes help with security deposits or rent.
- g. We provide information on shelters as well as information on government and non-profit agency help available. We also provide information on job training opportunities and aid people in collecting insurance benefits owing and needed for living expenses including housing.
- h. We also provide a friendly ear to disadvantaged and frightened people shuffled around and not always treated with respect.

2. Discrimination

Fair Housing is already a part of the law and punitive measures alone are not the answer. Education of all prospective tenants in their rights and education of landlords and communities regarding legal as well as moral obligations is needed as a positive influence. We will work with all clients calling our office to reinforce this process. We will also work with Fair Housing contractors to enlighten the communities in general through publications and educational seminars.

3. Defective housing and resultant health and safety problems and the lack of rental housing caused by "stringent housing codes" are conflicting issues effecting low income families.

If families have greater funds available for housing through government subsidies, the natural market forces will cause landlords to compete with a better quality housing. Such funding programs are beyond the realm of the Oakland County Housing Counseling Unit.

If housing codes are unreasonable, landlord associations exist and should use their political voice to bring about corrections. From our involvement, housing codes as currently enforced seem to err on the side of being too lax.

It is our aim to help tenants understand the housing standards called for by the law and how to work with the landlords and legal system to secure livable conditions.



AREA AGENCY ON AGING 1-B

29100 Northwestern Highway, Suite 400, Southfield, Michigan 48034 • PH 810/948-1640 • FAX 810/948-9691

Sandra K. Remingu, Executive Director
Kathleen Kirschenheiter, Associate Director

October 27, 1994

Steve Brudzinski
Oakland County Community Development
1200 West Telegraph
E O B 112
Pontiac MI 48341-0414

COMMUNITY
OCT 31 1994
DEVELOPMENT

Dear Mr. Brudzinski:

I want to provide input into Oakland County's new Consolidated Plan (CP). My testimony is relative to the Community Development Block Grant (CDBG) portion of the plan. It is important the CDBG plan continue to include support services that assist Oakland County's elderly maintain their homes in the community.

In 1994, the Area Agency on Aging 1-B (AAA 1-B) provided funding for outreach, chore, and home safety programs through Community Services of Oakland (CSO), Oakland Livingston Human Services Agency (OSHA), and Royal Oak. These agencies helped link at least 3425 senior citizens with support services, and performed 2000 home maintenance tasks and installation of home safety devices. Waiting lists continue, however, to grow. Many other communities in the county also provide these services through their local block grant. Local communities find that this assistance is a cost effective way to help seniors remain in their homes, keep local housing well maintained, and spread the cost between the funding sources; that is, the community and the AAA 1-B.

I strongly recommend that the planning commission consider setting aside a portion of the general county apportionment for home support services for the elderly and handicapped. Currently, many of the smaller cities and townships are funding county-wide service providers for outreach, home repair, chore, and home safety services from their local CDBG allocation. These small communities have a limited amount of their apportionment available for these purposes. In addition, the necessity to apply and report back to each local community requires an inordinate amount of staff time from the agencies applying. It would benefit small local communities and their seniors to have the funds supporting these programs come from the general Oakland County CDBG funds. This arrangement would provide services more evenly throughout the county, and be a more effective use of the funds. It also would result in better coordination of services with county-wide AAA 1-B funded programs.

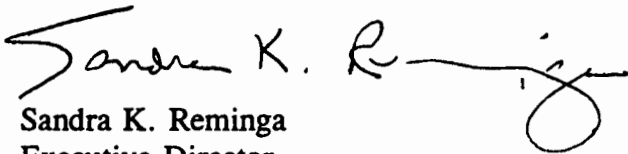


Steve Brudzinski
October 27, 1994
Page 2

I want to encourage the planning commission to include the home support services for the frail elderly in any long range housing plan. Surveys show that home maintenance is a very high priority for seniors, second only to income maintenance concerns. Keeping Oakland County housing in good condition takes coordination of all existing resources.

If you would like further information, please call Mr. James McGuire, Director of Planning, 810-262-9216.

Sincerely,

A handwritten signature in black ink that reads "Sandra K. Reminga". The signature is fluid and cursive, with a large loop at the end of the last name.

Sandra K. Reminga
Executive Director

SKR:kg

COMMUNITY

NOV 01 1994

DEVELOPMENT

Oakland Livingston
Human Service Agency



ROBERT L. CONAWAY
Executive Director

DONALD E. JONES
Governing Board Chairman

October 28, 1994

Mr. Richard A. Southern, Manager
Community Development Division
Oakland County
1200 N. Telegraph Rd/Dept 414
Pontiac, Michigan 48341-0414

196 Oakland Ave., P.O. Box 430598
Pontiac, Michigan 48343-0598
(810) 858-5126

314 E. Clinton
Howell, MI 48843
(517) 546-8500

Community & Family
Services Department
810-858-5066

Senior Citizen
Department
810-858-5164

Housing & Energy
Department
810-858-0147

Head Start
Division
810-858-5162

Livingston County
Programs
517-546-8500

Re: Consolidation Plan Strategies for Services to People With AIDS

Dear Mr. Southern:

Thank you for the opportunity at the October 19, 1994 hearing on Oakland County's new Consolidation Plan for Oakland Livingston Human Service Agency (OLHSA) staff to describe housing related needs of the disadvantaged Oakland County population including the elderly, handicapped, and People With AIDS. Written testimony was submitted at the hearing regarding priorities to be included in the Consolidation Plan.

OLHSA would like to re-emphasize the growing needs of People With AIDS. We have developed the AIDS Home Support (AHS) program to respond to the needs of this growing community in Oakland County. AHS provides non-nursing, in-home chore services that help maintain a person in their own home and out of expensive institutional settings. To date there are 585 reported cases of AIDS in Oakland County. This is the second highest number of AIDS cases in Michigan after the city of Detroit. It is estimated by the Michigan Department of Public Health, HIV/AIDS Surveillance Division that 10,000-15,000 Michigan residents are infected by the HIV virus. There is a need for services for citizens with disabilities particularly those who are presently dealing with AIDS now and those who will be in the future.

Detroit and other communities are including specific strategies in their Consolidation Plans. We strongly suggest you include plans to: provide **supportive housing**, using as models Patterson House and Simon House in Detroit; support **hospices** that have both in-hospice nursing and in-home nursing; and to provide **in-home non-medical services**.

We strongly urge you to include these strategies within your Consolidation Plan. Without such action we will be unable to apply for other future funding beyond HOPWA in order to provide for the growing community of this special needs population in Oakland County.

Sincerely,

A handwritten signature in cursive script that reads "R. Conaway".

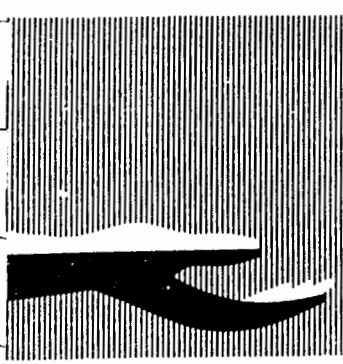
Robert L. Conaway
Executive Director

RLC/mcw

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Oakland County Community Mental Health Services Board

Oakland County Community Mental Health Center
1200 North Telegraph, Dept. 047 / Pontiac, Michigan 48341-0047
Phone: (810) 858-1210 / Fax: (810) 452-9793

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Director of Psychiatric Services
- Peter Hartman, M.S.W.
Chief of Services for People
with Mental Illness
- Thomas T. Woodard, M.P.A.
Chief of Services for People
With Developmental Disabilities

December 19, 1994

Richard Southern, Manager
Community Development Division
Department of Community and Economic Development
1200 North Telegraph
Pontiac, Michigan 48341

Dear Mr. Southern:

The enclosed information is submitted as input for the Consolidated Plan that Community Development is preparing for the United States Department of Housing and Urban Development. People with psychiatric disabilities, because of their disabilities, must often live on low incomes and need appropriate forms of publicly subsidized housing, housing that is safe, affordable and suited to their individual requirements and desires.

We feel strongly that the needs of this group should be reflected in the County's Consolidated Plan. If you would like additional information, or a chance to discuss the housing needs of people with psychiatric disabilities in more detail, please let me know.

Sincerely,

Sandra Lindsey
Director

enclosure

HOUSING FOR PEOPLE WITH PSYCHIATRIC DISABILITIES

In Oakland County, there are at least 1,740 adults with psychiatric disabilities who live with family or friends and are largely or totally dependent on them for their housing. There are another 2,553 similar citizens who live alone, or with family/friends where they are financially independent with respect to the cost of their housing. These totals include people with developmental disabilities and those with severe and chronic mental illnesses. The numbers represent only a portion of the totality of people with psychiatric disabilities -- that portion seen by Oakland County Community Mental Health Services as open cases in the twelve months from 10/93 through 9/94. These totals are broken down as follows:

Table 1

	Developmentally Disabled Adults	Mentally Ill Adults	TOTAL
Living Dependent-ly with Family or Friends	473	1,267	1,740
Living Alone	15	1,051	1,066
Living Independently with Family or Friends	103	1,384	1,487
TOTAL	591	3,702	4,293

There are many others living in Oakland County who are not open cases with Community Mental Health, including young adults under age 26 with developmental disabilities, who are still in public school special education programs; and adults with chronic mental illness who are being treated in the private sector, or who are refusing all forms of mental health care. Also, several hundred adults with developmental disabilities are on the Community Mental Health waiting list for services and are not reflected in Table 1. These individuals live with their family and are seeking (or their families are seeking) appropriate housing of a more independent nature. Naturally, in many cases this will be an Adult Foster Care home at some level, but we estimate that approximately 15% would be capable of semi-independent living in an apartment setting supervised by a CMH program, if safe and affordable units were available.

Thus the true total of citizens with psychiatric disabilities who may have needs for subsidized public housing is much greater than the numbers presented in Table 1.

Of this entire group of citizens who are currently being served by Community Mental Health, over half (53.3%) live on Social Security Supplemental Income (SSI) or Social Security Disability Income (SSDI), in the amount of \$460 per month. Another 12.5% receive AFDC, alone or in combination with SSD/SSDI. These totals, applied to the numbers from Table 1 and broken down by disability, are as follows:

Table 2

	Developmentally Disabled Adults	Mentally Ill Adults	TOTAL
SSI or SSDI	507 (85.8%)	1,608 (43.4%)	2,115 (49.3%)
Public Assistance	22 (3.7%)	502 (13.6%)	524 (12.2%)
(both of above)	1 (0.2%)	35 (0.9%)	36 (0.8%)
Remainder	61 (10.3%)	1,557 (42.1%)	1,618 (37.7%)

The discussion that follows will focus on two groups: those living dependently with family or friends; and those living alone, or independently with family or friends.

Adults with Psychiatric Disabilities Who Live Dependently with Family or Friends

It is normal for adults at some point to move out of the family home and set up their own independent living arrangements. The 473 adults with developmental disabilities served by Community Mental Health, and the 1,267 with chronic mental illnesses, who are shown in Table 1 as living dependently with family or friends were (and still are) almost all living as adult dependents with parents, siblings or other relatives. They are not living with a spouse, or sharing space with a roommate, which would be more normal housing arrangements for adult members of our community. Most of these adults with mental illnesses, and an estimated 15% of those with developmental disabilities, would choose to live more independently if other housing options were affordable.

Oakland County Community Mental Health Services is committed to the principles of normalization and choice for people with psychiatric disabilities, which means that they should be assisted to live their lives in ways as similar as possible to the way other, non-disabled citizens live, based on these individuals' own choices about their lives. These principles apply not only in access for adults with psychiatric disabilities to employment and social activities, but to housing in particular.

Since 90% of those with developmental disabilities listed in Table 1 live on some form of public assistance, and 58% of those with chronic mental illnesses, it is clear that access to affordable independence in living arrangements will require some form of subsidized housing.

In addition to those living with and dependent on their families for housing, there are 423 adult consumers of Community Mental Health Services (207 with mental illnesses and 216 with developmental disabilities) who live in dependent care in general Adult Foster Care facilities (licensed family foster care or group homes). Many of these individuals would choose to move to more independent living if affordable, safe and decent housing options were available to them, and such moves would, in the judgement of Community Mental Health staff, be clinically appropriate. Again, the barrier is the short supply of subsidized housing in Oakland County accessible to these citizens with psychiatric disabilities and low incomes.

There are also some individuals with chronic mental illnesses currently hospitalized in State facilities such as Clinton Valley Center where they have received maximum benefit from inpatient treatment and are ready for discharge, but staff are reluctant to release them because there is no decent housing out there in the community that the consumers can afford, and they will be forced to turn to the streets or to homeless shelters or substandard SRO's funded through the Department of Social Services.

Adults with Psychiatric Disabilities Who Live Alone, or Independently

Although Table 1 reports 2,553 citizens with psychiatric disabilities who lived alone, or independently with family or friends, in reality it is well known to their Community Mental Health case managers that many of these individuals do not live in housing of their choice, but in substandard housing such as unlicensed boarding homes, simply because this is all they can afford out of their limited income.

Others live alone in decent and safe housing, but only thanks to a rent subsidy paid privately by their families, which is an unfair burden on the families who are left with this responsibility by the default of public agencies. These arrangements may also be time-limited and undependable, since the parents are aging. Others of those with psychiatric disabilities who live independently are doing so only at the cost of paying out more than half of their limited monthly income for rent.

A third group manages to live semi-independently in apartments because the public mental health system covers part of the rent, beyond what the consumers can afford from their SSI or SSDI. However, rent subsidies are not seen as an appropriate use of public mental health dollars, which could be better spent on treatment and habilitation services which are the basic mission of Community Mental Health.

In addition to those living alone or independently in the community, there are 67 adults with mental illnesses who lived in shelters for the homeless or similar kinds of dependent care in the period studied, and who were in need of more permanent, affordable housing.

In order for all these citizens to be able to find decent, safe housing that they can afford, some form of subsidized housing is a necessity.

General Characteristics of Adults with Psychiatric Disabilities in Oakland County

Adults with chronic mental illnesses served by Community Mental Health are preponderantly in the age range of 26 to 44, and about 50/50 female and male. Nearly two-thirds have completed high school, but (due to effects of their disability) nearly two-thirds also have an income of less than \$10,000 per year. Most are Caucasian, but about 14% are African-American. Nearly 25% of these individuals live in Pontiac (due to low housing rentals available there, and a preponderance of Adult Foster Care homes).

Adults with developmental disabilities served by CMH are also mainly in the age range of 26 to 44, and are about equally divided male and female. Almost 80% have incomes of less than \$10,000 per year. Nearly 90% are Caucasian, and over 6% are African-American. More live in Pontiac and Southfield than in any other minor civil divisions in the County.

General Principles for Housing for People with Psychiatric Disabilities

The approach of Oakland County Community Mental Health Services to the housing needs of those it serves is one of consumer choice, emphasizing housing options that are:

- individualized;
- integrated (part of the community in which they are located, not segregated in certain geographical areas or in large institutions);
- safe and decent;
- clinically appropriate to the abilities and limitations of the resident; and
- linked (to the extent necessary) with a program of community-based support services for the resident.

Subsidized public housing for adults with psychiatric disabilities should be designed to meet these criteria.

Recommendations

We recommend the following Short-Term Goals:

1. Reflect the needs of adults with psychiatric disabilities, based on the foregoing data, in the Consolidated Plans submitted by Oakland County and the local entitlement communities.
2. Establish collaborative working relationships between Community Mental Health and community development staff in County government and local enti-

tlement communities, for ongoing communication and information-sharing. These meetings should also include Hope Network, Inc., which has been placed under contract with the Oakland County CMH Services Board to act as a housing intermediary to develop resources that will benefit consumers of Community Mental Health Services.

3. Educate key mental health advocates and professionals working with psychiatrically disabled adults, regarding opportunities for subsidized housing for their clients.
4. Work with County and local entitlement community staff to ensure equal consideration of people with psychiatric disabilities for existing housing programs, including Section 8, rent subsidy and residential rehab.

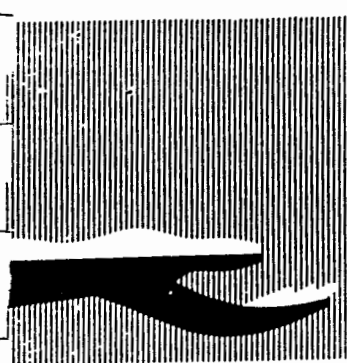
The following Long-Term Goals are also recommended:

5. Collaboration between Hope Network, Community Mental Health and Oakland County Community Development (and local entitlement communities) to write grant applications to bring Federal housing funds to the County for new construction of low-cost housing
6. Collaboration on other special residential demonstration projects, such as:
 - residential respite facilities (6-12 beds each)
 - transitional housing for people exiting State institutions
 - expansion of emergency shelter beds in Oakland County, and mental health supports to shelters
 - creation or expansion of other housing supports, e.g. heating assistance, transportation, etc.
7. Establish creative uses of existing Federal housing funds to provide safe and affordable dwellings (owner-occupied or rentals) for people with psychiatric disabilities.

Summary

People with psychiatric disabilities have the same needs and desires for independence and safe, decent, affordable housing appropriate to their needs in life as all other citizens do, but because of their disabilities they must typically live on low incomes, usually some form of public assistance. Consequently, for them to realize their wishes they must have access to some form of subsidized housing. A lack of such housing definitely and demonstrably contributes to the common pattern of repeated rehospitalizations, particularly for those with chronic mental illnesses, because they need stable living arrangements as the most critical part of their effort to achieve successful, lasting adjustment to living in the community as adults.

If affordable and appropriate housing were available to a sufficient extent in Oakland County for people with psychiatric disabilities, Community Mental Health would have an incentive to develop new, creative approaches to providing clinical support services to help maintain consumers in such housing. In turn, the individuals with mental illness or developmental disabilities could experience a much enhanced quality of life, in less restrictive, independent or semi-independent living.



Oakland County Community Mental Health Services Board

Oakland County Community Mental Health Center
1200 North Telegraph, Dept. 047 / Pontiac, Michigan 48341-0047
Phone: (810) 858-1210 / Fax: (810) 452-9793

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December 19, 1994

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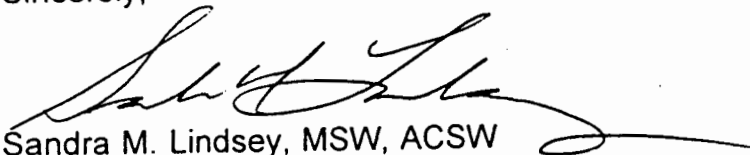
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Community Development Division
Department of Community and Economic Development
1200 North Telegraph
Pontiac, Michigan 48341

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We feel strongly that the needs of this group should be reflected in the County's Consolidated Plan. If you would like additional information, or a chance to discuss the housing needs of people with psychiatric disabilities in more detail, please let me know.

Sincerely,


Sandra M. Lindsey, MSW, ACSW
Executive Director

cc: R. Daddow, Director of Management and Budget
T. Gordon, PhD, Director of Human Services
Hope Network

HOUSING FOR PEOPLE WITH PSYCHIATRIC DISABILITIES

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It is normal for adults at some point to move out of the family home and set up their own independent living arrangements. The 473 adults with developmental disabilities served by Community Mental Health, and the 1,267 with chronic mental illnesses, who are shown in Table 1 as living dependently with family or friends were (and still are) almost all living as adult dependents with parents, siblings or other relatives. They are not living with a spouse, or sharing space with a roommate, which would be more normal housing arrangements for adult members of our community. Most of these adults with mental illnesses, and an estimated 15% of those with developmental disabilities, would choose to live more independently if other housing options were affordable.

