



Daniel T. Murphy
County Executive

**OAKLAND COUNTY
COMMUNITY DEVELOPMENT
THREE YEAR PLAN
1982-85**

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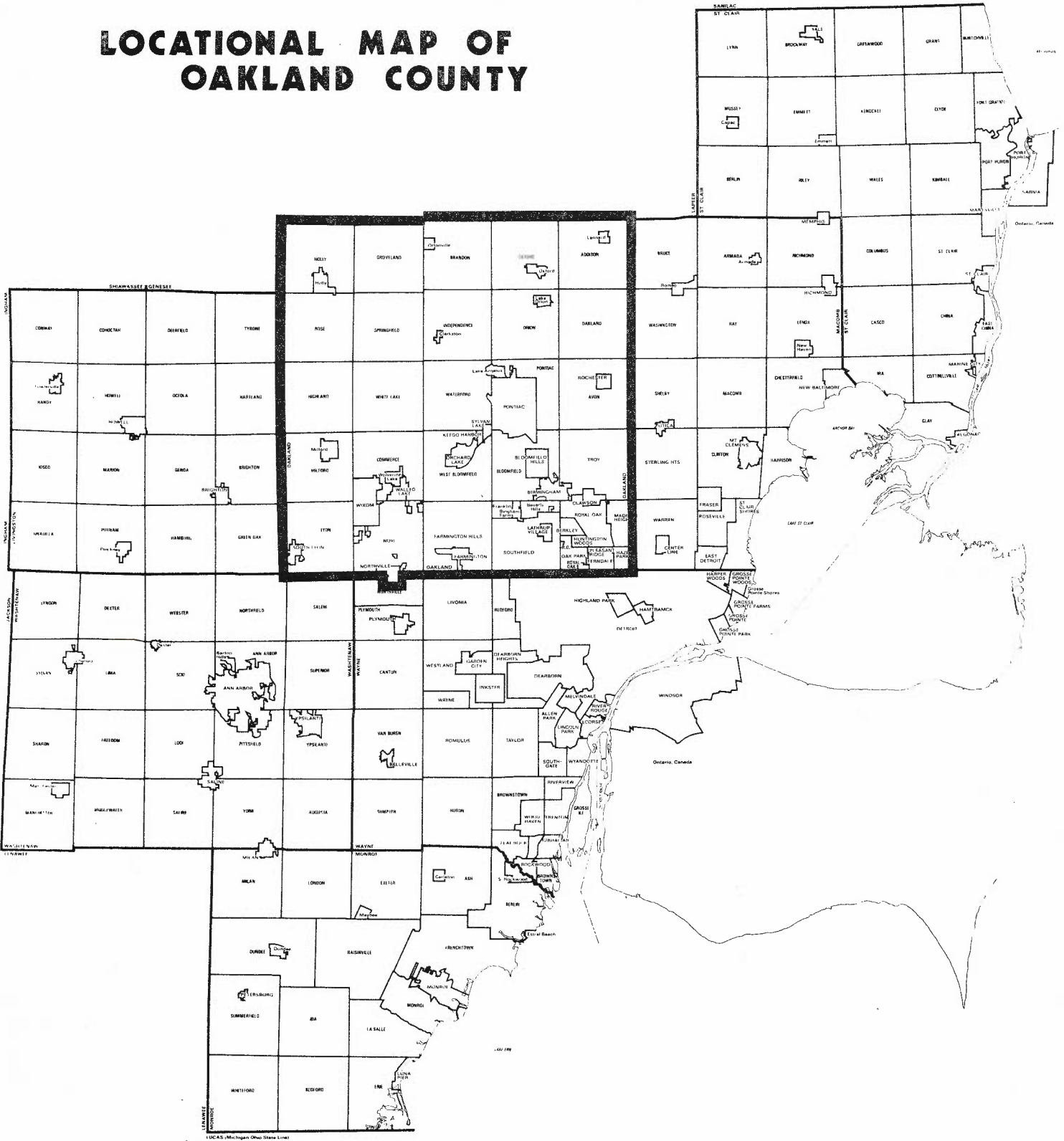
**Department of Public Works
Division of Community Development
Oakland County, Michigan 48053**

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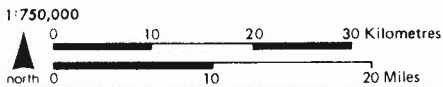
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LOCATIONAL MAP OF OAKLAND COUNTY



USGS (Michigan Ohio State Line)



1: INTRODUCTION

The nation's first comprehensive urban policy statement was issued on March 23, 1978. The policy stated the following:

"Our goal must first be to provide immediate assistance to the most troubled cities and communities. Beyond this, our goal must be to help all cities offer their residents decent services, adequate jobs, sound neighborhoods, good housing, and healthy environments . . . We must direct efforts towards helping cities help themselves . . . We should help distressed cities and communities recover their financial stability and make certain that today's healthy cities do not become distressed in the future. We should also assist our older cities to restructure their economics and better adapt to change. A decent quality of life must be made available to their residents."

-U.S. Senate, Comptroller General's Office
April 30, 1981

Oakland County first received Block Grant Funds as a result of the Housing and Community Development Act of 1974. These federal funds, received annually, are allocated to participating localities within the County to finance eligible Community Development Block Grant projects. (See Appendix I) These funds are made available to the County through the U.S. Department of Housing and Urban Development. Presently, forty-eight (48) communities participate in the Urban County Program. These communities range in type, from cities, villages and townships, and in character, from rural to urban. This Plan is the second Three Year Plan prepared for the Urban County. This Plan sets forth a comprehensive strategy for the allocation and use of the Block Grant funds throughout the participating localities.

The County learned a great deal about the participating communities and how to better assist localities as a result of the past three year process. This process has provided insight into local community needs. The assessment of these needs serves as a cornerstone in developing this new Three Year Plan.

The format utilized in developing this Plan is based on the following three internal objectives:

- I. To review the goals and objectives of the various units of government. This is important in order to maintain a pattern of consistency between departmental goal and objective policy statements and those of other levels of government.

- II. To assess the 1979-82 Oakland County Three Year Community Development Block Grant Plan. To assess accomplishments or failures, and increase the Department's awareness of the impact and magnitude the program's influence has had on the development of the communities.
- III. To increase the County's awareness of community needs by receiving input from the local participating communities. The communities know best their present profile as well as their needs for the next three years.

Accomplishing these objectives has led to the formation of the new three year community development strategy.

The Urban County Three Year Plan will provide strategy for:

- 1. Use of community development funds for needed capital improvements in both low and moderate income areas.
- 2. A mechanism to implement federal housing policy while increasing housing opportunity for low and moderate income persons and families.

This new plan will provide guidance and direction to local communities in seeking efficient and expeditious use of Community Development Block Grant funds. The following chapters outline goals and objectives, local needs and the Urban County Plan and Strategy for 1982-85.

2: GOAL and OBJECTIVE REVIEW

An objective of the Oakland County Community Development Department is to "maintain a pattern of consistency between departmental goal and objective policy statements and those of other levels of government." This is the preliminary step towards formulating the Urban County Community Development strategy to be implemented over the next three (3) year period (1982-85). To ensure this consistency, staff have reviewed current goal and objective policy statements for Federal, State, Regional (SEMCOG), and County (Planning) levels of government. The following chapter outlines those goals and objectives which specifically relate to community development.

I. FEDERAL

A. Legislative Objectives¹

1. Elimination of Slum and Blight
2. Prevention of Blight and Blighting Influences
3. Elimination of Detrimental Conditions
4. Expand and Conserve Housing Stock
5. Expand and Improve Community Services
6. More Rational Utilization of Land
7. Reduction in Isolation of Income Groups
8. Preservation of Historic Features

B. Statutory Objectives²

1. To ensure that Community Development programs carried out with Block Grant funds meet HUD objectives particularly the objectives of providing decent housing, a suitable living environment and expanded economic opportunities principally for persons of low and moderate income.
2. Enhance the opportunity for citizens to participate in planning, implementing and assessing the CDBG program.
3. Provide for improved planning which coordinates housing assistance and Community Development programs. This will encourage a comprehensive approach to dealing with urban problems.

II. STATE

A. Community Development Goals³

1. Improve the fiscal capability, economic resources and physical conditions of developed areas, particularly those experiencing physical, economic and fiscal deterioration.
2. Preserve essential agricultural land and environmentally sensitive areas. Improve land management techniques to reduce urban sprawl, unregulated development and wasteful use of resources.
3. Encourage the conservation and revitalization of neighborhoods.
4. Strengthen local government.

B. State Urban Strategy⁴

Goals: To maintain our central cities as economic, cultural, and social centers, thus making them once again desirable places to live, work and recreate.

The first priority in redeveloping our cities must be to halt the current trends toward economic, social and cultural decay. The economic and population bases of the central cities must be stabilized; downtown areas must be revitalized; racial and other forms of discrimination must be eliminated; and the national image of our cities must be reestablished.

In order to achieve this broad goal, an urban strategy must be focused on several specific objectives.

- Objectives: 1. Expand the economic choices of urban residents. This can only be accomplished by comprehensive efforts to reduce unemployment and underemployment, to increase the median income of urban residents, and to provide adequate support for those permanently unable to work. Ultimately, these tasks must rest principally with the Federal government and national economic and welfare policy. But the State can play a role in helping to attract significant new private investment to urban areas and to diversify the urban economic base. It can also work to improve the survival rate of small urban businesses. Achievement of this goal will depend on a closer match between the requirements of new job opportunities and the skills available in urban labor markets. It will also require a stronger link between our school system and the world of work and a reduction in the incidence and fear of crime in urban areas.

2. Foster a sense of community in urban neighborhoods. Neighborhoods are the fundamental units of cities and can provide the motivation for urban regeneration. Neighborhood preservation and rehabilitation can contribute immeasurably to the conservation of costly infrastructures and can bolster commercial and downtown redevelopment. This objective will require strengthening community structures in urban neighborhoods, improving the responsiveness of government at all levels of citizen needs, and broadening the decision-making process to include neighborhood contributions.

3. Expand the housing choices of urban residents. More job opportunities and healthier neighborhoods are the key to the quality of urban life and would contribute greatly to expanding the housing options of urban residents. Special efforts are needed to encourage the rehabilitation and maintenance of existing housing stock. Furthermore, discrimination in the housing market and red-lining in insurance and mortgage lending must be eliminated. On balance a broader socio-economic housing mix must be sought throughout the metropolitan region.

4. Assure the security of urban residents and their property. The incidence of violent crime and the fear of crime have powerfully reinforced the tendency of middle income groups to flee the city. No other element plays as pervasive or intractable a part in the tragedy of urban decline. Assuring the security of urban residents will require broad-based police and neighborhood efforts to reduce crime. It will also require a more efficient criminal justice system and increased citizen confidence in local law enforcement agencies.

5. Strengthen urban governments. This can be approached by expanding the state's support of some urban services and by ensuring that each level of government is assigned tasks equal to its capabilities. Fulfillment of this objective must include efforts to coordinate policies and programs in state agencies which affect urban areas and to expand the direct state aid to communities where the need is greatest. But we must also work toward improved cooperation among local governments in a metropolitan area, a more equitable distribution of the metropolitan tax burden, improved service delivery, and increased citizen confidence in city government.