Oakland County Community Mental Health Services is committed to the principles of normalization and choice for people with psychiatric disabilities, which means that they should be assisted to live their lives in ways as similar as possible to the way other, non-disabled citizens live, based on these individuals' own choices about their lives. These principles apply not only in access for adults with psychiatric disabilities to employment and social activities, but to housing in particular.

Since 90% of those with developmental disabilities listed in Table 1 live on some form of public assistance, and 58% of those with chronic mental illnesses, it is clear that access to affordable independence in living arrangements will require some form of subsidized housing.

In addition to those living with and dependent on their families for housing, there are 423 adult consumers of Community Mental Health Services (207 with mental illnesses and 216 with developmental disabilities) who live in dependent care in general Adult Foster Care facilities (licensed family foster care or group homes). Many of these individuals would choose to move to more independent living if affordable, safe and decent housing options were available to them, and such moves would, in the judgement of Community Mental Health staff, be clinically appropriate. Again, the barrier is the short supply of subsidized housing in Oakland County accessible to these citizens with psychiatric disabilities and low incomes.

There are also some individuals with chronic mental illnesses currently hospitalized in State facilities such as Clinton Valley Center where they have received maximum benefit from inpatient treatment and are ready for discharge, but staff are reluctant to release them because there is no decent housing out there in the community that the consumers can afford, and they will be forced to turn to the streets or to homeless shelters or substandard SRO's funded through the Department of Social Services.

Adults with Psychiatric Disabilities Who Live Alone, or Independently

Although Table 1 reports 2,553 citizens with psychiatric disabilities who lived alone, or independently with family or friends, in reality it is well known to their Community Mental Health case managers that many of these individuals do not live in housing of their choice, but in substandard housing such as unlicensed boarding homes, simply because this is all they can afford out of their limited income.

Others live alone in decent and safe housing, but only thanks to a rent subsidy paid privately by their families, which is an unfair burden on the families who are left with this responsibility by the default of public agencies. These arrangements may also be time-limited and undependable, since the parents are aging. Others of those with psychiatric disabilities who live independently are doing so only at the cost of paying out more than half of their limited monthly income for rent.

A third group manages to live semi-independently in apartments because the public mental health system covers part of the rent, beyond what the consumers can afford from their SSI or SSDI. However, rent subsidies are not seen as an appropriate use of public mental health dollars, which could be better spent on treatment and habilitation services which are the basic mission of Community Mental Health.

In addition to those living alone or independently in the community, there are 67 adults with mental illnesses who lived in shelters for the homeless or similar kinds of dependent care in the period studied, and who were in need of more permanent, affordable housing.

In order for all these citizens to be able to find decent, safe housing that they can afford, some form of subsidized housing is a necessity.

General Characteristics of Adults with Psychiatric Disabilities in Oakland County

Adults with chronic mental illnesses served by Community Mental Health are preponderantly in the age range of 26 to 44, and about 50/50 female and male. Nearly two-thirds have completed high school, but (due to effects of their disability) nearly two-thirds also have an income of less than \$10,000 per year. Most are Caucasian, but about 14% are African-American. Nearly 25% of these individuals live in Pontiac (due to low housing rentals available there, and a preponderance of Adult Foster Care homes).

Adults with developmental disabilities served by CMH are also mainly in the age range of 26 to 44, and are about equally divided male and female. Almost 80% have incomes of less than \$10,000 per year. Nearly 90% are Caucasian, and over 6% are African-American. More live in Pontiac and Southfield than in any other minor civil divisions in the County.

General Principles for Housing for People with Psychiatric Disabilities

The approach of Oakland County Community Mental Health Services to the housing needs of those it serves is one of consumer choice, emphasizing housing options that are:

- individualized;
- integrated (part of the community in which they are located, not segregated in certain geographical areas or in large institutions);
- safe and decent;
- clinically appropriate to the abilities and limitations of the resident; and
- linked (to the extent necessary) with a program of community-based support services for the resident.

Subsidized public housing for adults with psychiatric disabilities should be designed to meet these criteria.

Recommendations

We recommend the following Short-Term Goals:

1. Reflect the needs of adults with psychiatric disabilities, based on the foregoing data, in the Consolidated Plans submitted by Oakland County and the local entitlement communities.
2. Establish collaborative working relationships between Community Mental Health and community development staff in County government and local enti-

tlement communities, for ongoing communication and information-sharing. These meetings should also include Hope Network, Inc., which has been placed under contract with the Oakland County CMH Services Board to act as a housing intermediary to develop resources that will benefit consumers of Community Mental Health Services.

3. Educate key mental health advocates and professionals working with psychiatrically disabled adults, regarding opportunities for subsidized housing for their clients.
4. Work with County and local entitlement community staff to ensure equal consideration of people with psychiatric disabilities for existing housing programs, including Section 8, rent subsidy and residential rehab.

The following Long-Term Goals are also recommended:

5. Collaboration between Hope Network, Community Mental Health and Oakland County Community Development (and local entitlement communities) to write grant applications to bring Federal housing funds to the County for new construction of low-cost housing

6. Collaboration on other special residential demonstration projects, such as:

- residential respite facilities (6-12 beds each)
- transitional housing for people exiting State institutions
- expansion of emergency shelter beds in Oakland County, and mental health supports to shelters
- creation or expansion of other housing supports, e.g. heating assistance, transportation, etc.

7. Establish creative uses of existing Federal housing funds to provide safe and affordable dwellings (owner-occupied or rentals) for people with psychiatric disabilities.

Summary

People with psychiatric disabilities have the same needs and desires for independence and safe, decent, affordable housing appropriate to their needs in life as all other citizens do, but because of their disabilities they must typically live on low incomes, usually some form of public assistance. Consequently, for them to realize their wishes they must have access to some form of subsidized housing. A lack of such housing definitely and demonstrably contributes to the common pattern of repeated rehospitalizations, particularly for those with chronic mental illnesses, because they need stable living arrangements as the most critical part of their effort to achieve successful, lasting adjustment to living in the community as adults.

If affordable and appropriate housing were available to a sufficient extent in Oakland County for people with psychiatric disabilities, Community Mental Health would have an incentive to develop new, creative approaches to providing clinical support services to help maintain consumers in such housing. In turn, the individuals with mental illness or developmental disabilities could experience a much enhanced quality of life, in less restrictive, independent or semi-independent living.

**OAKLAND COUNTY
MICHIGAN**

**ANNUAL ACTION PLAN
1995**



**L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE**

Community Development Block Grant

OAKLAND COUNTY
COMMUNITY DEVELOPMENT DIVISION
1995-1996 BLOCK GRANT ALLOCATION
SUMMARY OF PROPOSED ACTIVITIES

FEBRUARY 1995

Submitted By:

L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE

Oakland County Community Development Division
Executive Office Building
1200 N. Telegraph Road
Pontiac, MI 48341-0414

INTRODUCTION

The Housing and Community Development Act of 1974 indicated that the nation's cities, towns and smaller urban communities faced critical social, economic and environmental problems caused by population growth and inadequate public and private investment in housing and other physical activities. The Act indicates that there were three objectives of the legislation. They are:

1. address the needs of low and moderate income people including senior citizens and the handicapped;
2. the elimination of slum and blight conditions; and
3. meet urgent community needs where existing conditions pose a serious and immediate threat to the health or welfare of a community where other financial resources are not available to meet such needs.

Each year the Community Development Division prepares and submits an application for Community Development funds distributed by the U.S. Department of Housing and Urban Development. This submittal will be the twentieth application for funds. During this time, over \$91,598,555 have been available for Community Development Block Grant projects. The 1995-1996 Community Development Block Grant application has been compiled to reflect receiving \$5,065,000 in 1995 from the U.S. Department of Housing and Urban Development. With County program income, the funds for the Block Grant Program for 1995-1996 total \$5,835,823.18. The 1995 Grant amount reflectes a 2.78% decrease from funds received for the 1994-1995 program year.

It is anticipated that HUD will release the funds during the latter part of May or early June. Upon receiving notification that HUD has released the funds, the communities will be notified that they may spend their allocations.

KJF/CDBG/INTRO/1/23/95

EXPLANATION OF SYMBOLS

196-00-00-0000 PUBLIC SERVICE ACTIVITY (A) (1) \$5,000.00

- A. Unique computer number to identify the community, funding year and activity.
- B. Title of Activity
- C. National Program Objectives:
 - (A) Ensure benefit to low and moderate income persons. Not less than 70% of a grantee's aggregate funds shall be used to support activities that benefit low and moderate income persons.
 - (B) Aid in prevention or elimination of slums or blighting conditions.
 - (C) Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.
- D. Environmental Review Status
 - (1) environmentally assessed
 - (2) categorically excluded
 - (3) exempt
- E. Funds allocated to each activity

KJF/CDBG/EXPL/1/20/95

APPLICATION FOR FEDERAL ASSISTANCE

2. DATE SUBMITTED March 16, 1995	Applicant Identifier B-95-UC-26-0002
3. DATE RECEIVED BY STATE	State Application Identifier
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

1. TYPE OF SUBMISSION:
Application
 Construction Construction
 Non-Construction Non-Construction

5. APPLICANT INFORMATION

Legal Name:	Organizational Unit:
Address (give city, county, state, and zip code): County of Oakland, Community Development Div. Executive Office Building 1200 N. Telegraph Road Pontiac, MI 48341-0414	Name and telephone number of the person to be contacted on matters involving this application (give area code): Richard A. Southern, Manager Community Development Division (810) 858-0493

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

3	8	-	6	0	0	4	8	7	6
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7. TYPE OF APPLICANT: (enter appropriate letter in box) B

A State	H Independent School Dist.
B County	I State Controlled Institution of Higher Learning
C Municipal	J Private University
D Township	K Indian Tribe
E Interstate	L Individual
F Intermunicipal	M Profit Organization
G Special District	N Other (Specify) _____

8. TYPE OF APPLICATION:
 New Continuation Revision
 If Revision, enter appropriate letter(s) in box(es):
 A Increase Award B Decrease Award C Increase Duration
 D Decrease Duration Other (specify): _____

9. NAME OF FEDERAL AGENCY:
U.S. Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 4 a 2 1 8
TITLE:
Community Development Block Grant (CDBG)

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
FINAL STATEMENT FOR PROGRAM YEAR 1995-1996
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
50 participating communities in Oakland County

13. PROPOSED PROJECT:		14. CONGRESSIONAL DISTRICTS OF:	
Start Date	Ending Date	a Applicant	b Project
May 1, 1995	continuing	6, 7, 14, 17, 18	6, 7, 14, 17, 18

15. ESTIMATED FUNDING:

a Federal	\$.00
b Applicant	\$.00
c State	\$.00
d Local	\$.00
e Other	\$.00
f Program Income	\$.00
g TOTAL	\$.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a YES THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
DATE _____

b NO PROGRAM IS NOT COVERED BY E O 12372
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

Yes If "Yes," attach an explanation No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL DATA IN THIS APPLICATION PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED

a Typed Name of Authorized Representative	b Title	c Telephone number
d Signature of Authorized Representative	e Date Signed	

1995-1996 CDBG PROJECT SUMMARY

CITY OF AUBURN HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-12-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Evaluation and renovations to the Auburn Hills Civic Center to meet the Americans with Disabilities Act located at 1827 N. Squirrel Road. This project is scheduled to begin in spring and be completed by winter 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201(k)</p>	<p>\$ 31,196.00</p>
<p>196-12-15-7165</p> <p>03</p>	<p>FIRE PROTECTION FACILITY AND EQUIPMENT (A) (2)</p> <p>PUBLIC FACILITIES AND IMPROVEMENTS (GENERAL) Purchase and install a 911 Safety Phone Code Blue Model I, II, III at Fire Station No. 2 located at Opdyke and Walton Boulevard. This area is located in CT 1401, BG 1, that contains 62.3 percent low and moderate income people. This project is scheduled to begin in spring and completed by winter 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.207(b)(1)(iii)</p>	<p>3,505.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF AUBURN HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-12-15-7305	<p>REHABILITATION (A) (2)</p> <p>MINOR HOME REPAIR Two activities will be funded:</p> <p>(1) (\$8,807) SINGLE UNIT RESIDENTIAL Provide a minor home repair program for low and moderate income senior citizens.</p> <p>(2) (\$4,338) SINGLE UNIT MOBILE HOMES Provide a minor home repair program for low and moderate income mobile homeowners</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY</p> <p>AUTHORITY: 24 CFR 570.202(b)(2)</p>	\$13,145.00
14A		

1995-1996 CDBG PROJECT SUMMARY

CITY OF AUBURN HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-12-15-7420	PUBLIC SERVICES (A) (3)	\$19,718.00 (22.15%)
05E	<p>TRANSPORTATION SERVICES (1) (\$9,000) Retain a bus driver to transport senior citizens throughout the municipality. Time forms must be submitted to receive reimbursement for this activity.</p> <p>AUTHORITY: 24 CFR 570.201(e)</p>	
05D	<p>YOUTH SERVICES (2) (\$6,000 Funding to defray costs associated with memberships and enrichment programs for low and moderate income youth. Three youth organizations will be allocated (\$2,000) each: (A) Avondale Youth Assistance located at 220 South Squirrel Road, Auburn Hills. (B) Auburn Hills Boys and Girls Club located at 220 South Squirrel Road, Auburn Hills. (C) Pontiac Youth Assistance located at the youth assistance office in Pontiac.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THESE ACTIVITIES.</p> <p>AUTHORITY: 24 CFR 570.201(e)</p>	
05	<p>PUBLIC SERVICES (GENERAL) (3) (\$4,718) Home Chore services will be provided for the low and moderate income senior citizens of the community.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY</p> <p>AUTHORITY: 24 CFR 570.201(e)</p>	

1995-1996 CDBG PROJECT SUMMARY

CITY OF AUBURN HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-12-15-7570</p> <p>03L</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SIDEWALK IMPROVEMENTS (A) (1)</p> <p>SIDEWALKS Removal of intermittent 5 foot sidewalk and replace with continuous 8 foot wide approximately 1,400 lineal feet of bituminous paving on the north side of South Boulevard west of Squirrel Road to Hunt Club Subdivision. This project will begin in the spring of 1995. This project is located in CT 1402 BG 3 that contains 35.5 percent low and moderate income people.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201(c)</p>	<p align="right">\$21,471.00</p>
		<p align="right">TOTAL \$89,035.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF BERKLEY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-13-15-7420	PUBLIC SERVICES (A) (3) SENIOR SERVICES	\$24,545.00 (33.36%)
05A	(1) (\$12,545) Continued home chore services for senior citizens in accordance with Oakland County Community Development Division guidelines for home chore activities. Activities will be administered by City of Berkley Parks and Recreation Department Program and will begin when funds become available in 1995.	
05A	SENIOR SERVICES (2) (\$3,400) Provide and install smoke alarms for low and moderate income qualified senior citizens. Activity will begin when funds become available in 1995. Berkley Public Safety Department will install the alarms and educate senior residents.	
05A	SENIOR SERVICES (3) (\$6,600) Provide and install carbon monoxide detector alarms for low and moderate income qualified senior citizens. Activity will begin when funds become available in 1995. Berkley Public Safety Department will install the alarms and educate senior residents.	
05D	YOUTH SERVICES (4) (\$1,000) Provide transportation, lunch and supervision for low and moderate income "at risk" youth from grade four, five and six to attend a five-day summer program "Starbase" at Selfridge Air Force Base. This activity will take place during the summer of 1995.	
05G	BATTERED AND ABUSED SPOUSES (5) (\$1,000) Funds will be made available to HAVEN to provide services for battered and abused spouses who are residents of the City of Berkley. Activities will begin when funds are released in 1995. The City must execute a written contract with HAVEN that specifies services, funding level and time frames. AUTHORITY 24 CFR 570.201(e) NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO	

1995-1996 CDBG PROJECT SUMMARY

CITY OF BERKLEY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-13-15-7625	PUBLIC FACILITIES AND IMPROVEMENTS SEWER SYSTEM IMPROVEMENTS (A) (3)	\$39,493.00
030	SEWER IMPROVEMENTS Continuing reconstruction of sewer lines in designated low and moderate income areas of the city. The areas to be addressed are located in CT 1701, BG 1 with 50.77 percent low and moderate income people; CT 1702, BG 2 with 43.63 percent low and moderate income people; CT 1703, BG 5 with 37.03 percent low and moderate income people; CT 1704, BG 6 (40.07 percent low and moderate income people) CT 1704, BG 7 (40.69 percent low and moderate income people). Specific streets are: Greenfield, Ellwood and Thomas between Eleven Mile Road and Catalpa; Griffith, Robina and Wakefield between Webster and Twelve Mile Road; Griffith, Robina, Wakefield, Kipling, Cumberland, Kenmore and Coolidge between Twelve Mile Road and Catalpa and Berkley, Sunnyknoll, Henley, Hamilton, West, Eaton, Oxford and Larkmoor bounded by Coolidge Highway, Catalpa, Harvard and Cass. The project will be initiated and completed in the summer of 1995. PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.201(c)	
196-13-15-7670 20	PLANNING AND MANAGEMENT (3) PLANNING Update and revise Berkley City Codes and Ordinances. This activity is ongoing. AUTHORITY: 24 CFR 570.205(a)	\$5,260.00 (7.15%)

1995-1996 CDBG PROJECT SUMMARY

CITY OF BERKLEY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-13-15-7645	ADMINISTRATION (3)	\$4,276.00 (5.81%)
21A	<p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION (1) (\$3,376) Fund the local administration of the CDBG program.</p>	
21D	<p>FAIR HOUSING ACTIVITIES (2) (\$900) Purchase a corporate membership from the Oakland County Center for Open Housing (OCCOH) plus affirmative action advertising campaign reimbursement.</p> <p>AUTHORITY: 24 CFR 570.206 (a)</p> <p>Activities are scheduled to begin in July 1995 and conclude in June 1996.</p>	
		TOTAL \$73,574.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF BIRMINGHAM

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-62-15-7030 10	<p>BARRIER FREE IMPROVEMENTS (A) (3)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS</p> <p>Remove existing playground equipment and install new handicapped accessible equipment in Booth Park, west of Woodward between Harmon and Willits. Activities will begin in the spring and be completed in the fall of 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24CFR570.201(k)</p>	\$6,553.00
196-62-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL</p> <p>Provide minor home repair grants to eligible low and moderate income homeowners to make needed repairs, minor improvements or remove hazardous conditions in their homes. The Birmingham Area Senior Coordinating Council will administer this program. Minor home repairs include: safety inspections, installation of door locks, hot water heaters, sewer cleaning, minor roof repairs, minor plumbing repairs, painting, downspouts and gutters, minor heating repairs, weatherstripping, insulation, window repairs, installation of handrails and grab bars. The program will begin when funds are released and terminate when the funds are utilized. The city must execute a written contract with BASCC that specifies funding level, services and time frame.</p> <p>AUTHORITY: 24 CFR 570.202(a)(1)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	7,014.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF BIRMINGHAM