6. Use existing resources in the most efficient manner. It no longer makes sense to subsidize and encourage high cost, low density development which consumes scarce agricultural and recreational lands, while at the same time neglecting the existing developed infrastructure of our cities. Scarce resources, mounting energy costs and a full accounting of the true economic and social costs of hazardous development dictate a redirection of our policies. This calls for a new and more successful effort to limit urban sprawl, to rehabilitate on a selective basis private and public structures and commercial and residential neighborhoods in our cities, and to rationalize urban land use in a way which preserves the environment of areas surrounding urban centers.

III. REGIONAL - SEMCOG

A. Housing Opportunity Plan Policies⁵

1. To increase housing diversity through the use of new construction, rehabilitation, rental assistance, and housing mortgage in a complementary fashion.
2. To increase housing diversity by housing type, price, and/or rent, and tenure characteristics where such diversification will result in expanding housing choice for all income groups.
3. To reduce existing concentrations of federally assisted and State sponsored housing resources.
4. To acknowledge the necessity for residential planning within the context of multi-jurisdictional housing needs.

B. Housing Opportunity Plan Objective⁵

To encourage, facilitate, and provide for a broader geographical choice of housing opportunities for lower income households (with particular attention to families and large families) outside areas and jurisdictions containing undue concentrations of low income or minority households.

C. Residential Strategy Goals⁶

1. To encourage the planning for residential development and redevelopment patterns which maximize the use of existing and proposed infrastructure, and public/private facilities and services, as provided for within the Council's adopted plans and approved programs, including, but not limited to transportation, water and sewer services and public utilities.

2. To encourage the integration of public and private housing and community development planning, relating existing and proposed residential uses to existing and proposed municipal services (i.e., recreation, education and administration services), support services (i.e., commercial development places of employment, cultural activities, and health care facilities) and transportation facilities at the local as well as the regional level.
3. To promote the rehabilitation, conservation and improvement of the existing housing stock through both direct and indirect investment efforts.
4. To encourage the development of a regional housing stock within Southeast Michigan which is responsive to the housing needs of a variety of household types and income groups including the elderly, large families, single persons and the handicapped through increasing and expanding the range of housing choices by type, price, tenure arrangement, and geographic location.
5. To promote the implementation of Federal, State, and local laws guaranteeing the right of individuals to buy or rent housing regardless of race, creed, color, physical impairment or handicap, marital status or national origin.
6. To encourage residential planning and development which both recognizes and reflects sound environmental planning and resource conservation policies and practices.
7. To significantly reduce energy consumption within Southeast Michigan by promoting sound residential planning and development.

D. "1990 Land Use Policy Plan" Goals⁷

1. To formulate and maintain a land use pattern that will provide the people of the region with convenient, congenial, and economically related residential, commercial, manufacturing, recreational and other public areas that can be readily served by networks of the necessary public facilities, such as water supply, sanitary sewers and treatment plants, transportation, solid waste disposal, and storm drainage. Such a pattern must give careful consideration to natural and agricultural resources and other environmental factors related to the well-being of the people. It must also seek to increase accessibility to essential activities and amenities of life and to lessen the need for mobility.
2. To maintain an ecological balance between human activities and the surrounding environment, as well as to guide area development in such a way as to avoid overuse and unnecessary depletion and distortion of the region's natural resources and life form. Scarce or unique environmental

features and natural resources are vulnerable to extinction in the face of urban development. Although the need for urban development is unquestionable, its locational requirements, the pattern of development, the timing and the staging need to be carefully planned so that the impact of people and the environment is positive and equitable.

3. To protect the environment and to control generation, dispersion, or disposal of those substances or conditions which are detrimental. (For example, excessive noise, safety hazards, air, water, chemical and radioactive pollution.) Human activity systems have a profound impact upon the regional environment. It is mandatory, therefore, that the negative environmental effects of such a system are minimized.
4. To provide for a wide range of urban facilities and activities which will enhance the social, economic and cultural viability of the region, either by rehabilitating or redeveloping existing urban areas when practicable, or by expanding into suitable new areas when necessary.
5. To encourage the creation of viable and sound neighborhoods; to relate residential areas to shopping facilities, places of job concentration, schools, public recreational facilities, etc., and to provide areas of housing where private vehicle transportation is not mandatory for normal household activities where people can use public transportation or walk to obtain services and activities. Good living facilities are essential for neighborhood and community pride. Likewise, facilities and amenities for living are basic to the maintenance and promotion of a decent living environment and community spirit. Existing neighborhoods must be assisted in achieving these goals. New neighborhoods should be developed only where these goals are capable of being achieved.
6. To encourage development of future intensified residential areas at sufficient densities and in such locations as to minimize the cost and maximize the benefit of providing public services.
7. To encourage a wide variety of commercial and industrial activities throughout the urbanized portion of the Region, taking advantage of the unique opportunities available in each particular area to provide a wide range of employment opportunities. Economic development that will contribute to a more diversified regional economy, distributed so as to be accessible both to the labor force and to supply and distribution networks, is necessary for the Region in order to solve the related problems of concentrated unemployment and inflexibility of a major single-industry economy.