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-62-15-7420</p> <p>05</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>PUBLIC SERVICES (GENERAL) Provide home chore services for eligible households including yard clean up, cleaning and installing storm windows and cleaning gutters and downspouts. The program will begin when funds are released and terminate when the funds are utilized. The Birmingham Area Senior Coordinating Council (BASCC) will administer this program. The city must execute a written contract with BASCC that specifies funding level, time frame and services.</p> <p>AUTHORITY: 24 CFR 570.201(e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	<p align="right">\$10,520.00</p>
<p>196-62-15-7520</p> <p>03A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) SENIOR CITIZENS CENTER</p> <p>SENIOR CENTERS Provide funds to revamp the facilities located at 2121 Midvale Street and install equipment for the senior citizen center. These funds will be used in the spring of 1995.</p> <p>AUTHORITY: 24CFR 570.201(c)</p>	<p align="right">8,767.00</p>
<p>196-62-15-7570</p> <p>03L</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) SIDEWALKS</p> <p>SIDEWALK IMPROVEMENTS Improve pedestrian crossing to facilitate senior and low income residents of the Baldwin House safer access to the parking structure for the facility. This project is located at Chester and Martin Streets. Funds will be under contract in the spring of 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24CFR 570.201(c)</p>	<p align="right">13,158.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF BIRMINGHAM

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-62-15-7645	<p>ADMINISTRATION (3)</p> <p>FAIR HOUSING ACTIVITIES To provide for fair and open housing education information and advertising services within the community.</p> <p>Activities are scheduled to begin when funding is available and continue throughout the year.</p> <p>AUTHORITY: 24 CFR 570.206 (a)</p>	<p>\$704.00 (1.51%)</p>
		TOTAL \$46,716.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF CLARKSTON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-51-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>Four activities will be undertaken:</p> <p>05 PUBLIC SERVICES (GENERAL) (1) (\$1,000.00) Lighthouse North will assist low to moderate income families in crisis through the provision of food and personal care items. The city must execute a written contract with this agency specifying services, duration, funding, etc.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05A SENIOR SERVICES (2) (\$500.00) Independence Township Parks and Recreation will administer a "Meals on Wheels" program for Clarkston senior citizens. Funds will be used for the cost of meals. The city must execute a written contract with the Township Parks and Recreation Dept. specifying services, duration, funding, etc. Township invoicing for this activity should include a total of meals served.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05E TRANSPORTATION SERVICES (3) (\$500.00) Independence Township Senior Citizen Center van driver will be paid for transporting Clarkston senior citizens. Time forms must be submitted to be reimbursed for these expenses.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>\$3,000.00 (37.50%)</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF CLARKSTON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
05D	<p>YOUTH SERVICES (4) (\$1,000.00) Clarkston Area Youth Assistance will provide counseling for troubled low and moderate income youth in a camp environment. The City must execute a written contract with this agency specifying services, duration, funding, etc.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
<p>196-51-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS</p> <p>1. Provide handicap access to Depot Park and its gazebo (bandstand) via a hard surface walkway. The park is located adjacent to the City offices.</p> <p>2. Provide funds to make necessary renovations to the City Offices to comply with the Americans with Disabilities Act.</p> <p>These projects will begin when the funds are released.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p align="right">\$5,000.00</p>
		<p align="right">TOTAL \$8,000.00</p>

1994-1996 CDBG PROJECT SUMMARY

CITY OF CLAWSON

<p>196-14-15-7595</p> <p>03K</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS STREET IMPROVEMENTS (A) (2)</p> <p>STREET IMPROVEMENTS Resurface Goodale Avenue from Goodale Ct. to Essex at the eastern City limits located in CT 1802, BG 2 which has 39.1 percent low and moderate income people. The project will be completed during the fall of 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p align="right">\$61,176.00</p>
		<p align="right">TOTAL \$61,176.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF FARMINGTON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-15-15-7520</p> <p>03A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (2)</p> <p>SENIOR CENTERS Improve the Farmington Hills Senior Citizen Center located at the southwest corner of Middlebelt and Eleven Mile roads. This facility services seniors from Farmington and Farmington Hills. Improvements will be made prior to May 1996. On-going.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p align="right">\$30,685.00</p>
<p>196-15-15-7305</p> <p>14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE -UNIT RESIDENTIAL Provide minor home repair grants to eligible low and moderate income homeowners to make needed repairs, minor improvements and/or remove hazardous conditions in their homes. This activity was previously funded in 1992. If an outside agency or organization provides the repair services, the city must execute a written contract with that agency specifying time frames, services and funding level.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY</p> <p>AUTHORITY: 24 CFR 570.202 (a)(1)</p>	<p align="right">2,630.00</p>

1995-1996 CDBG PROJECT SUMMARY .

CITY OF FARMINGTON

196-15-15-7645	ADMINISTRATION (3)	\$1,164.00
21A	GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION (1) (\$664) Fund the local administration of the CDBG program.	(3.38%)
21D	FAIR HOUSING ACTIVITIES (2) (\$500) Purchase a corporate membership from the Oakland County Center for Open Housing (OCCOH). Funding will be expended throughout the program year. AUTHORITY: 24 CFR 570.206 (a)	
		TOTAL \$34,479.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF FERDALE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>195-16-15-7075</p> <p>15</p>	<p>CODE ENFORCEMENT (A) (2)</p> <p>CODE ENFORCEMENT Retain two full-time code enforcement officers and one housing inspector to perform code enforcement activities in Ferndale except in Census Tracts 1732 and 1730, Block Groups 1 and 3 that contain less than 35.50 percent low and moderate income people. The excluded areas are bounded by: (1) municipal boundaries on the north and west, Nine Mile Road on the south and Woodward Avenue on the east; (2) northern city boundary, Hilton (E), Shevlin (S), and eastern city boundary and (3) Woodward (N), eastern city boundary, Breckenridge, Bonner and Lewiston (S) and McDowell (W). The code enforcement project activity will address community problems such as dilapidated and deteriorating houses and garages, dwelling unit safety and comfort; abandoned and inoperable vehicles, rodent harborage and general housekeeping conditions of property. The enforcement efforts in the community directly affect citizen perception of their community and living environment. This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.202 (c)</p>	<p>\$75,429.00</p>
<p>196-16-15-7305</p> <p>14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide minor home repair grants to eligible low and moderate income homeowners to make needed repairs, minor improvements and/or remove hazardous conditions in their homes. This activity is ongoing. If an outside agency or organization provides the repair services, the city must execute a written contract with that agency specifying time frame, services and funding level.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a)(1)</p>	<p>37,254.00</p>

1995-1996 CDBG PROJECT SUMMARY .

CITY OF FERNDALE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-16-15-7420</p> <p>05</p> <p>05E</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>Two activities will be undertaken:</p> <p>(1) (\$14,729) PUBLIC SERVICES (GENERAL) - Home chore program will assist low and moderate income homeowners, senior citizens and handicapped households maintain their homes. Work under this program entails small jobs that can be completed in less than two hours and undertaken by a maintenance person who is not required to be licensed. The city will contract with Community Services of Oakland. This activity is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>(2) (\$8,500) TRANSPORTATION SERVICES - Senior van drivers will be retained to provide services to senior citizens. Target dates are May 1 through October 1995. Time forms must be submitted to receive reimbursement for this activity AUTHORITY: 24 CFR 570.201 (e)</p>	<p>23,229.00 (14.19%)</p>
<p>196-16-15-7645</p> <p>21A</p>	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Monies for the local administration of the CDBG program. This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	<p>27,828.00 (16.99%)</p>
		<p>TOTAL \$163,740.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF HAZEL PARK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-17-15-7075 15	<p>CODE ENFORCEMENT (A) (2)</p> <p>CODE ENFORCEMENT Retain one full-time Code Enforcement Officer and three part-time blight inspectors to enforce city codes. The city <u>will not</u> be reimbursed for code enforcement activities that take place in CT 1750, BG 1 with less than 35.50% low and moderate income people. This area is bounded by Vassar, Woodward Heights, Dequindre and the northern city boundary. This program will be directed toward controlling blight throughout the community. Time sheets must be submitted to receive reimbursement for this activity.</p> <p>AUTHORITY: 24 CFR 570.202 (c)</p>	\$54,113.00
196-17-15-7104 04	<p>DEMOLITION (A) (1)</p> <p>CLEARANCE AND DEMOLITION Demolish nuisance properties in low and moderate income eligible areas throughout the city. The program will begin in July 1995 and conclude in June 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, BEFORE PURCHASING THE PROPERTY OR WHEN COMPILING BID DOCUMENTS/ SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (d)</p>	49,961.00
196-17-15-7440 03F	<p>PUBLIC FACILITIES AND IMPROVEMENTS RECREATIONAL FACILITIES (A)(2)</p> <p>PARKS RECREATIONAL FACILITIES A tot lot will be developed on city property in the southern end of the City between I-75 and John R in CT 1752 or CT 1753 of which the Block Group with the least L/M income people is 41.8%. The playground equipment anticipated to be installed is: A small play structure, merry-go-round, spring action toys and park benches. This project will be started in March of 1996 and completed by June 1996</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	17,974.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF HAZEL PARK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-17-15-7670</p> <p>20</p>	<p>PLANNING AND MANAGEMENT (3)</p> <p>PLANNING A consultant will be hired to assist city staff in the preparation of a land use plan. The land use plan will include a workable capital improvements plan that will describe how recommendations of the land use plan are to be implemented</p> <p>AUTHORITY: 24 CFR 570.205 (a).</p>	<p>\$22,282.00 (14.64%)</p>
<p>196-17-15-7645</p> <p>21A</p>	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Fund the administration of the CDBG program at the local level.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	<p>7,888.00 (5.18%)</p>
		<p>TOTAL \$152,218.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF HUNTINGTON WOODS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-18-15-7420 05A	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES Retain a Senior Citizen Outreach Coordinator to assist the Recreation Program Supervisor in planning, developing, organizing and administering a diversified recreation program for the senior citizen population. Time forms must be completed and submitted to be reimbursed for this activity. The funds will be used when HUD releases them and will be expended by April 30, 1996.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>\$4,646.00 (36.46%)</p>
196-18-15-7530 03A	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN VEHICLE (A) (1)</p> <p>SENIOR CENTERS Lease a senior citizen van to transport senior citizens throughout the community. This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p>2,581.00</p>
196-18-15-7440 03F	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) RECREATIONAL FACILITIES</p> <p>PARKS RECREATIONAL FACILITIES Renovation or replacement of the shelter located in the Senior Citizens park adjacent to the shuffleboard court in the City Hall complex at 26815 Scotia at Eleven Mile Road. June 1995-July 1995 completion.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201. (c)</p>	<p>5,014.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF HUNTINGTON WOODS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-18-15-7645</p> <p>21D</p>	<p>ADMINISTRATION (3) FAIR HOUSING ACTIVITIES Purchase a corporate membership from the Oakland County Center for Open Housing. This organization affirmatively markets housing in all Oakland County communities. The membership will be purchased after funds are released in June 1995</p> <p>AUTHORITY: 24 CFR 570.206 (a)</p>	<p align="right">500.00 (3.92%)</p>
		<p align="right">TOTAL \$12,741.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF KEEGO HARBOR

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
195-19-15-7005 01	<p>ACQUISITION (A) (1)</p> <p>ACQUISITION OF REAL PROPERTY</p> <p>Purchase vacant property, Sidwell # 18-11-251-023 adjacent to Tate-Optimist Park. This property is located south of and adjacent to 3200 Millwall; CT 1542, BG 3, 45.2% L/M income people.</p> <p>The purpose of this acquisition is to double the size of the existing park to provide room for an open play area and other playground equipment.</p> <p>PLEASE CONTACT MR. LEE MITCHELL PRIOR TO INITIATING OFFER TO PURCHASE FOR PROCEDURES.</p> <p>AUTHORITY: 24 CFR 570.201 (a)</p>	<p>\$4,379.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF KEEGO HARBOR

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>195-19-15-7420</p> <p>05</p> <p>05G</p>	<p>PUBLIC SERVICES (A)(3)</p> <p>Two activities will be undertake:</p> <p>(1) PUBLIC SERVICES (GENERAL) (\$2,685) Home Chore Program will assist low and moderate income homeowners, senior citizens, and handicapped households maintain their homes. The assistance will consist of light housekeeping, meal preparation, grocery shopping, transportation, companionship and respite care. Senior citizens will be assisted with heavy housecleaning, yard work and other chore services. The city will contract with OLHSA for these services.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY</p> <p>(2) BATTERED AND ABUSED SPOUSES (1,500) Funds will be made available to HAVEN to provide services for battered and abused spouses who are residents of the city. Activities will begin when funds are released in 1995. The City must execute a written contract with HAVEN that specifies services, funding level and time frame.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY</p>	<p>\$4,185.00 (22.99%)</p>

1995-1996 CDBG PROJECT SUMMARY .

CITY OF KEEGO HARBOR

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-19-15-7440</p> <p>03F</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS RECREATIONAL FACILITIES (A) (2)</p> <p>PARKS RECREATIONAL FACILITIES Landscape and equip the following parks with drinking fountains, fencing, walkways and reface walkbridge, tree removal and trimming, grading hydroseed, play sand and swing sets (on-going project) :</p> <p>(1) Fran Leaf Park - located on Brock Street (2) Baxter Morgan Park - Pridham west of Willow Beach (3) Rose Sorter Park - adjacent to City Hall, 2025 Beechmont (4) Tate - Optimist Park - Millwall at Rycroft (5)Hester Court Park - south end of Hester Court.</p> <p>The City has 47.19 percent low and moderate income people. These projects will begin in June 1994 and commence in June 1995. CT 1542 BG 3, 45.1% and CT 1542 BG2, 61.6% low and moderate income people.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p>\$3,945.00</p>
<p>196-19-15-7520</p> <p>03A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (3)</p> <p>SENIOR CENTERS Rent facilities for senior citizens at 2881 Orchard Lake Road, Keego Harbor. Funds will be spent as soon as they become available.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p>3,506.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF KEEGO HARBOR

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-19-15-7570</p> <p>03L</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) SIDEWALK IMPROVEMENTS</p> <p>SIDEWALKS Replace deteriorated sidewalk along Orchard Lake Road from the eastern city limit to the southern city limit. CT 1542 BG 2, 61.1% and BG 3, 45.2% low and moderate income persons.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p align="right">\$2,192.00</p>
		<p align="right">TOTAL \$18,207.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF LAKE ANGELES

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-63-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Complete barrier free assessments of the Lake Angelus City Hall and Police Department facilities located at 45 Gallogly Road, Lake Angelus. Activities will begin in June 1995 and conclude in September 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p>\$1,458.00</p>
<p>196-63-15-7520</p> <p>05A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) SENIOR CITIZEN CENTER</p> <p>SENIOR CENTERS Purchase equipment for the Senior Center located at the City of Auburn Hills complex, 1827 North Squirrel Road. The equipment will consist of a commercial refrigerator, kitchen steam table and a slide projector and screen,</p> <p>AUTHORITY: 24 CFR 570.201(c)</p>	<p>5,500.00</p>
<p>196-63-15-7645</p> <p>21D</p>	<p>ADMINISTRATION (A) (3)</p> <p>FAIR HOUSING ACTIVITIES Purchase a corporate membership from the Oakland County Center for Open Housing (OCCPH) plus affirmative action advertising campaign reimbursement. Activities are scheduled to begin when funds are available.</p> <p>AUTHORITY: 24 CFR 570.206 (a)</p>	<p>1,042.00 (13.03%)</p>
		<p>TOTAL \$8,000.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF LATHRUP VILLAGE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-29-15-7420</p> <p>05A</p>	<p>PUBLIC SERVICES (A) (2)</p> <p>SENIOR SERVICES Retain a Senior Citizen Program Coordinator part time to work with the senior citizens in developing programs and activities. This activity will begin when funds are released. Local funds of approximately \$5,000 will be used to supplement this program. Time forms must be submitted to receive reimbursement for this activity.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>\$3,922.00 (40.00%)</p>
<p>196-29-15-7520</p> <p>03A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) SENIOR CITIZEN CENTER</p> <p>SENIOR CENTERS Open a fitness center in the lower level of the municipal building located at 27400 Southfield Road and purchase exercise equipment for the seniors. A fitness track will be constructed in the adjacent senior citizen park. These projects will be complete no later than December 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p>5,885.00</p>
		<p>TOTAL \$9,807.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF MADISON HEIGHTS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>195-21-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Funds will be used to construct a garage to house the transportation vehicles purchased with prior years funding to provide transportation for the senior citizens and disabled on the barrier free trails at Suarez Friendship Woods Park located in CT 1812, BG 1. This project will begin in the spring of 1995 and completed by fall of 1995.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p>\$39,619.00</p>
<p>196-21-15-7075</p> <p>15</p>	<p>CODE ENFORCEMENT (A) (2)</p> <p>CODE ENFORCEMENT Retain code enforcement personnel to ensure that all property owners comply with the codes and ordinances of Madison Heights. Activities will include on-site inspections for residential, commercial and adjoining properties for code violations and initiation of appropriate enforcement actions. Educate property owners about self-help actions and refer cited parties to bodies for compliance assistance. Additional responsibilities will include preparation of documents, reporting procedures, inspections and court appearances. Code enforcement activities paid with CDBG funds may only be conducted in the following areas:</p> <p>(1) CT 1810, BGs 1 (61.56% L/M) and 2 (47.38%) (2) CT 1811, BG 3 (43.98% L/M) (3) CT 1812, BGs 4 (42.78% L/M) and 5 (46.17% L/M) (4) CT 1813, BGs 1 (47.87% L/M), BG 2 (37.42% L/M) and BG 3 (89.93% L/M) (5) CT 1814, BGs 3 (40.67% L/M), BG 4 (47.47% L/M), BG 6 (42.38% L/M) (6) CT 1815, BG 4 (42.42% L/M), BG 5 (51.52% L/M), BG 6 (62.75% L/M), BG 7 (47.08% L/M) and BG 8 (78.70% L/M) (7) CT 1816, BG 1 (41.84% L/M) and BG 2 (52.61% L/M)</p> <p>This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.202 (c)</p>	<p>30,815.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF MADISON HEIGHTS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-21-15-7305</p> <p>14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (3)</p> <p>SINGLE-UNIT RESIDENTIAL Provide minor home repairs for low and moderate income people. These funds will ensure that people will not be unduly burdened with financial hardships due to the code enforcement program. This program is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	<p align="right">881.00</p>
<p>196-21-15-7420</p> <p>05</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>PUBLIC SERVICES (GENERAL) Provide a home chore services program for senior citizen and handicapped residents of the city. Services include lawn maintenance, snow removal, shrub pruning, window cleaning and minor exterior repairs. This program is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p align="right">22,010.00 (11.10%)</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF MADISON HEIGHTS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-21-15-7595 03K	<p>PUBLIC FACILITIES AND IMPROVEMENTS STREET IMPROVEMENTS (A) (1)</p> <p>STREET IMPROVEMENTS</p> <p>1. Alger Street - 2,060 lineal feet from I-96 on the south to Lincoln Road on the north. CT1815, BG 4 (42.4% low and moderate income) CT1815, BG 5 (51.5% low and moderate income)</p> <p>2. Tawas Street - 1,570 lineal feet from Barrett on the south to Lincoln Road on the north. CT1816, BG 2 (52.6% low and moderate income)</p> <p>3. Battelle Street -- 1,550 lineal feet from Barrett on the south to Lincoln Road on the north. CT1816, BG 2 (52.6% low and moderate income)</p> <p>Reconstruct existing gravel base and install new curbs, gutter, and concrete pavement. New sewers, catch basins and approaches will be constructed, damaged sidewalk will be replaced.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	80,371.00
196-21-15-7645 21A	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION</p> <p>Fund the administration of the CDBG program at the local level.</p> <p>AUTHORITY: 24CFR 570.206 (a) (1)</p>	24,651.00 (12.43%)
		TOTAL \$198,347.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF NORTHVILLE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION										
<p>196-22-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Provide funding to perform barrier free renovations to the following municipal buildings:</p> <table border="0"> <tr> <td>Allen Terrace Housing</td> <td>401 High Street</td> </tr> <tr> <td>City Hall</td> <td>215 W. Main Street</td> </tr> <tr> <td>Dept. of Public Works</td> <td>650 Doheny Drive</td> </tr> <tr> <td>Northville Comm. Center</td> <td>303 W. Main Street</td> </tr> <tr> <td>Senior Citizen Center</td> <td>215 W. Cady Street</td> </tr> </table> <p>These activities will help meet the Americans with Disabilities Act requirements. The activity will start when funds are released.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201(k)</p>	Allen Terrace Housing	401 High Street	City Hall	215 W. Main Street	Dept. of Public Works	650 Doheny Drive	Northville Comm. Center	303 W. Main Street	Senior Citizen Center	215 W. Cady Street	<p align="right">\$7,200.00</p>
Allen Terrace Housing	401 High Street											
City Hall	215 W. Main Street											
Dept. of Public Works	650 Doheny Drive											
Northville Comm. Center	303 W. Main Street											
Senior Citizen Center	215 W. Cady Street											
<p>196-22-15-7645</p> <p>21A</p>	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Fund the administration of the CDBG program at the local level.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	<p align="right">800.00 (10.00%)</p>										
		<p align="right">TOTAL \$8,000.00</p>										

1995-1996 CDBG PROJECT SUMMARY

CITY OF NOVI

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-23-15-7420</p> <p>05A</p> <p>05E</p> <p>05G</p> <p>05D</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES (1) (\$14,000) Retain a Senior Citizen Center Manager to coordinate and plan daily activities exclusively for senior citizens. This activity is ongoing. AUTHORITY: 24 CFR 570.201 (e)</p> <p>TRANSPORTATION SERVICES (2) (\$15,000) Fund the administration and operation of the Novi Senior Citizen Transportation program, including the wages of drivers and Transportation Coordinator. This activity is ongoing. These positions will benefit senior citizens in the community. This program is ongoing. Time forms must be submitted to receive reimbursement for these activities.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>BATTERED AND ABUSED SPOUSES (3) (\$3,000) Funds will be made available to HAVEN to provide services for battered and abused spouses who are residents of the City of Novi. Activities will begin when funds are released in 1995. The City must execute a written contract with HAVEN that specifies services, funding level and time frames.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>YOUTH SERVICES (4) (\$3,065) Funds will be made available to provide "camp" scholarships for low and moderate income youth. This activity will take place during the summer of 1995.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p align="right">\$35,065.00 (31.07%)</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF NOVI

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-23-15-7570</p> <p>03L</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SIDEWALK IMPROVEMENTS (A) (1)</p> <p>SIDEWALKS Construct Safety Paths in two areas: (1) East Lake Drive -- 6,000 lineal feet five foot wide from 14 Mile Road to 13 Mile Road located in CT 1360, BG 3 (48.5% low and moderate income persons)</p> <p>(2) South Lake Drive -- 2,000 lineal feet five foot wide from the end of 13 Mile Road west to Lakeshore Park located in CT 1361, BG 4 (72.2% low and moderate income persons)</p> <p>These activities will begin in Spring of 1995 and be completed in 1996.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p align="right">\$76,917.00</p>
<p>196-23-15-7645</p> <p>21A</p>	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Fund the administration of the CDBG program at the local level.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	<p align="right">877.00 (.78%)</p>
		<p align="right">TOTAL \$112,859.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF OAK PARK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-24-15-7030</p> <p>10</p>	<p>REMOVAL OF ARCHITECTURAL BARRIERS (A) (2)</p> <p>BARRIER FREE IMPROVEMENTS Provide barrier free improvements to the City's parks to meet the Americans with Disabilities Act: (1) Shepard Park located north of Oak Park Blvd. between Church and Coolidge; (2) Key Park located north of Nine Mile Road between Scotia and eastwood; (3) Lessenger Park located north of Capital Street east of Meyers Street.</p> <p>These projects will begin when funds are available and funds will be allocated for the next five years.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p>\$40,375.00</p>
<p>196-24-15-7075</p> <p>15</p>	<p>CODE ENFORCEMENT (A) (2)</p> <p>CODE ENFORCEMENT Retain a code enforcement officer to enforce various city codes and ordinances. This activity is ongoing.</p> <p>There are three eligible areas bounded by:</p> <p>(1) Lincoln, Gardner, Victoria, Coolidge, Oak Park, Scotia, Northfield, Roanoke, Oak Park, Manistee, Nine Mile, Sussex, Rosemary, Church, Oak Park, Marlow, Beverly, Oak Park and the western city limit north to Lincoln.</p> <p>(2) Gardner, Talbot, northern and eastern city limits.</p> <p>(3) Nine Mile, Roanoak, Kenwood, Meadowlark, Oak Park, Western city boundary, southern city boundary Rosewood, Capital, and Coolidge.</p> <p>AUTHORITY: 24 CFR 570.202 (c)</p>	<p>41,893.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF OAK PARK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-24-15-7240 14A	<p>REHABILITATION (A) (2) HOUSING REHABILITATION</p> <p>SINGLE FAMILY RESIDENTIAL Funds will be provided to rehabilitate additional homes in the city under the Oakland County Home Improvement Program This activity will take place when funds become available</p> <p>AUTHORITY: 24 CFR 570.202 (b) (2)</p>	<p>\$43,822.00</p>
196-24-15-7420 05A	<p>PUBLIC SERVICES (A) (2)</p> <p>SENIOR SERVICES Administer a home chore program for income-qualified senior and handicapped residents. The program will include, but is not limited to: grass cutting, leaf raking, installing screen and storm windows, weatherstripping, cleaning gutters, downspouts, etc. This is an on-going activity. Time forms must be submitted to receive reimbursement for this activity.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>43,822.00 (20.63%)</p>
196-24-15-7645 21A	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Fund the administration of the CDBG program at the local level.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	<p>42,500.00 (20%)</p>
		<p>TOTAL \$212,412.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF ORCHARD LAKE VILLAGE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-60-15-7420</p> <p>05A</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES Contract with the Mature Mingler Organization to administer a variety of Home Chore service activities for senior citizens per OCCD guidelines. The written contract should specify time frame, services and funding level. Home chores include but are not limited to the following: lawn mowing, leaf raking, window washing, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p align="right">\$3,200.00 (40%)</p>
<p>196-60-15-7520</p> <p>03A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (3)</p> <p>SENIOR CENTERS Rent building space at 7273 Wing Lake Road for use as a senior citizen activity center by the Mature Minglers. This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p align="right">4,800.00</p>
		<p align="right">TOTAL \$8,000.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF PLEASANT RIDGE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-25-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Make barrier free improvements to city hall, 12925 Woodward Avenue and the community center, 4 Ridge Road to comply with the 1990 Americans with Disabilities Act.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p align="right">\$3,732.00</p> <p align="right">(includes \$600.00 to total the allocated amt)</p>
<p>196-25-15-7420</p> <p>05A</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES Funding for a home chore program for senior citizen and handicap households. Services will include, but are not limited to: grass cutting, leaf raking, installing screens and storm windows, weatherstripping, cleaning gutters and downspouts, etc. This program is ongoing and will progress throughout the year. If a third party agency is retained the city must execute a written contract specifying services, time duration, etc. Time forms must be submitted to be reimbursed for this activity.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p align="right">2,668.00</p> <p align="right">(33.35%)</p>
<p>196-25-15-7670</p> <p>20</p>	<p>PLANNING AND MANAGEMENT (3)</p> <p>PLANNING Monies for the city's Community and Economic Development Coordinator salary.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	<p align="right">1,533.00</p> <p align="right">(19.16%)</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF PLEASANT RIDGE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-25-15-7645 21A	ADMINISTRATION (3) FAIR HOUSING ACTIVITIES To further fair housing in Oakland County. Funding will be expended throughout the program year. AUTHORITY: 24 CFR 570.206 (a) (1)	67.00 (.84%)
		TOTAL \$8,000.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF ROCHESTER

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-26-15-7595</p> <p>03K</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS STREET IMPROVMENTS (A) (1)</p> <p>STREET IMPROVEMENTS Wilcox Street between Fourth Street and Third Street will be scarified, grade adjusted and reconstructed with curb and gutter along existing sidewalk. Located in CT 1911, BG 4 (38.3% low and moderate income people) This project will begin in September 1995 and be completed November 1995.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p>\$30,459.00</p>
		<p>TOTAL \$30,459.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF ROCHESTER HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-61-15-7582</p> <p>03K</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SPECIAL ASSESSMENTS (A) (1)</p> <p>STREET IMPROVEMENTS Pay street improvement special assessments for income eligible households on the following streets:</p> <p>(1) Belle Cone Gardens, Homestead Acres and Sunnyvale Gardens: Alida, South Boulevard to Alsdorf; Samuel, South Boulevard to Alsdorf; Mildred, South Boulevard to Alsdorf; Cone, South Boulevard to Alsdorf; Dearborn, South Boulevard to Ruby; Grace, Crooks to Livernois; Ruby, Crooks to Livernois; and Alsdorf, Crooks to Cone;</p> <p>(2) Martin Farms Subdivision: Hazelton, from South Boulevard to north of Shortridge; Orchardview, from South Boulevard to Shortridge; Grace, from west of Hazelton to east of Orchardview; and Shortridge, from east of Donaldson to Orchardview.</p> <p>(3) Gilsam: Gilsam from Crooks to east subdivision limits (approximately 0.24 miles).</p> <p>The general scope of the work will consist of 4" asphalt paving placed 22 feet wide over a prepared gravel base with 2 to 3 foot shoulders. Ditching limited to 24" depth from the edge of the pavement with driveway culverts. Gravel driveways will be paved with 4" asphalt to the property line. All ditch and shoulder areas will be restored with sod and seed. The work will proceed when authorization is received and completed within one year of the approval date.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p>\$179,043.00</p>
		<p>TOTAL \$179,043.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF SOUTH LYON

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

<p>196-23-15-7570</p> <p>03L</p>	<p>PUBLIC IMPROVEMENTS AND FACILITIES SIDEWALK IMPROVEMENTS (A) (1)</p> <p>SIDEWALKS Construct a pedestrian walkway/bike path 8' wide concrete or 10' wide asphalt 1320 lineal feet to continue the rail/trail funded under the Transportation Enhancement Activity by the Federal Highway Administration. In addition landscape, brickscape, including equipment in one or more passive areas with benches, tables and a water fountain will be developed. This activity will take place in CT 1390, BG5 (48.3% low and moderate income people). This project will start in mid-June 1995 and be completed by November 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICE WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p align="right">\$28,697.00</p>
		<p align="right">TOTAL \$28,697.00</p>

1995-1996 CDBG PROJECT SUMMARY .

CITY OF SYLVAN LAKE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-28-15-7305 14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide a minor home repair program for eligible low and moderate income households. This multi-year activity is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	<p>\$7,500.00</p>
<p>196-28-15-7420 05A</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES Provide a chore program for eligible households. The program is designed for senior citizens and the handicapped. Chores include, but are not limited to: minor interior and exterior cleaning, lawn mowing, snow removal, gutter cleaning, leaf raking, etc. This multi-year activity is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>500.00 (6.25%)</p>
		<p>TOTAL \$8,000.00</p>

1995-1996 CDBG PROJECT SUMMARY

CITY OF TROY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-29-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide a minor home repair program for eligible low and moderate income households. The city must execute a written contract if an agency is retained to provide these services. Type of service, time duration and funding amount must be specified</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	\$8,555.00
196-29-15-7420 05A	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES Provide a chore program for eligible households. Chores include, but are not limited to, minor interior and exterior cleaning, lawn mowing, snow removal, gutter cleaning, leaf raking, etc., in accordance with OCCD guidelines. This is an ongoing activity</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	34,217.00 (15.60%)
196-29-15-7645 21A	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Fund the administration of the CDBG program at the local level.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	8,554.00 (4%)
		TOTAL \$219,333.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF WALLED LAKE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-30-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide a minor home repair program for eligible low and moderate income households. The city must execute a written contract if an agency is retained to provide these services. Type of service, time duration and funding amount must be specified</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	\$20,106.00
196-30-15-7420 05A	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES Provide a chore program for eligible households. The program is designed for senior citizens and the handicapped. Chores include, but are not limited to: minor interior and exterior cleaning, lawn mowing, snow removal, gutter cleaning, leaf raking, etc. This multi-year activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	13,205.00 (39.64%)
		TOTAL \$33,311.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF WIXOM

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-31-15-7235 16B	<p>HISTORIC PRESERVATION (B) (2)</p> <p>NON-RESIDENTIAL HISTORIC PRESERVATION Two projects will continued to be undertaken to address blighted conditions on a spot basis:</p> <p>(1) (\$7,000) Wixom Munshaw Barn Preservation - The barn is located on city property immediately east of the Municipal Civic Center on the south side of Pontiac Trail. Improvements will be made to the structure and the building will be repainted;</p> <p>(2) (\$1,754) Wixom Museum/Tiffen House - The facility is located at 687 Wixom Road on the southwest corner of the intersection of Wixom Road and Maple Road. Activities will include: (1) extend the western fence to the northerly limits, (2) landscape along the fence, (3) paint and caulk the museum exterior, (4) replace rotted flooring in barn and (5) Weatherize and paint the barn exterior.</p> <p>These projects will begin when funds are released and conclude in October 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS AND OBTAIN CLEARANCE FROM THE STATE OF MICHIGAN HISTORY DIVISION FOR THESE PROJECTS.</p> <p>AUTHORITY: 24 CFR 570.202 (d)</p>	\$8,754.00

1995-1996 CDBG PROJECT SUMMARY

CITY OF WIXOM

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-31-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide a minor home repair program for eligible low and moderate income households. The city must execute a written contract if an agency is retained to provide these services. Type of service, time duration and funding amount must be specified</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	\$1,753.00
196-31-15-7420 05G	<p>PUBLIC SERVICES (A) (3)</p> <p>BATTERED AND ABUSED SPOUSES Provide funds to HAVEN (Help Against Violent Encounters Now). The city must execute a written contract with HAVEN specifying services, duration, funding level, etc. This activity will begin when funds are released and conclude when the funds are expended. Please contact the Community Development Division prior to obligating or expending these funds.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	1,314.00 (2.96%)

1995-1996 CDBG PROJECT SUMMARY

CITY OF WIXOM

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-31-15-7440</p> <p>03F</p>	<p>RECREATIONAL FACILITIES (A) (2)</p> <p>PARKS, RECREATIONAL FACILITIES Continuation from 1994 program year: Install lighting and landscaping around the existing municipal parking lot west of the Civic Center. These improvements will provide passive recreational facilities for residents who use the commercial facilities. The project will begin in June and conclude in October 1995 This area is located in CT 1331, BG 1 that contains 44.71 percent low and moderate income people.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.208 (a) (2)</p>	<p>\$32,494.00</p>
		<p>TOTAL \$44,315.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ADDISON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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196-32-15-7420 05A	PUBLIC SERVICES (A) (3) SENIOR SERVICES (1) (\$4,474) Retain a Senior Citizen Hostess and a Federal Commodities Program Coordinator to assist with the senior citizen program. This is an on-going activity. (2) (\$1,800) Retain a Senior Citizen Outreach Worker to assist senior citizens by assessing their needs and referring them to social service agencies for assistance. This is an on-going activity. Time sheets must be submitted to receive reimbursement for these activities. The Township must execute a written contract with OLHSA specifying funding level, services, time frame, etc. AUTHORITY: 24 CFR 570.201 (e)	\$6,274.00 (30.62%)
196-32-15-7520 03A	PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (2) RECREATION FACILITIES Funding will be provided to construct a Gazebo in Labodie Park located at 1440 Rochester Road adjacent to the Senior Center. PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICE WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.201 (c)	14,215.00
		TOTAL \$20,489.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF BRANDON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-34-15-7420 05</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>PUBLIC SERVICES (GENERAL)</p> <p>Nonprofit Lighthouse North organization will provide emergency food, personal care items and home chore services to income eligible residents. The Township will reimburse the organization upon receiving appropriate receipts and documentation. The Township must execute a written contract with this agency to specify dates, services and funding levels.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	<p>3,215.00 (6.57%)</p>
<p>196-34-15-7440 03F</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS RECREATIONAL FACILITIES (A) (2)</p> <p>PARKS, RECREATIONAL FACILITIES</p> <p>Renovations will take place in Crossman Park located at the corner of Ball and Cedar Streets within Ortonville village limits. This activity will consist of asphalt slab replacement and installation of break-a-way basketball hoop for two basketball courts. Extend foul line fencing on Diamond No. 2 (110 feet) and replace approx 190 lineal feet of park fencing along Cedar Street. The project benefits CT 1221, BG2 containing 40.4% L/M income people. This project will begin when funds become available and be completed October 1996.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p>\$4,380.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF BRANDON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-34-15-7520 03F	PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (3) SENIOR CENTERS Purchase recreational supplies, a VCR, television, tables and chairs, typewriter and supplies, and coffee maker for the Senior Citizen Center. In addition, compile and distribute a newsletter for senior residents. AUTHORITY: 24 CFR 570.201 (c)	10,950.00
		TOTAL \$48,925.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF COMMERCE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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<p>196-35-15-7240</p> <p>14A</p>	<p>REHABILITATION (A) (2) HOUSING REHABILITATION</p> <p>SINGLE FAMILY RESIDENTIAL Funds will be provided to rehabilitate additional homes in the Township under the Oakland County Home Improvement Program. This activity will take place in conjunction with the county expenditures.</p> <p>AUTHORITY: 24CFR 570.202. (b) (2)</p>	<p>\$36,764.00</p>
<p>196-31-15-7305</p> <p>14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide a minor home repair program for eligible low and moderate income households. The city must execute a written contract if an agency is retained to provide these services. Type of service, time duration and funding amount must be specified.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	<p>2,630.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF COMMERCE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-35-15-7420	PUBLIC SERVICES (A) (3)	\$20,250.00 (27.16%)
	Fund five public service activities:	
05	PUBLIC SERVICES (GENERAL) (1) (\$1,425) Contract with OLHSA to provide chore services to eligible households throughout the township and a senior home safety program . These services will only include those identified under current CDBG guidelines on an as needed basis. AUTHORITY: 24 CFR 570.201 (e)	
05A	SENIOR SERVICES (2) (\$9,036) Contract with the mercy center of Farmington Hills for delivery of hot meals to homebound senior citizens. Mercy Center has a "Meals on Wheels" contract to provide the hot lunch program at the Richardson Senior Center. There is a need to deliver approximately 650 meals per month based on five days per week, one meal per day, from the Richardson Center. This activity is ongoing. NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY. AUTHORITY: 24 CFR 570.201 (e)	
05G	BATTERED AND ABUSED SPOUSES (3) (\$1,900) HAVEN will provide services for battered women and children. The township must execute a written contract with HAVEN specifying services, funding level, duration, etc. Bills and documentation must be presented to receive reimbursement. NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY. AUTHORITY: 24 CFR 570.201 (e)	

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF COMMERCE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
05	<p>(4) (\$5,989) OPEN DOOR OF UNION LAKE, INC. This agency will provide emergency food, clothing, referral services and financial aid to low and moderate income residents. The township must execute a written contract with this agency specifying services, funding level, duration , etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201. (e)</p>	
05D	<p>(5) (\$1,900) YOUTH ASSISTANCE AGENCIES The township will provide memberships and other associated cost for low and moderate income youth residents to agencies serving Commerce Township (Lakes Area and Huron Valley) with programs such as summer camp or skill building and counselling.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201. (e)</p>	
196-35-15-7670	<p>PLANNING AND MANAGEMENT (A) (3)</p> <p>PLANNING Revise the current Zoning master Plan for the southeast corner of the township to accommodate the new highway connector and update of the water and sewer utilities that have been installed. This study will begin in the summer of 1995 and be completed in the fall of 1995.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	<p align="right">\$14,900.00 (19.99%)</p>
		<p align="right">TOTAL \$74,544.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF GROVELAND

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-36-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Renovations to the township hall to modify the bathrooms to comply with the Americans with Disabilities Act will take place during the 1995 funding year, located at 4695 Grange Hall Road.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p> <p>NOTE: \$1,935.00 included from contingency</p>	<p>\$8,934.00</p> <p>see note</p>
<p>196-36-15-7305</p> <p>14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Continue a minor home repair program for low and moderate income households. The program will conform to Oakland County Community Development guidelines.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (2)</p>	<p>3,500.00</p>

1995-1996 CDBG PROJECT SUMMARY .