8. To secure, through public ownership or other legal means, land within the region that is deemed essential to serve specific public purposes.
9. To develop and maintain an open space and regional park system for the benefit of, and accessibility to, all the people of the Region, and for the purpose of providing and promoting opportunities for both the physical and aesthetic enjoyment of the out-of-doors; and to promote optimum utilization, effective protection, and complementary development of the Region's natural resource wealth; and to aid in shaping the regional pattern of growth and development.
10. To provide and expand regional recreation and open space within presently urbanized areas.
11. To design a total recreation and open space system encompassing extensive rural land holdings and permeating throughout the urban landscape along stream and river basins, around lakes and within areas of varying topography. Such a system should be linked to planned activity centers and intensive residential developments.
12. To provide for the creative development and optimum utilization of prime open areas, both as sources of visual relief within extensively developed areas and as a device for separating incompatible land uses.
13. To incorporate the full spectrum of natural functions within the regional open space system. To design an open space framework directed toward linking together and encompassing all prominent natural assets, wildlife refuges, scenic areas, wooded areas, water bodies, high elevations, rugged topographic concentrations and unique landscape features throughout the region.
14. To establish an open space/recreational system related to and including drainage ways, marsh areas, and wetlands, to minimize the threat of flood waters within the urban environment.
15. To preserve areas offering significant concentration of natural amenities in quantities directly proportionate to:
 - (a) Availability of land for option or acquisition, and
 - (b) The extent of projected need at the scale of utilization for which respective reserves and intended, ranging from regionwide to neighborhood level or activity.
16. To promote optimum utilization, effective protection, and complementary development of the Region's natural resource wealth.

- (a) To maintain ecological balance between human activities and the environment supporting and surrounding them.
 - (b) To provide guidelines directing the most desirable interface between natural and artificial environments.
17. To preserve the most desirable stream basins and water areas in their natural state, imposing restrictions against use of such areas for purposes of waste disposal.
 18. To minimize the cost of future acquisition and to maximize future public benefit by identifying and ensuring the availability of areas within the region that will serve future specific public purposes.
 19. To conserve selected land areas to accomodate continuation of productive agricultural activity.
 20. To guide urban development in such a manner as to avoid unnecessary and excessive utilization of the region's natural resource potential, exercising consideration toward the availability of existing water supply sources, drainage characteristics, soil stability and fertility qualities, as well as the saturation potential of the land, water and air to safely assimilate waste materials, in the formulation of urban development decisions.
 21. To impose effective restrictions on urban development over floodplains, wetlands, extensive ground-water reservoirs, steeply sloping lands and prime woodlands.
 22. To preserve unique rural areas particularly conducive as natural habitat for wildlife.
 23. To aid in shaping development patterns of the Region by the provision of public utilities to planned development areas in carefully timed increments, which are related to desired population, employment, and natural resource configurations. The availability of utilities should serve to help to implement local and regional plans.
 24. To encourage the identification and preservation of historic sites and districts as intrinsically valuable resources which enrich the quality of life; and provide cultural, aesthetic and economic benefits to the community and the region. To impose restrictions on the demolition or degradation of these resources in the face of new or incompatible development.

E. SEMCOG's General Site-Selection Objectives⁶

1. Residential sites should be chosen toward promoting jurisdiction stability and/or revitalization.
2. Residential sites should be chosen toward creating increased housing opportunity for low and moderate income households.
3. Residential sites should be chosen toward achieving a reduction in the concentration of low and moderate income households.
4. Residential sites should be chosen in areas of assured available public and private facilities and services adequate to serve the proposed housing development or redevelopment's households.
5. Residential sites should be chosen to provide for and enhance the more limited mobility of both the elderly and handicapped where appropriate.

IV. COUNTY

A. Planning Goals⁸

1. To influence the direction and character of growth or non-growth in Oakland County by providing communities with necessary reference materials and technical assistance. To help the communities to identify their problems, form viable solutions and to lead them to further investigation and implementation.
2. To provide both the flexibility and meaning necessary to respond to changing urban structures and life styles.
3. To provide a basis for coordinated, cooperative planning among many communities.

B. Planning Objectives⁸

Natural Resource Objectives:

1. To retain those natural resource elements in their basic character, that are recognized as vital parts in the total environmental picture, at their highest and best use, not precluding orderly and harmonious development. These areas should be preserved for public health and welfare.
2. Natural resources are useful and effective tools to shape development and, therefore, should be utilized to achieve this objective.

3. To support the concept of continuity and linkage of natural resource areas.
4. To recognize that our wilderness areas and areas of fragile ecological balance must be protected.
5. To encourage the interweaving of natural resources and open space areas with new development to create a balanced environment which promote recognizable communities.
6. To provide advisory site plan analysis for all proposed development within natural resource areas.

Community Structure Objectives:

1. To encourage the development of community centers with diversified activities.
2. To encourage development of communities that have a strong physical identity.
3. To consider pedestrian and non-automotive circulation in the design of new communities and the redevelopment of existing ones.
4. To establish criteria for the location of public facilities and utilize these criteria in the placement of such facilities as a means of accomplishing the objectives of the County Growth Policy.

Economic Development Objectives:

1. To encourage small and medium-sized industry (under 10 acres) to locate in industrial parks whenever possible.
2. To evaluate the development of Oakland County by the balance of costs and benefits associated with rate and type of future growth.
3. To encourage an economic base study as a component of the land use plan of individual communities and aggregates of communities in the County to determine economic characteristics in terms of employment, income and industry.
4. To promote the growth and location in Oakland County of firms producing a variety of products and services in order to reduce seasonal fluctuations on employment and income.

In conclusion, the Community Development Department has reviewed goal and objective policy statements for Federal, State, Regional (SEMCOG), and County (Planning) agencies. All referenced policy statements have been reviewed for consistency with the Urban County 1982-85 Plan objectives and strategy.

SOURCES:

- 1) Federal Register, Department of Housing and Urban Development, Office of the Assistant Secretary for Community Planning and Development. Community Development Entitlement Grant, March 1, 1978, page 8450.
- 2) Section 101(c) House Congressional Record, Public Law 93-383, August 22, 1974.
- 3) Commerce Department, Community Development Cabinet: State of Michigan 7/14/81.
- 4) Cities in Transition, Report of the Urban Action Group, December, 1977, pages 20 and 21.
- 5) Housing Opportunity Plan for Southeast Michigan, SEMCOG, March, 1980.
- 6) A Residential Strategy for Southeast Michigan, SEMCOG, March, 1978, amended through June, 1978.
- 7) 1990 Land Use Policy Plan for Southeast Michigan, SEMCOG, June, 1977 amended through January, 1978.
- 8) Partners in Planning, Handbook, Oakland County Department of Planning and Physical Development, 1975.

3: C.D. PROGRAM STRATEGY

The primary objective of the Housing and Community Development Act of 1974 is "to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income."

The Oakland County Community Development program has addressed this primary Federal objective for seven (7) years. The Community Development Department has the ultimate responsibility to the Department of Housing and Urban Development; The County must assure that the program is administered within the boundaries of federal laws and regulations. To carry out this responsibility, the County must meet several legal "assurances" (See Appendix II). In order to achieve compliance with these assurances, the County has adopted several initial strategies. These are:

1) "Co-operative Agreements"

The Oakland County Community Development Block Grant Program presently consists of 48 communities. The 48 participating communities represent an approximate population of 613,672 (H.U.D. Dec. 1980). To verify their participation, each of the communities have signed a "Cooperative Agreement". This agreement legally assures 1) that communities meet all Federal requirements and 2) that the County allocates funds to each participating community. This agreement and its implementation, between the co-operating communities and the County, constitutes what we refer to in this document as the "Urban County Program".

2) Citizen's Advisory Council

To improve the quality of citizen involvement, the County has established a "Citizen's Advisory Council". This council is composed of 20 local representatives who serve a one (1) year term of office (unless re-appointed). The representatives consist of County Commissioners, local elected or appointed officials, and local citizens. The intent of this Advisory Council is to assist in all policy decision recommendations to the County Board of Commissioners. The Council reviews County program goals, objectives, plans, strategies and guidelines. It also reviews the specific Community Development projects submitted by the 48 member jurisdiction.

3) Housing Council

To assist the County in the implementation of the Housing Assistance Plan, the County established a "Housing Council". The Council is composed of 48 representatives of the participating communities. This Council reviews the Housing Assistance Plan, assists Community Development staff in identifying housing sites and advises staff on housing program issues.

4) Citizen Participation Plan

In order to increase community awareness and comment in the Community Development Block Grant program, the County designed the "Citizen Participation Plan". This plan is multi-faceted in its provisions. The plan supports the Citizen Advisory Council and encourages the local community's holding of public hearings as well as community attendance at County level hearings. The Community Development staff is called upon to attend community level hearings and to provide technical assistance on Community Development related matters. One of the plan's more important facets is its "public information and education program". The Department has a Public Information Officer who has initiated such activities as, setting up an extensive County-wide mailing list, producing a quarterly news-letter which addresses Community Development program progress and an Annual Report summarizing the year's activities. In addition, the Department conducts an annual tour of Community Development activities. Additional activities include press releases and public service announcements on Community Development related events, the posting and mailing of notice about the public hearings, the provision of brochures, public speakers and slide presentations. These are all successful techniques which help to communicate information about the Urban County Program to local citizens.

Additional strategies have been intertwined within the funding application process.

I. COMMUNITY DEVELOPMENT PROCESS

Since the 1974 Act, the overall goal of this Federal-County program has been to link community physical improvements and housing activities. In reality, it is important to actively pursue these two activities together, in order to create "viable urban communities". However, to assure clarity in this report, these two activities are discussed separately due to their distinct program features.

Following is the process description for Community Development funding.

The funding level communities can receive for Community Development activities follows a modification of a formula developed by HUD. This formula takes into account such community characteristics as the decennial census population, poverty level, and the number of substandard

dwelling units. Whether the money is awarded and how the funds are allocated between activities depends on approval of the community's annual application. Following is the step-by-step application procedure for Community Development activities.

Community Preparation

Annually the Community Development Department asks that participating communities complete a "program application". The County will continue to require this procedure over the next three years. This yearly application assures that the proposed projects will benefit low and moderate income persons, and it documents the overall progress in meeting the 1974 Act's primary objectives (see opening quote). This process of annual project documentation will help the County in assuring principal benefit for low and moderate income persons.

A County staff person is assigned to each community. This staff person assists the community throughout the application process. To further assist in the preparation of the yearly application, the County sends to each community a copy of proposed projects taken from the current Three Year Plan.

Workshops:

Another technique for assisting the communities is the availability of workshops. These workshops, held on a routine basis, are set up to explain the Community Development program prior to the application's filing deadline. At these workshops staff outline the application procedure, describe available "in-house" assistance, explain current program objectives, and field questions from community representatives.

Public Hearings:

A requirement to be fulfilled by each participating community is that they hold public hearings. This procedure fulfills one of HUD's "assurances" (see Appendix II) as well as works to increase community awareness about current development activities. The hearings cover a review of past community performance in the Community Development program and formulates ideas for upcoming project activities. In addition, the hearing has the purpose of settling decisions on the type of projects and allocation for each proposed activity. The assigned County staff person is available to attend hearings in order to maintain full knowledge and understanding of his/her community's decisions. These public hearings are crucial steps in assuring community participation within the application process.

Strategy:

As a result of the previous Three Year Plan assessment, several new County objectives will be pursued during this current Three Year Plan period. These objectives are:

1. To encourage communities to more realistically plan for their future development.

The Community Development Department staff is presently noting which communities have Master Plans for their development. This information has been taken from the questionnaire sent out July 8, 1981. A Master Plan is an effective planning tool that allows a community to assess the present situation and plan for the future development of the community. The County will encourage those communities who have not prepared a Master Plan or who have not updated their plan in 5-10 years to pursue this planning activity. This activity and other development studies can be financed under the Community Development Block Grant "Planning and Management" category. Staff will also assist a community in finding less expensive sources for completing a master plan. Staff will retain a list of graduate planning classes at area universities; students can be hired at minimal charge to perform comprehensive planning and individual study work.