TOWNSHIP OF GROVELAND

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-36-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>05 PUBLIC SERVICES (GENERAL) (1) (\$2,190) Lighthouse North, a nonprofit organization, will provide various services for low and moderate income households. The township must execute a written contract with Lighthouse North specifying services, contract amount and duration. Lighthouse North must submit bills and receipts to the township to receive payment.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201(e)</p> <p>05G BATTERED AND ABUSED SPOUSES (2) (\$875) HAVEN will provide services for battered women and children. The township must execute a written contract with HAVEN specifying services, funding level, duration, etc. Bills and documentation must be presented to receive reimbursement.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>\$3,065.00 (15.82%)</p>
196-36-15-7670	<p>PLANNING AND MANAGEMENT (A) (3)</p> <p>20 PLANNING Update the existing codified ordinance to provide residents with latest zoning ordinances.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	<p>3,875.00 (20%)</p>
TOTAL \$19,374.00		

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF HIGHLAND

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-37-15-7529 14C	<p>REHABILITATION PUBLIC HOUSING MODERNIZATION (A) (2)</p> <p>SENIOR HOUSING UNIT Installation of a central Air Conditioning/Ventilation system in Highland Haven, a 32 unit apartment complex serving senior citizens exclusively. This project is located on Duck Lake Road approximately 1/4 mile south of Highland Road. in CT 1313, BG 3.</p> <p>AUTHORITY: 24 CFR 570.202 (a)(2)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICE WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p>\$79,092.00</p>
		TOTAL \$79,092.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF HOLLY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-38-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>Three agencies will be funded. They are:</p> <p>05G BATTERED AND ABUSED SPOUSES (1) (\$1,315) HAVEN will assist battered women and children. The township must execute a written contract with HAVEN specifying services, duration, funding level, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05 PUBLIC SERVICES (GENERAL) (2) (\$1,315) Lighthouse North will provide food, clothing and personal items for low and moderate income people. The township must execute a written contract with this agency specifying services, funding level, duration, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05 PUBLIC SERVICES (GENERAL) (3) (\$2,341) Oakland Livingston Human Service Agency will provide chore services for eligible low and moderate income households. The township must execute a written contract with this agency specifying services, funding level, duration, etc. Chores include: cleaning, lawn mowing, leaf raking, brush and snow removal.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	\$4,971.00 (40%)

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF HOLLY

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

<p>196-38-15-7670 20</p>	<p>PLANNING AND MANAGEMENT (3) PLANNING Update the Township Master Plan and zoning ordinances. Funds will be expended between July 1995 and June 1996. AUTHORITY: 24 CFR 570.205 (a)</p>	<p align="right">\$2,485.00 (20%)</p>
		<p align="right">TOTAL \$12,429.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF INDEPENDENCE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-39-15-7030</p> <p>10</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS (1) (\$7,074) Provide barrier free playground equipment for Sashabaw Plains Park , 5620 Maybee Road</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS (2) (\$7,784) Add handrails to the front entrance of the Independence Township Library, 6495 Clarkston Road. In addition, purchase signage and telecommunication device for the hearing impaired.</p> <p>These activities will help the Township comply with the Americans with Disabilities Act and will begin in 1995 and conclude in 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p align="right">\$14,858.00</p>
<p>196-39-15-7300</p> <p>14A</p>	<p>REHABILITATION EMERGENCY REHABILITATION PROGRAM (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide an emergency home repair program per OCCD guidelines to eligible low and moderate income people. This program is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (b) (2)</p>	<p align="right">6,718.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF INDEPENDENCE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-39-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>ATTENTION: The township must execute written contracts with any outside agencies providing the following services. These contracts must specify duration, services, funding, etc.</p> <p>Fund six service activities:</p>	<p>\$24,860.00 (37%)</p>
05G	<p>BATTERED AND ABUSED SPOUSES</p> <p>1. (\$2,630) HAVEN will assist battered women and children. Bills and invoices must be submitted to receive reimbursement for these activities.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
05B	<p>HANDICAP SERVICES</p> <p>2. (\$2,630) SCAMP will assist physically and mentally impaired children with a school and camp environment.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
05D	<p>YOUTH SERVICES</p> <p>3. (\$2,630) Clarkston Area Youth Assistance will counsel troubled youth in a camp environment.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
05	<p>PUBLIC SERVICES (GENERAL)</p> <p>4. (\$8,920) Home Chore - Township will provide chore services to senior and handicapped persons.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF INDEPENDENCE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
05	<p>PUBLIC SERVICES (GENERAL)</p> <p>5. (\$4,550) Lighthouse North will supply food and personal care needs for low to moderate income township residents.</p>	
	<p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
05A	<p>SENIOR SERVICES</p> <p>6. (\$3,500) Meals on Wheels provide hot meals to homebound senior citizens.</p>	
	<p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
	<p>AUTHORITY: 24 CFR 570.201(e)</p>	
196-39-15-7520	<p>PUBLIC FACILITIES AND IMPROVEMENTS</p> <p>SENIOR CITIZEN CENTER(A) (2)</p>	\$7,316.00
03A	<p>SENIOR CENTERS</p> <p>Purchase new and additional tables and chairs for the center located at 5980 Clarkston Road. This activity will take place during the 1995 funding year.</p>	
	<p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICE WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	
196-39-15-7670	<p>PLANNING AND MANAGEMENT (3)</p>	13,437.00
20	<p>PLANNING</p> <p>Update the Township Master Plan, prepare a new edition of the Guidebook updated zoning changes, to assist citizens with site planning and design; address environmental and ground water issues. Also complete the 1991 historic preservation study.</p>	(20%)
		TOTAL \$67,189.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF LYON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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<p>196-40-15-7030 10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Make barrier free improvements to Lyon Township Community Park located between I-96 and Grand River Avenue, west of Milford Road. The Township will acquire and construct barrier free play structures, construct paved pathways, install special surfaces to facilitate wheelchair access and acquire and install wheelchair accessible picnic tables. These activities will begin in July 1, 1995 and conclude June 30, 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p>\$18,682.00</p>
<p>196-40-15-7420 05G</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>BATTERED AND ABUSED SPOUSES HAVEN will assist battered women and children. The township must execute a written contract with HAVEN specifying services, funding level, duration, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>876.00 (2.29%)</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF LYON

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-40-15-7595 03K	<p>PUBLIC FACILITIES AND IMPROVEMENTS STREET IMPROVEMENTS (A) (1)</p> <p>STREET IMPROVEMENTS Reconstruct Griswold Road between Eight and Ten Mile roads and Nine Mile Road between Pontiac Trail and Griswold. Improvements include road base stabilization, intersection and drainage improvements. Activities will begin in July 1995 and June 1996.</p> <p>The roads are located in and service CT 1381, BG 1 that contains 60.17 percent low and moderate income people and CT 1390 BG 5 that contains 37.88 percent low and moderate income people.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	\$18,684.00
		TOTAL \$38,242.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF MILFORD

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

196-41-15-7030 10	BARRIER FREE IMPROVEMENTS (A) (2) REMOVAL OF ARCHITECTURAL BARRIERS Reconstruct doorways, bathrooms and other items as needed in the township Civic Center, 1100 Atlantic Street , Milford Village, to comply with the Americans with Disabilities Act. Activities will begin in June 1995 and conclude in May 1996. PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.201(k)	\$14,588.00
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1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF MILFORD

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

196-41-15-7520 03A	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (2)</p> <p>SENIOR CENTER To provide funding for the purchase of various equipment for the senior center located at 1100 Atlantic Street.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	\$1,315.00
		TOTAL \$19,848.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF OAKLAND

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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196-42-15-7420 05D	PUBLIC SERVICES (A) (3) YOUTH SERVICES Fund a tutorial program at the Blanche Simms Elementary School for low and moderate income students through the Lake Orion School system. A contract must be executed between the township and the school district specifying duration, services, funding level, etc. Activities will begin in September 1995 and conclude in June 1996. This is an on-going program. NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY. AUTHORITY: 24 CFR 570.201 (e)	\$8,512.00 (40.00%)
196-42-15-7530 03A	PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN VEHICLE (A) (1) SENIOR CENTERS Purchase a minibus for the Rochester/Rochester Hills/Oakland Township Older Persons Commission. CDBG procurement procedure must be followed. The minibus will be purchased after the funds are released in June 1995 and before July 1995. PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.207 (b) (1) (iii)	12,768.00
		TOTAL \$21,280.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ORION

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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<p>196-43-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS</p> <p>(1) (\$6,000) Provide funding to purchase equipment and books for the handicapped, hearing and sight impaired to be used at the Township Library located at 825 Joslyn Road</p> <p>(2) (\$36,019) Install an elevator at the Township Offices located at 2525 Joslyn Road to serve the handicapped residents in keeping with the Americans with Disabilities Act.</p> <p>These projects will begin when funds become available and will be completed by the end of 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201(k)</p>	<p>\$42,019.00</p>
<p>196-43-15-7300</p> <p>14A</p>	<p>REHABILITATION EMERGENCY HOME REPAIR (A) (2)</p> <p>SINGLE UNIT RESIDENTIAL</p> <p>Provide emergency repairs for low and moderate income residents. Repairs will be on an emergency basis to include but not limited to: Furnace repairs/replacement, roofs, well systems, septic systems and electrical repairs. Funds will be available when the need arises. This program will be consistent with the Oakland County Community Development Guidelines</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (b) (2)</p>	<p>8,754.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ORION

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-43-15-7420	PUBLIC SERVICES (A) (3)	
05A	<p>SENIOR SERVICES (1) (\$8,750) Fund nutrition aide position at the Orion Village/Township Senior Citizen Center. This person will implement the hot lunch program that serves seniors at the center and those who are homebound. The position also serves as a communication link between the center and resident seniors in the hospital or temporarily incapacitated. Time forms must be submitted to receive reimbursement for this activity.</p>	<p align="right">\$24,715.00 (31.17%)</p>
05E	<p>TRANSPORTATION SERVICES (2) (\$8,750) Retain a van driver to transport senior citizens throughout the municipality. Time forms must be submitted to receive reimbursement for this activity.</p>	
	<p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	
05A	<p>SENIOR SERVICES (4) (\$7,215) Publish and mail monthly newsletters and brochures for senior citizens. These publications will inform seniors about health screening, flu shots, nutrition programs and recreational activities. Activities will begin when funds are released.</p>	
	<p>AUTHORITY: 24 CFR 570.201 (e)</p>	

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ORION

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-43-15-7520 03A	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (2)</p> <p>SENIOR CENTERS Continue renovating the Senior Citizen Center, northeast corner of Church and Broadway streets in the Village of Lake Orion. Also, purchase recreational and vocational/education equipment for this facility. Activities will begin in June 1995 and conclude by June 30, 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	2,058.00
196-43-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide minor home repairs for low and moderate income residents. Repairs include: minor corrections to wiring and plumbing, heating systems, etc, in accordance with Oakland County Community Development guidelines. The township must execute a written contract with any outside agency providing services that specifies services, funding level, duration, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	1,750.00
		TOTAL \$79,296.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF OXFORD

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-44-15-7520 03A	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (2)</p> <p>SENIOR CENTERS Continue renovations to the senior citizen center, Oxford Veteran's Memorial Civic Center, 28 Washington Street, Village of Oxford, consisting of: Enlarge the water main and install a fire protection sprinkling system, install downstairs flooring and prepare work area, paint exterior, upgrade porch, and install a ramp and low-unit drinking fountain to meet ADA requirements. This program is ongoing.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	\$29,077.00
196-44-15-7420 05G	<p>PUBLIC SERVICES (A) (3)</p> <p>BATTERED AND ABUSED SPOUSES HAVEN will assist battered women and children. The township must execute a written contract with HAVEN specifying services, funding level, duration, etc. Funding will begin in June 1995 and conclude in May 1996.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	1,750.00 (4.85%)

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ROSE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-45-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Provide a minor home repair program for income eligible households in accordance with Oakland County Community Development guidelines. This program is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	\$18,076.00
196-45-15-7645 21A	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Monies for the administration of the local CDBG program.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	702.00 (3.11%)
196-45-15-7670 20	<p>PLANNING AND MANAGEMENT (3)</p> <p>PLANNING Update the Township's Master Plan and zoning ordinances. This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	3,817.00 (16.89%)
		TOTAL \$22,595.00

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ROYAL OAK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-46-15-7075 15	<p>CODE ENFORCEMENT (A) (2)</p> <p>CODE ENFORCEMENT Code enforcement activities will take place in all areas of the township. This activity is ongoing. Time forms must be submitted to document costs associated with code enforcement activities. CTs 1724 and 1725 overall 58.56 percent low and moderate income persons.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.202 (c)</p>	\$4,273.00
196-46-15-7104 04	<p>DEMOLITION (A) (1)</p> <p>CLEARANCE AND DEMOLITION Remove blighted and deteriorated vacant structures in eligible areas of the township. This activity is ongoing. CT 1725, 52.77 percent low and moderate income persons overall.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (d)</p>	9,240.00
196-46-15-7108 02	<p>DISPOSITION (A) (3)</p> <p>DISPOSITION Provide for the expenses associated with marketing and disposal of Township Urban Renewal property. This activity is ongoing.</p> <p>AUTHORITY: 24 CFR 570.201 (b)</p>	7,358.00
196-46-15-7040 03	<p>PUBLIC FACILITIES AND IMPROVEMENTS (B) (2)</p> <p>BEAUTIFICATION Purchase and place landscaping materials such as dirt and plants around public facilities. Activities to begin in May 1995.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	876.00

1995-1996 CDBG PROJECT SUMMARY .

TOWNSHIP OF ROYAL OAK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-46-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>Provide three public service activities:</p> <p>05E TRANSPORTATION SERVICES (1) (\$4,350) OLHSA will provide transportation services to the elderly, frail and low income residents of the township. This activity is ongoing. The township must execute a written contract with OLHSA specifying dates, services, funding, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05 PUBLIC SERVICES (GENERAL) (2) (\$8,698) Provide for eligible "FOOD PANTRY" expenses/reimbursement to volunteer service persons in the food distribution program this organization administers. Time forms must be submitted to receive reimbursement for this activity.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05 PUBLIC SERVICES (GENERAL) (3) (\$8,698) Provide a community oriented hotline/referral service implemented by telephone and service network to assist in the resolution of citizen complaints, i.e., township services and neighborhood concerns. The township must execute a written contract with provider specifying services, duration, funding, etc.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p align="right">21,746.00 (40%)</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF ROYAL OAK

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-46-15-7670	<p>PLANNING AND MANAGEMENT (3)</p> <p>PLANNING Contract a planning consultant for housing, economic development, comprehensive planning, economic development, comprehensive planning, land development, land sales, CDBG management and similar township needs. The township must execute a written contract specifying dates, services, funding, etc.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	<p align="right">10,873.00 (20%)</p>
		<p align="right">TOTAL \$54,366.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF SPRINGFIELD

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-47-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Make barrier free improvements to the library; 10900 Andersonville Road, Township Hall, 650 Broadway, Davisburg; Mill Pond Park, 495 Broadway; Hart Community Center 495 Broadway; Fire Stations No. 1, 700 Broadway; and No. 2 fire station, 10278 Rattalee Lake, Karl Shultz Park, Dilley Road; Shiawassee Basin Park and other township owned and/or operate facilities. Activities will begin in June 1995 and conclude in May 1997. Improvements will enable the township to comply with the 1990 Americans with Disabilities Act. This activity is ongoing.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p>\$8,004.00</p>

1995-1996 CDBG PROJECT SUMMARY .