During the yearly application, staff will advise communities to continue with activities proposed in the Three Year Plan. The category of activities (ie: street improvement, beautification...) should remain constant while activities within a category (repair Allen Street vs. previous plan to repair John Street) may shift. This recommendation is made with the hope that communities will realistically review and give careful thought to all projects when preparing their three (3) year period project proposals.

2. To assure benefit to low and moderate income persons.

To fulfill this objective, the County will encourage a community to target its funds to its distressed low and moderate income neighborhoods or concentrations. Staff will assist the community in identifying areas and suitable projects to be pursued. Presently, the Community Development Department is increasing its data base on the communities low and moderate income areas through participation in the U.S. Census "Neighborhood Statistics Program".

3. To increase the communities commitment to their proposed community development activities.

To assure a community's commitment to its proposed projects, the County is encouraging the community to match its Community Development allocation by 5-10%. This will not only increase the likelihood of project completion but will also allow the County's Community Development funds to reach additional activities each year.

The County will encourage communities to allocate sufficient funds to each project to increase the opportunity for completion of a project during the one (1) year program. Communities will be advised to concentrate their efforts on one or two projects in order to assure timely completion of the activity and to avoid the dissipation of funds in a variety of projects which will reduce the impact within the community.

In order to increase the implementation of projects in a timely fashion, communities will be expected to complete or have under contract all projects within a three (3) year period. Therefore, August, 1981 allocations must be under contract by August, 1984, or a reallocation policy will be implemented. The County will recommend such action through the Advisory Council in the fourth year.

Local communities will be responsible for identifying a plan for the operation and maintenance of public facilities, this will assist communities in long range financial planning as well as assuring the continuation of attractive, well-maintained projects.

4. To discourage the use of Community Development funds on projects which can be funded through other sources.

Staff will initially review all project activities to determine if funding is available through other sources outside the Community Development Block Grant program. One category of activities which the County will be discouraged from funding through Community Development in the next three (3) years is that of "Public Services". The activities which fall within this category are often eligible for funding through alternative sources. By pursuing this objective, the County will liberate additional Community Development Block Grant funds which in turn can reach an increased number of activities each project year.

Approval Process

On completion, the communities submit their applications to the County Community Development office. The County reviews all applications, holds two (2) public hearings and assists the communities in making any necessary changes or deletions in activities. The County submits these applications to the Department of Housing and Urban Development. After a period of review HUD notifies the County of their approvals. Following a formal approval from HUD, the County notifies the communities and assists them in project implementation.

Implementation

During community implementation of Community Development activities staff is available to assist in making sure that all aspects of federal funding requirements are being met.

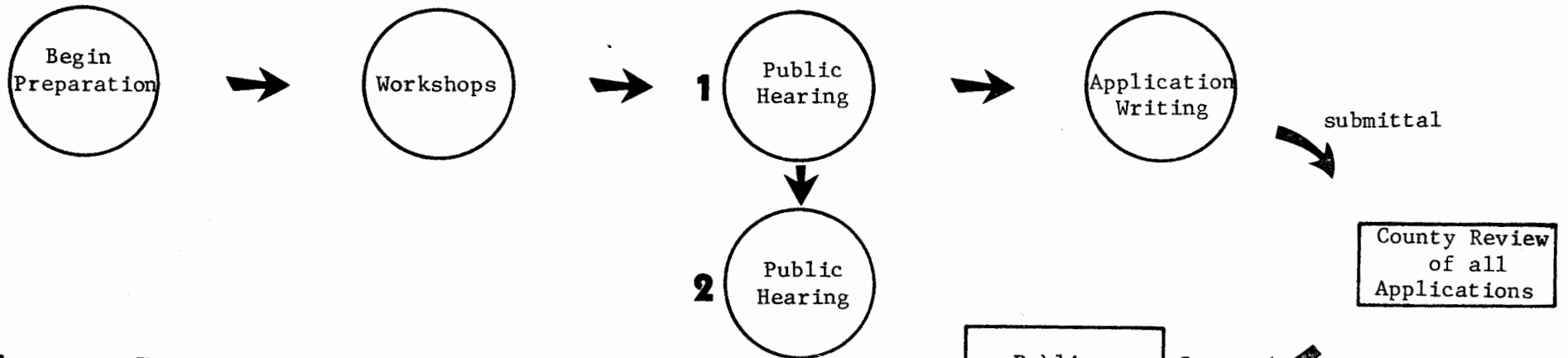
County staff is also available to help the communities organize their process of implementation. In addition, during the implementation of activities, the Community Development Department will send a staff person out to each community at least once during the implementation to review the progress of each specific activity.

Evaluation and Monitoring

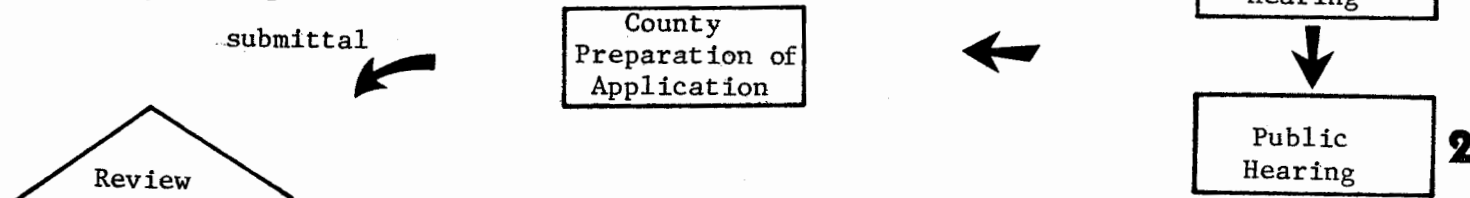
As previously stated, the Community Development Department will closely monitor the progress of each community's activity. In addition to visiting each activity site during the course of the year, the assigned staff person will meet with a community representative once (during the months of July and August) at the end of the program year to assess the community's overall progress. During this assessment the staff person will assist in the re-evaluation of the community's needs and photo-document the progress and completion of the individual proposed activities. The results of these visits will be a basis for the Grantee Performance Report.