TOWNSHIP OF SPRINGFIELD

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-47-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>Fund three public service activities:</p> <p>05 (1) (\$9,009) Neighbor for Neighbor will distribute food and personal care items to eligible low and moderate income households.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05 (2) (\$3,000) Lighthouse North will provide food, clothing, medical assistance, senior outreach, weatherization and handicap accessibility for those households that meet current income guidelines.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05B (3) (\$4,000) North West Oakland Community Services will serve approximately 100 handicapped and 50 senior citizens in Springfield.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>The township must execute written contracts with each agency that specify funding amounts, time frames, services, etc.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>\$16,009.00 (40%)</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF SPRINGFIELD

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-47-15-7595 03K</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS STREET IMPROVEMENTS (A) (1)</p> <p>STREET IMPROVEMENTS Reconstruct and pave Oakhill Road between Holly Road and Dixie Highway approximately 1500 feet. This gravel road services two mobile home parks that contain 900 mobile homes. Activities will begin in 1995. Oakhill Road is located in CT 1260, BG 1 that contains 42.04 percent low and moderate income people. Continuation of 1994 project.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p align="right">\$16,009.00</p>
		<p align="right">TOTAL \$40,022.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF WEST BLOOMFIELD

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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<p>196-48-15-7420</p> <p>05A</p>	<p>PUBLIC SERVICES (A) (3)</p> <p>SENIOR SERVICES The Mature Mingler's Organization and the Parks and Recreation Department will carry out seven public service activities for West Bloomfield Township senior citizens:</p> <p>(1) (\$3,000) Group Counseling - Use funds to provide a non-threatening environment for senior citizens to improve problem solving abilities and address difficulties such as illness, age related problems, and low self-esteem. This activity will provide 48 hours of counseling time.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>(2) (\$3,000) Homebound Meals - Provide assistance to senior citizens who participate in the homebound meals program. These meals are delivered on a regular basis to individuals who are limited in their ability to shop and prepare meals in their home.</p> <p>NOTE: CURRENT **PERSON** DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>(3) (\$8,126) Information/Referral Services - Process requests for information regarding medical insurance, legal issues, home health care agencies, housing options, emergency food sources and social security. Referrals for information and needed services come from the clients themselves, family members, doctors, nurses, police, ministers and friends.</p> <p>(4) (\$13,496) Home Chore - Perform home chore tasks for senior citizens within the township. These housekeeping tasks are a necessary part of home maintenance.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p>	<p>\$54,176.00 (40%)</p>
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1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF WEST BLOOMFIELD

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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	<p>(5) (\$6,347) Senior Program Support - The Park and Recreation Department will provide Senior Citizen Program activities scheduled on a regular basis. Fund will provide materials, escorts on field trips and other program support. Time forms must be submitted to receive reimbursement for personnel costs.</p> <p>(6) (\$13,477) Senior Program Supervision - Fund a portion of the costs related to direct supervision of the Park and Recreation Commission's expanding senior citizen program. Time forms must be submitted to receive reimbursement for these expenses.</p> <p>(7) (\$6,730) Senior Citizen Program Administration - Fund a portion of the costs related to the general management, oversight and coordination of the Park and Recreation Commission's expanding senior citizen program. Time forms must be submitted to receive reimbursement.</p> <p>NOTE: A WRITTEN CONTRACT MUST BE EXECUTED BETWEEN MATURE MINGLERS AND THE TOWNSHIP SPECIFYING SERVICES, FUNDING , DURATION, ETC.</p> <p>These activities are ongoing.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	
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1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF WEST BLOOMFIELD

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-48-15-7520</p> <p>03A</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (3)</p> <p>SENIOR CENTERS Lease three locations for the Senior Citizens Program:</p> <p>(\$9,317) Mature Minglers will lease space at Booth School, 7273 Wing Lake Road, Birmingham, MI 48010.</p> <p>(\$6,665) West Bloomfield Park and Recreation will lease space at: Holy Spirit Church, Fellowship Hall, 4800 Orchard Lake Road, West Bloomfield, MI 48030; and</p> <p>29,797 Fire Station No. 4, Community Room, 5842 Greer Road, West Bloomfield, MI 48033.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p>\$15,982.00</p>
<p>196-48-15-7670</p> <p>20</p>	<p>PLANNING AND MANAGEMENT (3)</p> <p>PLANNING Funds will be used for digital photogrammetric mapping of the Township to provide a new base data for enforcement of land use, zoning and environmental protection ordinances. These monies will be obligated when HUD releases funding. A completion date has not been established.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	<p>27,088.00 (20%)</p>
		<p>TOTAL \$135,441.00</p>

1995-1996 CDBG PROJECT SUMMARY

TOWNSHIP OF WHITE LAKE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-49-15-7030 10	<p>BARRIER FREE IMPROVEMENTS (A) (2) REMOVAL OF ARCHITECTURAL BARRIERS Install new exterior doors, water fountain, and wheelchair ramp at Township Hall, 7525 Highland Road; wheelchair ramps, sidewalk improvements and barrier free bathrooms at Dublin Senior Center, 685 Union Lake Road; water fountain at Community Center, 7500 Highland Road. Activities will begin in July 1995 and conclude in December 1995.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.201 (k)</p>	\$10,899.00
196-49-15-7625 030	<p>PUBLIC FACILITIES AND IMPROVEMENTS SEWER SYSTEM IMPROVEMENTS (A) (1)</p> <p>SEWER IMPROVEMENTS Sewers will be engineered and constriin the English Villa Subdivision located in the area of Kingston Road and Pontiac Lake Road. Lots 50 to 400 will be serviced with the sewer system. This activity will begin when funds are made available and completed within six months. CT 1300, BG 9 (44.1 % low and moderate income persons).</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.201c)</p>	65,730.00
196-49-15-7670 20	<p>PLANNING AND MANAGEMENT (3) PLANNING Update the Township's Master Plan that has not been updated since 1984. This is an on-going activity.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS. AUTHORITY: 24 CFR 570.205 (a)</p>	19,157.00 (20%)
		TOTAL \$95,786.00

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF BEVERLY HILLS

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

<p>196-50-15-7305</p> <p>14A</p>	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Birmingham Area Senior Coordinating Council (BASCC) will provide minor home repair services for low and moderate income residents of the community. Repairs include but are not limited to: electrical, plumbing, heating, roof repairs, etc., in accordance with OCCD guidelines. The village must execute a written contract with BASCC specifying services, funding, duration, etc.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	<p>\$3,655.00</p>
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1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF BEVERLY HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-50-15-7420	<p>PUBLIC SERVICES (A) (3)</p> <p>A. (\$7,162) Birmingham Area Senior Coordinating Council will provide two services:</p> <p>05E TRANSPORTATION SERVICES (1) (\$2,484) Retain a senior/handicap transportation dispatcher. Time forms must be submitted to receive reimbursement for this activity.</p> <p>05 PUBLIC SERVICES (GENERAL) (2) (\$4,678) Provide chore services such as cleaning, yard work, snow removal to eligible low and moderate income residents.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>05G BATTERED AND ABUSED SPOUSES B. (\$877) HAVEN will assist battered women and children.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>The village must execute written contracts with these agencies specifying services, funding, duration, etc.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	<p>\$8,039.00 (40%)</p>
196-50-15-7520	<p>PUBLIC FACILITIES AND IMPROVEMENTS SENIOR CITIZEN CENTER (A) (3)</p> <p>03A SENIOR CENTERS Provide funding to install equipment in the Senior Center at 2121 Midvale located in Birmingham.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN CONTRACTING FOR THESE SERVICES.</p>	<p>4,325.00</p>

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF BEVERLY HILLS

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
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196-50-15-7670 20	PLANNING/MANAGEMENT (3) PLANNING Contract a planning consultant to update the Village Master Plan. This activity is ongoing. AUTHORITY: 24 CFR 570.205 (a)	\$3,580.00 (17.81%)
196-50-15-7645 21D	ADMINISTRATION (3) FAIR HOUSING ACTIVITIES Purchase a corporate member from the Oakland County Center for Open Housing (OCCOH). AUTHORITY: 24 CFR 570.206 (c)	500.00 (2.49%)
		TOTAL \$20,099.00

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF HOLLY

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

<p>196-52-15-7235</p> <p>16B</p>	<p>HISTORIC PRESERVATION (B) (2)</p> <p>NON-RESIDENTIAL HISTORIC PRESERVATION Historic Water Works Building, 612 South Broad Street, Village of Holly, will be rehabilitated. Activities to be completed include: replace ceilings, replace flooring, install furnace and correct electrical problems. This structure has been cleared through the Michigan History Bureau. This activity is ongoing.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.202 (e)</p>	<p align="right">\$1,752.00</p>
<p>196-52-15-7300</p> <p>14A</p>	<p>REHABILITATION EMERGENCY REHAB PROGRAM (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Emergency housing rehabilitation activities will be available for low and moderate income people. Each household assisted must be determined to meet low and moderate income criteria prior to initiating the work. The village must execute a written contract with any outside agency to provide this service specifying time frame, services, funding, etc. This program is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (b) (2)</p>	<p align="right">3,505.00</p>

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF HOLLY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-52-15-7305 14A	<p>REHABILITATION MINOR HOME REPAIR (A) (2)</p> <p>SINGLE-UNIT RESIDENTIAL Minor housing rehabilitation activities including sidewalk repair will be available for low and moderate income people. Each household assisted must be determined to meet low and moderate income criteria prior to initiating the work. The village must execute a written contract with any outside agency to provide this service specifying time frame, services, funding, etc. This program is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.202 (a) (1)</p>	\$19,197.00
196-52-15-7420 05	<p>PUBLIC SERVICES (A) (3)</p> <p>PUBLIC SERVICES (GENERAL) A home chore program will be made available to the elderly, the handicapped and low and moderate income residents. Chores include: lawn mowing, cleaning gutters, trimming landscape, snow shoveling, exterior and interior cleaning. HOME SAFETY items will be address such as furnishing bat, bath stools and mats and smoke detectors This project is ongoing.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY.</p> <p>AUTHORITY: 24 CFR 570.201 (e)</p>	6,976.00 (20.00%)

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF HOLLY

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
<p>196-52-15-7645</p> <p>21A</p>	<p>ADMINISTRATION (3)</p> <p>GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION</p> <p>Funds for the local administration of the CDBG program. If a person is hired, time forms must be submitted to receive reimbursement for this activity. Activities will begin in June 1994 and conclude in May 1995.</p> <p>AUTHORITY: 24 CFR 570.206 (a) (1)</p>	<p align="right">3,454.00 (9.9%)</p>
		<p align="right">TOTAL \$34,884.00</p>

1995-1996 CDBG PROJECT SUMMARY -

VILLAGE OF MILFORD

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

<p>196-55-15-7040</p> <p>03</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS (A) (2) BEAUTIFICATION</p> <p>BEAUTIFICATION Plant approximately 60 tree of 2" diameter within right-of-way of village street to replace trees which have been removed or died. This program will take place in CT1325, BG 3 (43.6% low and moderate income and CT 1325, BG 2 (49.4% low and moderate income). The qualifying low and moderate income will be exempt from sharing with 50 percent of the tree costs . This activity will take place between June 1995 and Novemeber 1996.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p>	<p align="right">\$3,506.00</p>
<p>196-55-15-7030</p> <p>10</p>	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Complete barrier free improvements to existing facilities in the Milford Civic Center, 1100 Atlantic Street, to comply with the Americans with Disabilities Act. Activities will begin in 1995 and conclude in 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (k)</p>	<p align="right">17,374.00</p>

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF OXFORD

ACTIVITY NO.

ACTIVITY (CRITERIA)

ALLOCATION

<p>196-57-15-7595</p> <p>03K</p>	<p>PUBLIC FACILITIES AND IMPROVEMENTS STREET IMPROVEMENTS (A) (2)</p> <p>STREET IMPROVEMENTS Reconstruct Gaspie Street from the northern village boundary to 100 feet south of Lakeville Court. In addition, a section of Powell Street 400 feet west of Gaspie Street will receive 1000 lineal feet of storm water pipe to connect seven catch basins. The project will begin in July 1995 and conclude in June 1996. The area is located in CT 1215, BG 2 that contains 49.33 percent low and moderate income people.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER, WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	<p>\$14,193.00</p>
		<p>TOTAL \$14,193.00</p>

1995-1996 CDBG PROJECT SUMMARY

VILLAGE OF WOLVERINE LAKE

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-58-15-7030 10	<p>BARRIER FREE IMPROVEMENTS (A) (2)</p> <p>REMOVAL OF ARCHITECTURAL BARRIERS Remodel the current restrooms at Clara Miller Park to conform to the Americans with Disability Act. To include door hardware, grab bars, plumbing fixtures, etc Project will start in July 1995 and be completed in July 1996.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>AUTHORITY 24.CFR 570.201 (K)</p>	\$8,766.00
196-5-15-7582 03K	<p>PUBLIC FACILITIES AND IMPROVEMENTS SPECIAL ASSESSMENTS (A) (1)</p> <p>STREET IMPROVMENTS Pay special assessments for the low and moderate income homeowners for the drainage improvements and street pavings in an area bounded on the south by McCoy; on the north by Lakeview and the east by Ladd Road.</p> <p>PLEASE CONTACT MR. LEE MITCHELL, CONTRACT COMPLIANCE OFFICER WHEN COMPILING BID DOCUMENTS/SPECIFICATIONS.</p> <p>NOTE: CURRENT HOUSEHOLD DIRECT BENEFIT ACTIVITY INFORMATION MUST BE SUBMITTED TO RECEIVE REIMBURSEMENT FOR THIS ACTIVITY</p> <p>AUTHORITY 24 CFR 570.201 (c)</p>	5,406.00
196-58-14-7670 20	<p>PLANNING AND MANAGEMENT (3)</p> <p>PLANNING Continue to update the existing Village Master Plan.</p> <p>AUTHORITY: 24 CFR 570.205 (a)</p>	3,069.00 (17.8%)
		TOTAL \$17,241.00

1995-1996 CDBG PROJECT SUMMARY

COUNTY OF OAKLAND

ACTIVITY NO.	ACTIVITY (CRITERIA)	ALLOCATION
196-59-15-7240 14A	<p>REHABILITATION HOUSING REHABILITATION (A) (2) SINGLE-UNIT RESIDENTIAL Funds for the costs of contract work and the administration of housing rehabilitation in all communities participating in the county program. These activities will benefit low and moderate income people. This is an on-going activity</p> <p>AUTHORITY: 24 CFR 570.202. (b) (2)</p>	\$2,157,034.18
196-11-15-7645 21D	<p>ADMINISTRATION (3) FAIR HOUSING ACTIVITIES Funds will be provided to the Detroit Fair Housing Center and Oakland County Center for Open Housing for fair housing informational referral and the affirmative marketing of housing within Oakland County CDBG communities. This is an on-going activity.</p> <p>AUTHORITY: 24 CFR 570.206 (c)</p>	16,000.00
196-11-15-7645 21A	<p>ADMINISTRATION (3) GENERAL MANAGEMENT, OVERSIGHT AND COORDINATION Funds will be used to cover the cost of administering the CDBG program by the county. this includes the cost of management, accounting, planning, and public information activities, as well as an annual monitoring of local programs and the county operations.</p> <p>AUTHORITY: 24CFR 570.206 (a) (1)</p>	803,882.00
196-80-15-7645 21H	<p>ADMINISTRATION (3) HOUSING COUNSELOR ADMINISTRATION EXPENSES FOR OTHER HUD PROGRAMS Funds will be used to cover the cost of administering the Oakland County Housing Counselor function., The counselor provides information and assistance to help homeowners remain in their homes.</p> <p>AUTHORITY: 24 CFR 570.201 (c)</p>	86,484.00
		TOTAL \$3,063,400.18

1995-1996 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

1995 REVENUE

1995-1996 CDBG GRANT APPLICATION	\$5,065,000.00
1994 COUNTY PROGRAM INCOME	\$770,823.18
1994 COMMUNITY PROGRAM INCOME	\$0.00
TOTAL	\$5,835,823.18

1995 CDBG DISTRIBUTION

ADMINISTRATION	\$819,882.00
County	\$803,882.00
Fair Hsg. Centers	\$ 16,000.00
HOUSING COUNSELOR	\$86,484.00
FUNDS ALLOCATED TO COMMUNITIES	\$2,772,423.00
FUNDS ALLOCATED TO COUNTY HOME IMPROVEMENT PROGRAM	\$2,157,034.18
TOTAL	\$5,835,823.18

1995-1996 CDBG PROGRAM CATEGORICAL DISTRIBUTION

PROJECT CLASSIFICATION	\$ COMMUNITIES	\$ COUNTY	\$ TOTAL	% OF TOTAL
PUBLIC FACILITIES /IMPROVEMENTS				
Drainage Improvements (7120)	\$139,203.00		\$139,203.00	2.39
Fire Facility (7165)	\$23,025.00		\$23,025.00	0.39
Recreation Facilities (7440)	\$63,807.00		\$63,807.00	1.09
Senior Center (7520)	\$144,381.00		\$144,381.00	2.47
Senior Citizen Vehicle (7530)	\$15,349.00		\$15,349.00	0.26
Senior Housing Assistance (7529)	\$79,092.00		\$79,092.00	1.36
Sidewalk Improvements (7570)	\$147,695.00		\$147,695.00	2.53
Special Assessments (7582)	\$184,449.00		\$184,449.00	3.16
Street Improvements (7595)	\$228,892.00		\$228,892.00	3.92
Sewer Improvements (7625)	\$105,223.00		\$105,223.00	1.80
Water Projects (7637)	\$14,337.00		\$14,337.00	0.25
BARRIER FREE DESIGN (7030)	\$340,201.00		\$340,201.00	5.83
PUBLIC SERVICES (7420)	\$456,515.00		\$456,515.00	7.82
REHABILITATION/PRESERVATION				
Acquisition (7005)	\$4,379.00		\$4,379.00	0.08
Beautification (7040)	\$4,382.00		\$4,382.00	0.08
Code Enforcement (7075)	\$206,523.00		\$206,523.00	3.54
Demolition (7104)	\$59,201.00		\$59,201.00	1.01
Disposition (7108)	\$7,358.00		\$7,358.00	0.13
Historic Preservation (7235)	\$21,366.00		\$21,366.00	0.37
Rehab Private Residential (7240 & 7660)	\$84,531.00	\$2,157,034.18	\$2,241,565.18	38.41
Emergency Home Repair (7300)	\$18,977.00		\$18,977.00	0.33
Minor Home Repair (7305)	\$165,074.00		\$165,074.00	2.83
ADMINISTRATION (7645)	\$125,507.00	\$906,366.00	\$1,031,873.00	17.68
PLANNING/MANAGEMENT (7670)	\$132,956.00		\$132,956.00	2.28
TOTALS	\$2,772,423.00	\$3,063,400.18	\$5,835,823.18	100.00

1995-1996 CDBG PROGRAM BENEFIT DISTRIBUTION

CATEGORY	\$ COMMUNITIES	\$ COUNTY	\$ TOTAL	% OF TOTAL
BENEFIT TO LOW & MODERATE INCOME PERSONS	\$2,472,198.00	\$2,157,034.18	\$4,629,232.18	79.32
ELIMINATION OF SLUM & BLIGHT CONDITIONS	\$41,762.00	\$0.00	\$41,762.00	0.00 0.72
OVERCOMING AN URGENT COMMUNITY NEED	\$0.00	\$0.00	\$0.00	0.00
PLANNING & MANAGEMENT	\$132,956.00	\$0.00	\$132,956.00	2.28
ADMINISTRATION	\$125,507.00	\$906,366.00	\$1,031,873.00	17.68
TOTAL	\$2,772,423.00	\$3,063,400.18	\$5,835,823.18	100.00

COMMUNITY DEVELOPMENT BLOCK GRANT GRANTEE CERTIFICATIONS

In accordance with the Housing and Community Development Act of 1974, as amended, and with 24 CFR 570.303 of the Community Development Block Grant regulations, the grantee certifies that:

- (a) It possesses legal authority to make a grant submission and to execute a community development and housing program;
- (b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the final statement and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required;
- (c) Prior to submission of its final statement to HUD, the grantee has:
 - 1. Met the citizen participation requirements of sec. 570.301(b);
 - 2. Prepared its final statement of community development objectives and projected use of funds in accordance with sec. 570.301(c) and made the final statement available to the public;
- (d) It is following a detailed citizen participation plan which:
 - 1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
 - 2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
 - 3. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
 - 4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
 - 5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and

6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;
- (e) The grant will be conducted and administered in compliance with:
1. Title VI of the Civil Rights Act of 1964 (Public Law 88-352, 42 U.S.C. sec. 2000d et seq.); and
 2. The Fair Housing Act (42 U.S.C. 3601-20);
- (f) It will affirmatively further fair housing;
- (g) It has developed its final statement of projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the final statement of projected use of funds may also include activities which the grantee certifies are designed to also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Act, and if applicable, under section 108 of the Act, during the 1994, 1995, 1996 program years (a period specified by the grantee consisting of one, two, or three consecutive years), shall principally benefit persons of low and moderate income in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit such persons during such period;
- (h) It has developed a community development plan, for the period specified in paragraph (g) above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Act;
- (i) It is following a current comprehensive housing affordability strategy (CHAS) and/or Consolidated Plan which has been approved by HUD pursuant to sec. 570.306 and Part 91, and that any housing activities to be assisted with CDBG funds will be consistent with the CHAS/Consolidated Plan;
- (j) It will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Act or with amounts resulting from a guarantee under section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:
1. Funds received under section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of the Act; or
 2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that it lacks sufficient funds received under section 106 of the Act to comply with the requirements of subparagraph (1) above;

- (k) Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with sec. 570.608;
- (l) It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as required under sec. 570.606(b) and Federal implementing regulations; and it is following a residential antidisplacement and relocation assistance plan as required under section 104(d) of the Act and in sec. 570.606(c); and it will comply with the relocation requirements of sec. 570.606(d) governing optional relocation assistance under section 105(a)(911) of the Act;
- (m) It has adopted and is enforcing:
 - 1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - 2. A policy of enforcing applicable State and local laws against physically barring entrance to or exist from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;
- (n) To the best of its knowledge and belief:
 - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
 - 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
 - 3. It will require that the language of paragraph (n) of this certification by included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly;
- (o) It will or will continue to provide a drug-free workplace by:
 - 1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on which grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Oakland County Community Development Division,
Executive Office Building - Room 112
1200 N. Telegraph Road
Pontiac, MI 48341-0414

Check _____ if there are workplaces on file that are not identified here; and

(p) It will comply with other provision of the Act and with other applicable laws.