THE ANNUAL CDBG PROGRAM APPLICATION PROCESS

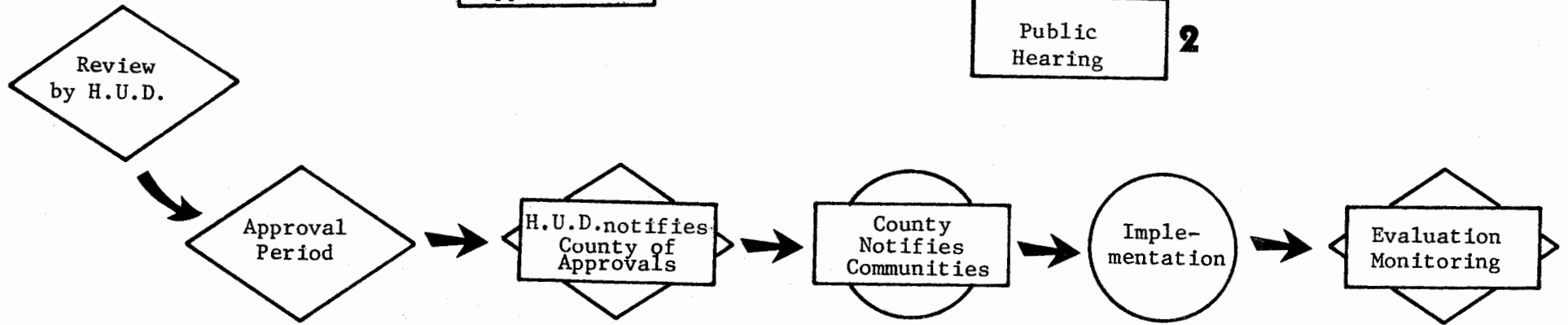
Community Preparation:



County Preparation:



Approval / Implementation / Evaluation:



KEY: ○ Community
 □ County
 ◇ H.U.D.

At the close of the Three Year Plan Period, the Community Development Department staff will prepare a "Three Year Plan Evaluation Report". This Report will be based on such information as yearly progress reports, an examination of the communities use of targeting to low and moderate income areas, and a reassessment of local communities and of County-wide needs. This report will be useful to the County in the rewriting of a new Three Year Plan and strategy to better meet the needs of the participating communities.

The general framework of these steps for community development program application, review, approval, implementation and evaluation is illustrated on page 19.

Each community's proposed activities must fall within the approved community development categories (See Appendix I) to be acceptable. Within each of these categories the County has identified several priority projects which will receive primary consideration during funding allocation decisions. These priority projects by category are as follows for the current Three Year Plan:

•Street Improvements:

Highest priority will go to projects within low and moderate income residential areas. The County will put special consideration on those street improvements slated for collector streets which link low and moderate income residents to necessary services.

•Sidewalk Improvements:

High priority will go to projects slated for:

- 1) sidewalk improvements in low and moderate income residential areas.
- 2) improvements on sidewalks which link low and moderate income areas to necessary services.
- 3) sidewalk improvements where economic opportunity will be increased and blighted influences will decrease (ie: older downtown areas).
- 4) hazardous walking and bicycle conditions.
- 5) heavy traffic (pedestrian or vehicular).

•Planning and Management:

The County will give highest priority to planning and management activities which:

- 1) will have principal benefit to low and moderate income persons.
- 2) will help to eliminate slum and blight.
- 3) will assist in identifying the needs for future planning.

•Land Acquisition:

The County will give highest priority to those land acquisition activities which:

- 1) are for the purpose of providing community centers, senior centers, park and recreational facilities, libraries and fire facilities.
- 2) will encourage development to be adjacent or in close proximity to low and moderate income populations.

•Removal of Architectural Barriers:

The County will encourage all barrier-free design activities.

•Historic Preservation:

The County will give highest priority to preservation activities which:

- 1) include areas, or buildings that have been identified on the federal or state register.
- 2) will directly benefit low and moderate income persons.

•Community Centers, Senior Centers and Libraries:

The County will give highest priority to:

- 1) communities proposing multi-jurisdictional facilities (ie: village and township joint use).
- 2) multi-purpose facilities.

The communities will be responsible for identifying:

- 1) the location and numerics of the population to be served by the center.
- 2) project plans showing the total amount of funds that are needed to complete the project.
- 3) the funding sources that will be used.
- 4) how the project plan will meet administrative, operational and maintenance costs of the center.
- 5) the programs which will be operated at the facility.

•Parks, Playgrounds and Recreational Facilities:

The County will give highest priority to neighborhood parks located in low and moderate income areas rather than to large-scale community-wide parks.

•Pedestrian Malls, Walkways, Beautification Activities, and Parking Facilities:

The County will give highest priority to those activities where communities can evidence blight or particular benefit to low and moderate income persons.

•Fire Protection:

The County will give highest priority to fire protection activities which:

- 1) provide multi-jurisdictional service.
- 2) supply protection to areas where little previous service existed.
- 3) are adjacent to low and moderate income areas and service areas with the highest concentration of this type of population.

•Water, Sewer and Drainage Facilities:

The County will give highest priority to these facility activities which:

- 1) take place in low and moderate income residential areas.
- 2) encourage an increase in housing opportunities for low and moderate income persons.