Signature

Date

Title

CDBGGC/KJF/1/24/95

APPENDIX TO CDBG CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification - Paragraph n

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

B. Drug-Free Workplace Certification - Paragraph o

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out in paragraph (o).
2. The certification set out in paragraph (o) is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which entitlement grantees certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable to CDBG Entitlement grantees.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of building) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concern halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulations (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are not on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APNDX/KJF/1/24/95

HOME Investment Partnerships Program

COUNTY OF OAKLAND

HOME Investment Partnerships Program Description

Fiscal Year 1995

May 1, 1995 - April 30, 1996

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED 3-16-95	Applicant Identifier M-95-UC260210
	3. DATE RECEIVED BY STATE	State Application Identifier
	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: County of Oakland	Organizational Unit: Community Development Division
Address (give city, county, state, and zip code): Community Development Division 1200 N. Telegraph Road (Room 112) Pontiac MI 48341-0414	Name and telephone number of the person to be contacted on matters involving this application (give area code): Karry L. Rieth (810) 858-0493

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

3	8	—	6	0	0	4	8	7	6
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7. TYPE OF APPLICANT: (enter appropriate letter in box) B

A State	H Independent School Dist.
B County	I State Controlled Institution of Higher Learning
C Municipal	J Private University
D Township	K Indian Tribe
E Interstate	L Individual
F Intermunicipal	M Profit Organization
G Special District	N Other (Specify) _____

8. TYPE OF APPLICATION:

New Continuation Revision

If Revision, enter appropriate letter(s) in box(es):

A Increase Award B Decrease Award C Increase Duration
 D Decrease Duration Other (specify): _____

9. NAME OF FEDERAL AGENCY:
 Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 4 = 2 3 9

TITLE: HOME INVESTMENT PARTNERSHIPS PROGRAM

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
 Rehabilitates affordable housing
 Construct new affordable housing

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
 Oakland County CDBG (50) Participating Communities

13. PROPOSED PROJECT:

Start Date	Ending Date	a Applicant	b Project
5/1/95	4/30/96	8, 9, 11, 12	Housing Rehabilitation New Construction

14. CONGRESSIONAL DISTRICTS OF:

15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. YES THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE _____ b. NO <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E O 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
a Federal	\$ 1,216,000 .00	
b Applicant	\$ 333,833 .00	
c State	\$.00	
d Local	\$.00	
e Other	\$.00	
f Program Income	\$.00	
g TOTAL	\$ 1,549,833 .00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation <input checked="" type="checkbox"/> No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL DATA IN THIS APPLICATION PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED

a Typed Name of Authorized Representative L. Brooks Patterson	b Title Oakland County Executive	c Telephone number (810) 858-0484
d Signature of Authorized Representative		e Date Signed

**COUNTY OF OAKLAND, MICHIGAN
1995 PROGRAM DESCRIPTION
HOME INVESTMENT PARTNERSHIPS PROGRAM**

INTRODUCTION

In accordance with the federal HOME Investment Partnerships Act, Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 (P.L. 101-625), the County of Oakland will administer a HOME program designed to expand the supply of decent, safe, sanitary and affordable housing for low-income persons through strengthened public-private partnerships.

(I) ESTIMATED USE OF HOME FUNDS & MATCHING CONTRIBUTIONS

Regulations for the HOME Program at s.92.150(b) require Oakland County to describe its estimated use of HOME funds and matching contributions for new construction, substantial rehabilitation, other rehabilitation, acquisition (without rehabilitation or new construction), and tenant-based rental assistance. The use of these funds must be consistent with housing needs the county has identified in its Consolidated Plan.

Because Oakland County's housing stock is overwhelmingly composed of single-family owner-occupied homes, the best way to meet the HOME Program's goal of "expanding the supply of decent, safe, sanitary, and affordable housing" for low-income persons (s.92.1) is through rehabilitation of single-family homes owned and occupied by low-income persons. The county's Consolidated Plan puts great emphasis on housing rehabilitation as a proven method for improving the quality of housing stock in which low-income persons reside.

The following paragraphs detail the county's plan for use of HOME funds in each of the categories listed in s.92.150(b) of the program regulations.

A. New Construction

Oakland County will not use HOME funds for new construction. This is because (a) the county is not on the list of communities authorized by HUD to use HOME funds for new construction as specified in s.92.52, and (b) because the county has demonstrated that its housing needs can best be met through rehabilitation of existing housing stock (s.92.209).

B. Substantial Rehabilitation

Substantial rehabilitation is defined in the regulations as "the rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit" (s.92.2). The 15 percent of HOME funds set aside for community housing development organizations (CHDO's) may be used by those organizations for substantial rehabilitation activities benefiting low-income persons (see Section II, below). The county program (83.5 percent), however, will not use HOME funds for substantial rehabilitation activities. Any use of HOME funds for substantial rehabilitation, subsequent to fiscal year 1992 funds, must be matched on a ratio of one dollar nonfederal funds to every four dollars HOME funds (s.92.218).

C. Other Rehabilitation

Oakland County plans to spend 73.5 percent of allocated HOME funds for moderate rehabilitation of single-family owner-occupied housing for lower-income families. The HOME-financed Home Improvement Program will be designed similarly to the county's current Community Development Block Grant (CDBG)-funded program, modified to the extent required by HOME regulations.

Specifically, the program will rehabilitate the principal residence of an owner whose family qualifies as very low income (i.e. income not exceeding 50 percent of the area median income) at the time HOME funds are committed to the housing (s.92.254(b)(2)). Participants will reside in one of the 50 communities participating in the Oakland County CDBG Program. The value of the property, after rehabilitation, will not exceed the area's mortgage limit for single-family housing under HUD's single-family insuring authority under the National Affordable Housing Act (s.92.254(b)(1)). For Oakland County, the value of housing, after HOME-funded repairs, may not exceed \$103,550 (56 FR 36985). These figures may vary as HUD publishes new limits in the Federal Register.

Housing that is assisted with HOME funds will minimally meet HUD's Section 8 Housing Quality Standards (HQS). Examples of rehabilitation work that can be financed through this program may include, but are not limited to, the following: plumbing, wells, septic systems, structural repairs, electrical work, heating, replacement of roofs, masonry work, energy items, and barrier-free access.

The total property-related indebtedness after improvement, shall not exceed the state equalized value, doubled, or a market analysis of the value of the home. Total indebtedness is determined as a sum of the existing property debt and that which is incurred by the deferred home improvement loan.

Income eligibility will be determined for each household based on gross household income and family size in accordance with HUD Section 8 Lower Income Limits. Eligible homeowners will receive a zero percent deferred loan.

Loans will be limited to \$11,000 plus a 10 percent contingency for a total possible loan amount of \$12,100 (maximum loan amounts are subject to periodic updates.)

As mandated by Congress, all housing rehabilitation projects funded with FY 1995 HOME funds will be subject to matching funds requirements. Oakland County will ensure that rehabilitation projects are funded at a ratio of one dollar matching funds per every four dollars of HOME monies expended, in accordance with federal guidelines (s.92.218).

D. Acquisition, Without Rehabilitation or New Construction

The county has no plans to use HOME money or attendant matching funds for acquisition with the exception of Community Housing Development Organization (CHDO) eligible development activities.

E. Tenant-Based Rental Assistance

The county has no plans to use HOME money or attendant matching funds for tenant-based rental assistance.

F. Program Administration

Ten percent of the County's basic 1995 formula allocation will be reserved for administrative and planning costs in accordance with S.92.206 (f).

(II) RESERVATION OF HOME FUNDS FOR COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

As required by HOME program regulations at S92.300, 15 percent of HOME funds received will be distributed to community housing development organizations (CHDO's). Oakland County will make reasonable efforts to identify CHDO's that are capable, or can reasonably be expected to become capable, of carrying out elements of the county's Consolidated Plan (s. 92.300(b)). Outreach efforts will include advertising HOME funding availability in newspapers of general circulation, personal contacts and conducting a HOME workshop with CHDO's interested in receiving funds.

In keeping with the goals of the county's Consolidated Plan, CHDO's may be granted funds to implement two HOME assisted activities, Home Buyer Assistance and/or Rental Housing programs.

A. HOME BUYER ASSISTANCE

CHDOs must use HOME funds to acquire and/or rehabilitate existing single family homes for sale to qualified low income home buyers or acquire vacant property and emplace modular homes for sale to qualified low income homebuyers. The maximum amount of HOME funds a CHDO may invest in a home is established by HUD based on the number of bedrooms per unit.

HOME MAXIMUM PER-UNIT SUBSIDY FOR OAKLAND COUNTY

O-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$57,348	\$65,737	\$79,937	\$103,411	\$113,513

The appraised value of the property after rehabilitation may not exceed the single family mortgage limits established by HUD (\$103,550 for a single family unit). The sale price of the home may not exceed the appraised value limit.

Home buyer projects financed in whole or part with HOME funds will be bound by two regulatory requirements, resale restriction and long term affordability. These requirements apply to the subsequent purchase of a home assisted with HOME funds as described below.

Subsequent Purchaser: The subsequent purchaser must be a low income family (80% of median income) that will use the property as its principal residence.

Resale Requirement: The sale of the property to the new low income family must be at a sale price which allows for 1) a fair return on investment to the seller; and 2) must be affordable to the subsequent low income purchaser. In accordance with HOME resale restrictions, a "diminishing subsidy" will be arranged in which the public subsidy is forgiven over the required period of affordability. In order to assure a fair return on investment to the seller and a price affordable to a low-income purchaser, any affordability gap or difference will be funded using Community Development Block Grant funds.

In lieu of the aforementioned resale restrictions, the investment provided under the HOME program may be recaptured and reinvested in other HOME eligible activities except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance. The investment that is subject to recapture is the HOME assistance that enabled the homebuyer to buy the dwelling unit. The affordability period ceases when the downpayment assistance has been paid in full.

Definition of Affordable Housing Cost: Affordability is achieved if the monthly payments for principal, interest, property taxes and insurance do not exceed the HUD standard. The HUD standard is set at 30 percent of the gross income of a family with an income that is 75 percent of the median income for the area, adjusted for family size.

Affordable Housing Term: The affordable housing requirement is based on the amount of HOME funds that enabled the homebuyers to buy the dwelling unit at an affordable price. The affordability period for subsidies less than or equal to \$15,000 is five years, it is ten years for subsidies of \$15,000 - \$40,000 and fifteen years for subsidies greater than \$40,000.

Property Standards

Where rehabilitation to the property is needed the property must be free from any defects that pose a danger to the health or safety of occupants at the time of initial occupancy. Also, within 2 years of property transfer to the home buyer, the property must meet Housing Quality Standards (HQS). Where the work is substantial rehabilitation (> \$25,000 average per unit total development costs), local code standards, rehab standards and cost effective energy conservation and effectiveness standards apply.

Grant Agreement: A Grant Agreement must be executed by a CHDO prior to disbursement of any funds under the program. The Grant Agreement will identify the grant amount, grant term, and the programmatic responsibilities of the CHDO.

Monitoring and Reporting Requirements: Quarterly progress reports will be required of all CHDO's throughout the grant period. County staff will make at least one on-site monitoring visit and will conduct a performance evaluation at the completion of the grant.

Disbursement of Funds

Grant funds will be disbursed through the Federal Cash Management and Information System using a Project Setup Report for each project and a Disbursement Request Form for each project drawdown. A Project Completion Report will be submitted with the final project drawdown.

B. RENTAL HOUSING PROGRAM

Eligible CHDOs may acquire vacant single family housing units and use HOME funds to rehabilitate the property to provide rental housing. The CHDO must maintain the property as rental housing for the full period of affordability based on the average amount of HOME funds invested per unit.

PER UNIT HOME INVESTMENT	MINIMUM AFFORDABILITY PERIOD
< \$15,000/unit	5 years
\$15,000 - \$40,000/unit	10 years
> \$40,000/unit	15 years

All HOME assisted rental projects will be subject to certain HOME expenditure limits and rent occupancy rules.

Home Expenditure Limits

The maximum average subsidy per HOME assisted unit is established by HUD based on the number of bedrooms per unit.

HOME MAXIMUM PER-UNIT SUBSIDY FOR OAKLAND COUNTY

0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$57,348	\$65,737	\$79,937	\$103,411	\$113,513

The HOME investment will be secured by a decreasing term lien that coincides with the rent affordability period requirements of 5 years for subsidies less than or equal to \$15,000, 10 years for subsidies of \$15,000-\$40,000 and 15 years for subsidies greater than \$40,000.

Occupancy and Rent Requirements

100% of HOME funds used for single family rental housing must assist tenants who have annual incomes that are 50% or less of median income (very low income). Initial and future rents will be strictly controlled to ensure affordability to very low income tenants. Rents must be maintained equal to the HOME RENTS established by HUD for the local area. HOME assisted rental units will be rent controlled for the duration of the aforementioned minimum affordability period based on per unit HOME investment. Very low income tenants will be referred to the Michigan State Housing Development Authority's Section 8 waiting list for rental assistance to encourage affordability.

CHDOs will be required to collect, verify/certify and maintain certain information for the duration of the "affordability period" including:

- o Annual recertification of tenant's income.
- o Annual reviews of rent and utility allowance. High and low income rents and utility allowances must be recalculated annually.
- o On-site inspections for compliance with Section 8 Housing Quality Standards once every two years.

Property Standards

All properties must meet the Section 8 Existing Housing Quality Standards. Also, where the work is substantial rehabilitation (>\$25,000 average per unit total development costs), properties must meet local code standards and cost effective energy conservation and effectiveness standards.

Grant Agreement

A Grant Agreement must be executed by a CHDO prior to disbursement of any funds under the program. The Grant Agreement will identify the grant amount, grant term, and the programmatic responsibilities of the CHDO.

Monitoring and Reporting Requirements

Quarterly progress reports will be required of all CHDO's throughout the grant period. County staff will make at least one on-site monitoring visit and will conduct a performance evaluation at the completion of the grant.

Disbursement of Funds

Grant funds will be disbursed through the federal Cash Management and Information System (C/MI) using a Project Set-up Report for each project and Disbursement Request Form for each project drawdown. A completion report will be submitted with the final project drawdown.

C. CHDO ADMINISTRATION

Community Housing Development Organizations may receive HOME funds to administer eligible CHDO activities. An amount equal to ten percent of the CHDO's FY 1995 allocation is reserved for CHDO administration.

(III) WOMEN AND MINORITY BUSINESS ENTERPRISE (W/MBE) OUTREACH

Oakland County's strategy to achieve women and minority business enterprise (W/MBE) participation in the HOME Program focuses on enhancing and overseeing the existing W/MBE outreach program designed for the single family owner-occupied housing rehabilitation program.

The Oakland County Community Development Division (OCCD) will maintain a list of licensed and insured contractors/residential builders for both the CDBG- and HOME-financed home improvement programs. Contractors on the OCCD contractor's list are currently invited to bid on home improvement jobs on an alternating basis. OCCD will make every effort to ensure that at least one W/MBE will be invited to bid every home improvement job under the HOME- and CDBG-funded home improvement programs.

Although contractors are invited to be placed on the contractors' list twice annually through newspaper and radio advertising, the list will remain open to W/MBE all year. Also, OCCD will expand contractor advertisements to new media sources having significant female and/or minority audiences.

To expand the program's W/MBE opportunities, OCCD will contact the Michigan Department of Commerce and area contractor associations for updated W/MBE resource directories. Letters of introduction and invitation to the OCCD contractor's list will be mailed to the women and minority businesses. Also, OCCD will track and attend W/MBE seminars throughout southeast Michigan in order to promote the Home Improvement Program to potential contractors.

OCCD will facilitate small W/MBE in securing bank loans for working capital through assignments of accounts receivable by issuing two-party checks.

(IV) AFFIRMATIVE MARKETING

In accordance with section 92.351 of the HOME Investment Partnership Program regulations and other applicable federal directives, Oakland County will carry out the following affirmative marketing policy for all HOME-assisted rental housing of five or more units. The county will assess the affirmative marketing policy annually to determine the success of affirmative marketing actions and any necessary corrective actions.

- A. Oakland County will develop an advertising campaign within the participating communities to provide property owners, potential owners, investors or interested members of the public with information regarding federal fair housing laws and the county's Affirmative Marketing Plan. All promotional materials will include the "Equal Opportunity Programs/Activities" statement.
- B. All participants/investors in the Oakland County HOME Investment Partnership Program must certify that they will affirmatively market HOME-assisted rental housing containing five or more housing units in accordance with the county's Affirmative Marketing Plan in order to reach those persons least likely to apply for HOME-assisted rental housing. Owners must send a statement of the unit's availability to the Oakland County Community Development Division and the Michigan State Housing Development Authority (MSHDA), Office of Existing Housing Programs, prior to renting each vacant unit.

C. The county will maintain records to document affirmative marketing efforts and results. Upon applying for HOME assistance, investors must complete a "tenant information form" that identifies racial, income and gender characteristics of the tenant. Upon completion of the units, the same information will be obtained for each tenant. Also, the aforementioned information will be obtained annually in accordance with affordability and tenant income requirements under HOME rental assistance.

The Oakland County Community Development Division will receive notification, from MSHDA, verifying inclusion of HOME-assisted property in MSHDA's list of available housing for low-income persons. The division will also conduct an annual telephone survey of each CHDO using HOME funds to rehabilitate rental housing of five or more units. The survey will ascertain the owner's compliance with the county's Affirmative Marketing Plan and tenant eligibility information. The county will maintain a record of each survey in its permanent files. Community Development staff will meet with any owner not complying with the county's Affirmative Marketing Plan to inform the owner of the nature of his violation(s) and methods to correct them. If this meeting is not successful, sanctions may be imposed, up to and including compelling the owner to repay any HOME funds used to rehabilitate the units, in compliance with section 92.503 of HOME regulations.

HOMEDSCR(13)kjf

2/18/94bms

1/23/95kjf

**COUNTY OF OAKLAND, MICHIGAN
1995 HOME PROGRAM
FUND SCHEDULE**

1995 REVENUES

1995 HOME GRANT	\$1,216,000
BUDGETED COUNTY MATCH	<u>\$ 333,833</u>
TOTAL	\$1,549,833

1995 DISTRIBUTION

	<u>HOME FUNDS</u>	<u>25% MATCHING REQUIREMENT</u>	<u>TOTAL</u>
HOUSING REHABILITATION ACTIVITIES			
Oakland County Home Improvement Program	\$893,760	\$223,440	\$1,117,200
NEW CONSTRUCTION ACTIVITIES			
Community Housing Development Organizations (CHDO's) (15% of HOME Allocation)	\$182,400	\$ 45,600	\$228,000
ADMINISTRATION			
Oakland County (10% of HOME Allocation)	\$121,600	Not Applicable	\$121,600
CHDO's Amount equal to (10% of CHDO Allocation)	\$ 18,240	Not Applicable	\$ 18,240
CONTINGENCY	<u>-0-</u>	<u>\$ 64,793</u>	<u>\$ 64,793</u>
TOTAL	\$1,216,000	\$333,833	\$1,549,833

The HOME program requires a 25% match of funds allocated for housing rehabilitation activities and/or new construction activities.

FNDSCH(2)bms
1/23/95



C O U N T Y M I C H I G A N
D E P A R T M E N T O F C O M M U N I T Y
A N D E C O N O M I C D E V E L O P M E N T

COMMUNITY DEVELOPMENT DIVISION
Richard A. Southern, Manager

**OAKLAND COUNTY
HOME INVESTMENT PARTNERSHIP PROGRAM
AFFIRMATIVE MARKETING PLAN (AMP)**

All Community Housing Development Organizations (CHDOs) participating in Oakland County's HOME Partnership Program (HOME Program) are required to affirmatively market all HOME-assisted housing of five units or more. This period varies according to the amount of HOME funds invested:

<u>AMOUNT OF HOME FUNDS INVESTED, PER UNIT, FOR ACQUISITION OR REHABILITATION OF EXISTING HOUSING</u>	<u>MINIMUM PERIOD OF AFFORDABILITY AND AFFIRMATIVE MARKETING (YEARS)</u>
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

CHDOs will comply with this AMP by following a two-step procedure each time a HOME-rehabilitated housing unit becomes vacant:

- (1) Contact the Oakland County Community Development Division and inform division personnel of the vacancy. Community Development is located in Room 112 of the Executive Office Building, 1200 North Telegraph, Pontiac, 48341-0414. The phone number is (313) 858-0493.
- (2) Contact the Michigan State Housing Development Authority (MSHDA), Office of Existing Housing Programs, Pontiac office. The phone number is (313) 256-1334. Your vacant housing unit will be placed on MSHDA's list of properties available to low-income persons.

The AMP is not intended to keep your vacant units open. However, a "good faith effort" must be made to reach the "least likely to apply" person. Participants will be monitored annually, throughout the term of the lien. Participants not complying with the AMP may be barred from future participation in the program and/or be required to repay HOME funds used on the rehabilitation of the participant's properties.

I have read, and understand, the above-stated Affirmative Marketing Plan (AMP).

_____	_____	_____	_____
Witness	Date	Name	Date

_____	_____
Name	Date

EQUAL OPPORTUNITY PROGRAMS/ACTIVITIES

AMP(4)4/21/92

Address of Property

CERTIFICATIONS

HOME PROGRAM DESCRIPTION

In accordance with the Home Investment Partnerships Act and with 24 CFR 92.150 of the Home Investment Partnership Program Rule, the participating jurisdiction certifies that:

- (a) Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;
- (b) If the participating jurisdiction is not on the list published under 24 CFR 92.51 and intends to do new construction on the basis of special needs;

For each project,

- 1. Rehabilitation is not the most cost-effective way to expand the supply of affordable housing for the special need and the special need cannot be met through rehabilitation of the available housing stock;
 - 2. Based on objective data in its annual approved housing strategy, a high priority need for such housing exists in the jurisdiction; and there is not a supply of vacant, habitable, public housing units in excess of normal vacancies resulting from turnovers that could meet the specified need.
 - 3. The HOME funds are used for new construction of one or more of the following:
 - a. Housing for families of five or more persons;
 - b. Housing for persons with disabilities;
 - c. Single room occupancy housing; and
 - d. Housing that is necessary to further the desegregation or racial deconcentration of housing within the jurisdiction pursuant to a court-approved settlement agreement, compliance agreement, or voluntary plan approved by HUD if tenant-based assistance is not sufficient to meet the specified need within a reasonable time.
- (c) If the participating jurisdiction intends to provide tenant-based rental assistance;

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's annual approved housing strategy for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

- (d) The submission of the program description is authorized under State and local law (as applicable), and that it possesses the legal authority to carry out the Home Investment Partnerships (HOME) Program, in accordance with the HOME regulations;
- (e) It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR part 24 and the requirements of 24 CFR 92.353;
- (f) It and State recipients, if applicable, will use HOME funds pursuant to its Comprehensive Housing Affordability Strategy (CHAS) approved by HUD and all requirements of 24 CFR Part 92;
- (g) It will or will continue to provide a drug-free workplace by:
 1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
 2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The participating jurisdiction's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
 3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (1)
 4. Notifying the employee in the statement required by paragraph (1) that, as a condition of employment under the grant, the employee will--
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employee in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph (g) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

DATE

HOME CERT(2)bms
1/23/95

Emergency Shelter Grant

COUNTY OF OAKLAND

Emergency Shelter Grant (ESG) Program Description

Fiscal Year 1995

May 1, 1995 - April 30, 1996

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED March 16, 1995	Applicant Identifier S-95-UC-26-0002																					
		3. DATE RECEIVED BY STATE	State Application Identifier																					
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier																					
5. APPLICANT INFORMATION																								
Legal Name: County of Oakland		Organizational Unit: Division of Community Development																						
Address (give city, county, state, and zip code): Executive Office Building, Room 112 1200 North Telegraph Road Pontiac, MI 48341-0414		Name and telephone number of the person to be contacted on matters involving this application (give area code) Ms. Karry L. Rieth, Chief of Operations Community Development Division (810) 858-0493																						
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <table style="width:100%; border: none;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>												7. TYPE OF APPLICANT: (enter appropriate letter in box) B A State B County C Municipal D Township E Interstate F Intermunicipal G Special District H Independent School Dist. I State Controlled Institution of Higher Learning J Private University K Indian Tribe L Individual M Profit Organization N Other (Specify) _____												
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es): <input type="checkbox"/> <input type="checkbox"/> A Increase Award B Decrease Award C Increase Duration D Decrease Duration Other (specify): _____		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development																						
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <table style="width:100%; border: none;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;">1</td> <td style="border: 1px solid black; width: 20px; height: 20px;">4</td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;">3</td> <td style="border: 1px solid black; width: 20px; height: 20px;">1</td> </tr> </table> TITLE: Emergency Shelter Grant Program		1	4	2	3	1	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Provide essential services, maintenance, operation, and administrative reimbursements to homeless shelters. No funds will be provided for renovation, major rehabilitation, or homelessness prevention activities.																	
1	4	2	3	1																				
12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.): County of Oakland																								
13. PROPOSED PROJECT: <table style="width:100%; border: none;"> <tr> <td style="border: 1px solid black; width: 50%;">Start Date</td> <td style="border: 1px solid black; width: 50%;">Ending Date</td> </tr> <tr> <td style="border: 1px solid black;">5/1/95</td> <td style="border: 1px solid black;">4/30/96</td> </tr> </table>		Start Date	Ending Date	5/1/95	4/30/96	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 8, 9, 11, 12 Michigan b. Project same																		
Start Date	Ending Date																							
5/1/95	4/30/96																							
15. ESTIMATED FUNDING: <table style="width:100%; border: none;"> <tr> <td style="border: 1px solid black; width: 20%;">a Federal</td> <td style="border: 1px solid black; width: 10%;">\$</td> <td style="border: 1px solid black; width: 60%;">160,000⁰⁰</td> </tr> <tr> <td style="border: 1px solid black;">b Applicant</td> <td style="border: 1px solid black;">\$</td> <td style="border: 1px solid black;">.00</td> </tr> <tr> <td style="border: 1px solid black;">c State</td> <td style="border: 1px solid black;">\$</td> <td style="border: 1px solid black;">.00</td> </tr> <tr> <td style="border: 1px solid black;">d Local</td> <td style="border: 1px solid black;">\$</td> <td style="border: 1px solid black;">.00</td> </tr> <tr> <td style="border: 1px solid black;">e Other</td> <td style="border: 1px solid black;">\$</td> <td style="border: 1px solid black;">.00</td> </tr> <tr> <td style="border: 1px solid black;">f Program Income</td> <td style="border: 1px solid black;">\$</td> <td style="border: 1px solid black;">.00</td> </tr> <tr> <td style="border: 1px solid black;">g TOTAL</td> <td style="border: 1px solid black;">\$</td> <td style="border: 1px solid black;">160,000⁰⁰</td> </tr> </table>		a Federal	\$	160,000 ⁰⁰	b Applicant	\$.00	c State	\$.00	d Local	\$.00	e Other	\$.00	f Program Income	\$.00	g TOTAL	\$	160,000 ⁰⁰	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. YES THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE _____ b. NO <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
a Federal	\$	160,000 ⁰⁰																						
b Applicant	\$.00																						
c State	\$.00																						
d Local	\$.00																						
e Other	\$.00																						
f Program Income	\$.00																						
g TOTAL	\$	160,000 ⁰⁰																						
17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation <input checked="" type="checkbox"/> No																								
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED																								
a Typed Name of Authorized Representative L. BROOKS PATERSON		b Title County Executive	c Telephone number (810) 858-0493																					
d Signature of Authorized Representative		e Date Signed																						

accommodate 15-25 families with a maximum capacity of 65 residents. The facility provides food, shelter, clothing, and supportive counseling services.

The Pontiac Rescue Mission has a main facility located in downtown Pontiac. The main shelter has 25 beds for men. Twenty beds for women and children are available at a separate facility. The Rescue Mission offers meals to homeless clients. Although this primarily religious facility has refused ESG assistance in the past, it is still an important component of Oakland County's homeless shelter "safety net."

Pontiac Area Transitional Housing (PATH) is a project of Lighthouse, a Pontiac-based social service agency. PATH is located on Cottage Street in Pontiac. It is an 18-unit transitional housing project for homeless women and homeless women with children.

SoJourney House is a transitional housing development for women and their children. It is a project of the Women's Survival Center that provides a program to get clients employed and living independently.

The Sanctuary's Step Forward is a transitional living program for homeless or at-risk youth ages 16-20. The program promotes self-sufficiency through a variety of residential and non-residential services.

New Bethel Outreach Ministry is a 24-bed homeless shelter for families with children, battered spouses, and the elderly.

These shelters are a positive step forward and a shining example of how a community can respond to the immediate needs of homeless people. Emergency Shelter Grant funds to the six shelters participating in the Oakland County ESG Program will enable them to devote more services to the homeless and provide more comfortable shelter surroundings to help mitigate the hardships which homeless people suffer, especially during the winter months.

C. The Emergency Shelter Grant Program (ESG)

The County considers the Emergency Shelter Grant (ESG) program to be an integral component of its plan to assist the homeless.

The homeless in Oakland County do not fit into our traditional social services system. They have no family, no friends, no job, no address, no phone and it becomes a vicious cycle to break out of. The homeless often have substance abuse problems, physical and emotional problems and limited vocational skills.

The South Oakland Shelter, HAVEN, New Bethel Outreach Ministry, and similar programs are a first step in attempting to address a very complex issue by simply offering a safe place to sleep, a warm meal and a listening ear to the homeless. The Sanctuary, PATH, and SoJourney offer more transitional services to try to get clients housed and living independently.

Based on this need, Oakland County intends to allocate ESG monies to local nonprofit organizations to fund certain operating expenses such as maintenance, insurance, utilities and furnishings as well as essential social service expenses and administrative funding as provided by ESG regulations, to expand and improve the quality of existing emergency shelter services for the County's homeless.

Funds will be allocated based on each shelters' number of clients whose last known address was an Oakland County CDBG community; the amount of other funding available to the shelters; and the availability of federal ESG funds from other jurisdictions available to the shelters. Obviously, such measures are not exact, and the shelters' need for ESG funding is so great that each could probably use all of the county's funds. However, these measures do help to ensure that a reasonable division of the funds can be reached.

ESGP (10)
SB/bms
2/7/94

**PROGRAM YEAR 1995 OAKLAND COUNTY EMERGENCY
SHELTER GRANT (ESG) PROGRAM ANTICIPATED BUDGET**

This budget is based on the premises, as of January 24, 1995, that Oakland County will not take its five percent allowance for administration, and that each of the participating shelters will take the maximum allowable for essential services (30 percent) and administration (10 percent).

Operations and Maintenance Expenses	\$ 96,000.00
Essential Services Expenses	\$ 48,000.00
Administration	\$ 16,000.00
TOTAL	<u>\$160,000.00</u>

LOCAL GOVERNMENT GRANTEE
EMERGENCY SHELTER GRANTS PROGRAM

CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER

I, L. Brooks Patterson, Chief Executive Officer of County of Oakland, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 CFR 576.71. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

- (1) The requirements of 24 CFR 576.21(a) (4) (ii) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
- (2) The requirements of 24 CFR 576.51(b) (2) (v) concerning the funding of emergency shelter in the hotels or motels or commercial facilities providing transient housing.
- (3) The requirements of 24 CFR 576.73 concerning the continued use of buildings for which emergency shelter grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services, concerning the population to be served.
- (4) The building standards requirement of 24 CFR 576.75;
- (5) The requirements of 24 CFR 576.77, concerning assistance to the homeless; and
- (6) The requirements of 24 CFR 576.79, other appropriate provisions of 24 CFR Part 576, and other applicable Federal laws concerning nondiscrimination and equal opportunity.
- (7) The requirements of 24 CFR 576.80 concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
- (8) The requirement of 24 CFR 576.80 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
- (9) The requirements of 24 CFR Part 24 concerning the Drug Free Workplace Act of 1988.

- (10) The requirement of the National Affordable Housing Act (Pub. L. 101-625, November 28, 1990) contained in Section 832(e) (2) (C) that grantees "develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted" under the Emergency Shelter Grants Program and "that the address or location of any family violence shelter project assisted" under the Emergency Shelter Grants Program "will, except with written authorization of the person or persons responsible for the operation of such shelter, not be made public."
- (11) The requirement of that recipients involve, to the maximum extent practicable, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities (42 U.S.C. 11375(c) (7), as added by Section 1402(b) of the Housing and Community Development Act of 1992).

I further certify that the local government will comply with the provisions of, and regulations and procedures applicable under, Section 104(g) of the Housing and Community Development Act of 1974 with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 CFR Part 58.

I further certify that the submission of an application for an emergency shelter grant is authorized under State and/or local law and that the local government possesses legal authority to carry out emergency shelter grant activities in accordance with applicable law and regulations of the Department of Housing and Urban Development.

L. BROOKS PATTERSON, County Executive

(Signature of Chief Executive Officer)

(Date)

doca.doc(bms)
1/24/95

**ATTACHMENT TO "CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER"
SOURCES AND AMOUNTS OF MATCHING SUPPLEMENTAL FUNDS**

In accordance with federal regulations for the Emergency Shelter Grant Program at 24 CFR 576.71, the County of Oakland as grantee will ensure that all Emergency Shelter Grant funds allocated to subgrantee shelters will be matched with an equal amount of non-program funds.

The matching funds requirement may be satisfied by the subgrantee shelter through the value of donated material or buildings, the value of any lease on a building, any salary paid to shelter staff, or the time and services contributed by volunteers to carry out the emergency shelter program, determined at the rate of \$5.00 per hour.

The shelter will evidence its compliance with the matching requirement by submitting a matching funds report with each reimbursement request. The matching report will specify which category of matching funds is being utilized, as specified above. Evidentiary materials such as timesheets, real estate documents, etc. will be attached to each report. The shelter must provide an equal or greater amount of matching funds with each reimbursement request.

atchcert.doc(bms)
1/24/95



431 North Main • Royal Oak, Michigan 48067
546-6566

January 24, 1995

To: Steve Brudzinski
Oakland County Community Development

From: Lillian B. Melville
Executive Director

Re: - Volunteer Hours 1994

Attached is a list of volunteer hours reported by 37 shelter host sites and office volunteers totaling 27,290 hours. Although over 50 sites participated in the South Oakland Shelter in 1994, only 37 reported the hours they volunteered.

At \$5.00 per hour, 27,290 hours extend out to \$136,450.00 worth of volunteer time.

The South Oakland Shelter has sites who have agreed to participate all 52 weeks of 1995, and 38 sites have already agreed to participate in 1996.

In addition, South Oakland Shelter in 1994 paid \$43,417.00 in salaries that are useable for match to grant funds.



VOLUNTEER HOURS
 CALANDAR YEAR 1994

<u>DATE</u>		<u>HOURS</u>
1/9-1/15/94	Our Lady of LaSalette Berkley	933
1/16-1/22	St. John Episcopal Royal Oak	394
1/23-1/29	Royal Oak Missionary, Royal Oak	910
1/30-2/5	Our Lady of Sorrows, Farmington	1,063
2/6-2/12	First United Methodist Berkley	942
2/13-2/19	St. Bede Southfield	547
2/27-3/5	Congregational/Central Woodward Bloomfield Hills	1,600
3/6-3/12	First Baptist/St. James Birmingham	805
3/13-3/19	St. Irenaeus Rochester Hills	1,197
3/20-3/26	Northwestern Baptist Southfield	534
3/27-4/2	St. William Walled Lake	1,258
4/17-4/23	First Presbyterian Birmingham	917
4/24-4/30	Clawson United Methodist Clawson	625
5/1-5/7	Christ Church Cranbrook Bloomfield Hills	648
5/8-5/14	St. David Southfield	331
5/15-5/21	Zion Lutheran Ferndale	465
5/22-5/28	Beautiful Savior Lutheran Bloomfield Hills	491
6/5-6/11	First Presbyterian Royal Oak	646
6/12-6/18	St. Owen Birmingham	373
6/26-7/2	St. Mary Magdalen Hazel Park	1,455
7/3-7/9	First United Methodist Ferndale	585
7/17-7/23	Troy Church of Christ Troy	833
7/24-7/30	Salvation Army Royal Oak	520
7/31-8/6	Nardin Park United Methodist Farmington Hills	668
8/7-8/13	St. Alexander Farmington Hills	621
8/14-8/20	First Baptist of Detroit, Southfield	593
9/11-9/17	St. John Fisher Auburn Hills	1,045
9/18-9/24	Michigan National Corp. Farmington Hills	851
9/25-10/1	St. Stephen Troy	867
10/2-10/8	St. Michael Southfield	345
10/9-10/15	Sacred Heart Auburn Hills	895
10/16-10/22	St. Luke Ferndale	249
10/23-10/29	Nativity Episcopal Birmingham	379
10/30-11/5	Greenfield Presbyterian Berkley	261
11/20-11/26	Northbrook Presbyterian Birmingham	721
12/4-12/11	Drayton Avenue Presbyterian Ferndale	630
12/25-12/31	St. Hugo of the Hills Bloomfield Hills	751
8/17/94	Volunteer Co-ordinators Meeting	74
1994	Volunteer Hours at SOS office	268
TOTAL VOLUNTEER HOURS REPORTED		27,290

LOCAL GOVERNMENT GRANTEE (FOR GRANTS EXCEEDING \$100,000)

EMERGENCY SHELTER GRANTS PROGRAM

PROHIBITION OF THE USE OF FEDERAL FUNDS FOR LOBBYING CERTIFICATION

I, L. Brooks Patterson, Chief Executive Officer of County of Oakland, certify to the best of my knowledge and belief, that:

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

L. BROOKS PATTERSON, County Executive

(Signature of Chief Executive Officer)

(Date)

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

docb.doc(bms)
1/24/95

**CERTIFICATION OF CONSISTENCY WITH
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY**

I, L. Brooks Patterson, County Executive, authorized to act on behalf of County of Oakland certify that the activities proposed by County of Oakland are consistent with the Comprehensive Housing Affordability Strategy submitted by County of Oakland on December 31, 1993 to the Department of Housing and Urban Development, and also the Consolidated Plan to be submitted to HUD on March 16, 1995.

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

(Signature)

(Date)

attach5.doc(bms)
1/24/95