•Economic Development:

Economic Development activities are eligible Community Development Block Grant activities. The County will attempt to coordinate Economic Development programs with Community Development Block Grant activities.

The County will give highest priority to those Economic Development activities which:

- 1) are consistent with the County's Growth Management Policies.
- 2) will assure increased employment opportunities for low and moderate income persons.
- 3) use Community Development Block Grant funds in conjunction with other public and private funds. Community Development Block Grant funds can be used as a catalyst for economic development projects with the majority of funds being generated from the private sector.

•Relocation

The County will require communities to include relocation costs whenever land acquisition and relocation is likely. If an expenditure does not occur, the allocation will be expended for acquisition.

II. HOUSING PROGRAM

This section of the Three Year Plan describes the County's housing activity and over-all program strategies for increasing housing opportunity. The County's overall goal in housing has been to "increase housing opportunities for low and moderate income persons".

Oakland County has used CDBG funds for increasing housing opportunities in three primary ways: 1) use of single family owner occupied home repair programs 2) programs to expand rental housing opportunities for low and moderate income persons and 3) use of CDBG funds to assist communities in providing services to low and moderate income housing developments.

The Housing Assistance Plan for 1982-85 will identify the following three items:

- 1) Housing needs of low and moderate income persons for communities participating in the Urban County Program.
- 2) Production goals for addressing the identified housing needs.
- 3) An implementation strategy outlining specifications to be carried out in an attempt to meet all goals.

Goals:

The following general goals will be used by the County in addressing housing needs:

- 1) To instill within homeowners the incentive to maintain and improve living conditions within the housing unit.
- 2) To improve the living conditions within the housing units and reduce financial burdens of low and moderate income persons.
- 3) To reduce the number of substandard dwelling units within the County through rehabilitation of existing residential units.
- 4) To improve, upgrade and increase property values through the concentration of rehabilitation efforts within the neighborhood.
- 5) To assist homeowners in the use of all available sources of funding to accomplish housing rehabilitation activities.
- 6) To assist in providing more affordable rental housing for senior citizens and low and moderate income families.
- 7) To reduce housing maintenance and fuel costs and enable lower income persons to remain in their housing units.
- 8) To encourage programs which provide innovative and less costly means for providing shelter, i.e. modular homes, mobile home parks, and conversion of existing facilities.
- 9) The County will work to reduce the isolation of income groups and disperse housing opportunities for low and moderate income persons.

Strategy:

The County has developed a strategy to assure the implementation of these goals. The following activities will be carried out within the County Community Development Block Grant office:

A. Housing Rehabilitation

1. Housing rehabilitation staff will be aware of all available home improvement programs. Eligible applicants will be assisted in applying for funding through the most appropriate sources.

2. County staff will explore all potential avenues for financial leveraging of housing rehabilitation funds. Staff will identify potential programs and eligible uses for funds obtained as a result of leveraging agreements.
3. County staff will rehabilitate the number of units identified in the Housing Assistance Plan for 1982-85. These units will meet the "Section 8" guidelines and specific procedures as outlined in the "Guidelines for Home Improvement Program".
4. County staff will provide maintenance and energy efficiency information to homeowners through personal contact and written materials.
5. Staff will receive input from homeowners one month following completion of the rehabilitation work. Homeowners will be asked to provide feedback on the rehabilitation program and process.
6. Local communities will be encouraged to distribute brochures and flyers to areas with substantial housing rehabilitation needs. In addition, County and community staff will be expected to actively promote the program in identified areas.
7. Due to the increased community interest in the rehabilitation of single family rental units, County staff will explore the potential for the expansion of the rehabilitation program to encompass rental units.
8. Audio visual materials will be available for use in local communities to educate homeowners and renters regarding home maintenance techniques.
9. The County will increase public awareness regarding methods for maintaining existing housing and conserving energy.
10. Due to expansion of rehabilitation programs to encompass multi-family rehabilitation at the federal level, the County will explore potential avenues for funding multi-family rehabilitation.
11. With the increasing number of mobile homes within the County, and increased need for mobile home rehabilitation, staff will explore the possible expansion of the rehabilitation program to encompass mobile home units.
12. Due to federal level expansion of the urban homesteading program, staff will explore the potential of a homesteading program in the County.
13. Communities with a concentration of minorities will be expected to conduct a survey to identify eligibility of minorities for participation in the housing rehabilitation program. If eligibility exists, communities will promote the rehabilitation program in minority areas.

B. New Construction

1. The County staff will provide technical assistance to developers interested in developing assisted housing throughout the participating communities. Developers will be assisted in identifying funding sources, the process for applying for funding, sites, application completion, and other types of assistance deemed necessary.

2. County staff will assist local communities in identifying developers and educating local constituents on the various housing programs.
3. Community Development Block Grant funds will be available to local communities to supplement in the development of assisted housing. Application for the use of these funds can be submitted to the County Community Development office.
4. The Oakland County Housing Council will meet regularly to review housing programs and recommend action for promoting housing and implementing the housing strategy.
5. The County will review assisted housing proposals submitted to funding agencies. Communities will be informed of housing proposals, sites and program specifics. County staff will assess the proposals and make recommendations to the funding agency.
6. Local communities will be expected to review housing proposals and to provide input on assisted housing proposals to funding agencies.
7. The County will explore the potential for a housing quality evaluation to be used for identifying; areas for new construction, need for multi-family rehabilitation and housing rehabilitation areas.
8. Recommendations resulting from the Housing Development Survey will be incorporated into the Community Development Block Grant Program.

The Three Year Housing Assistance Plan and Annual Housing Plan outline a thorough strategy for housing implementation, refer to appropriate documents for specific details.

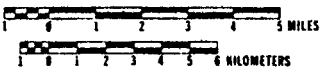
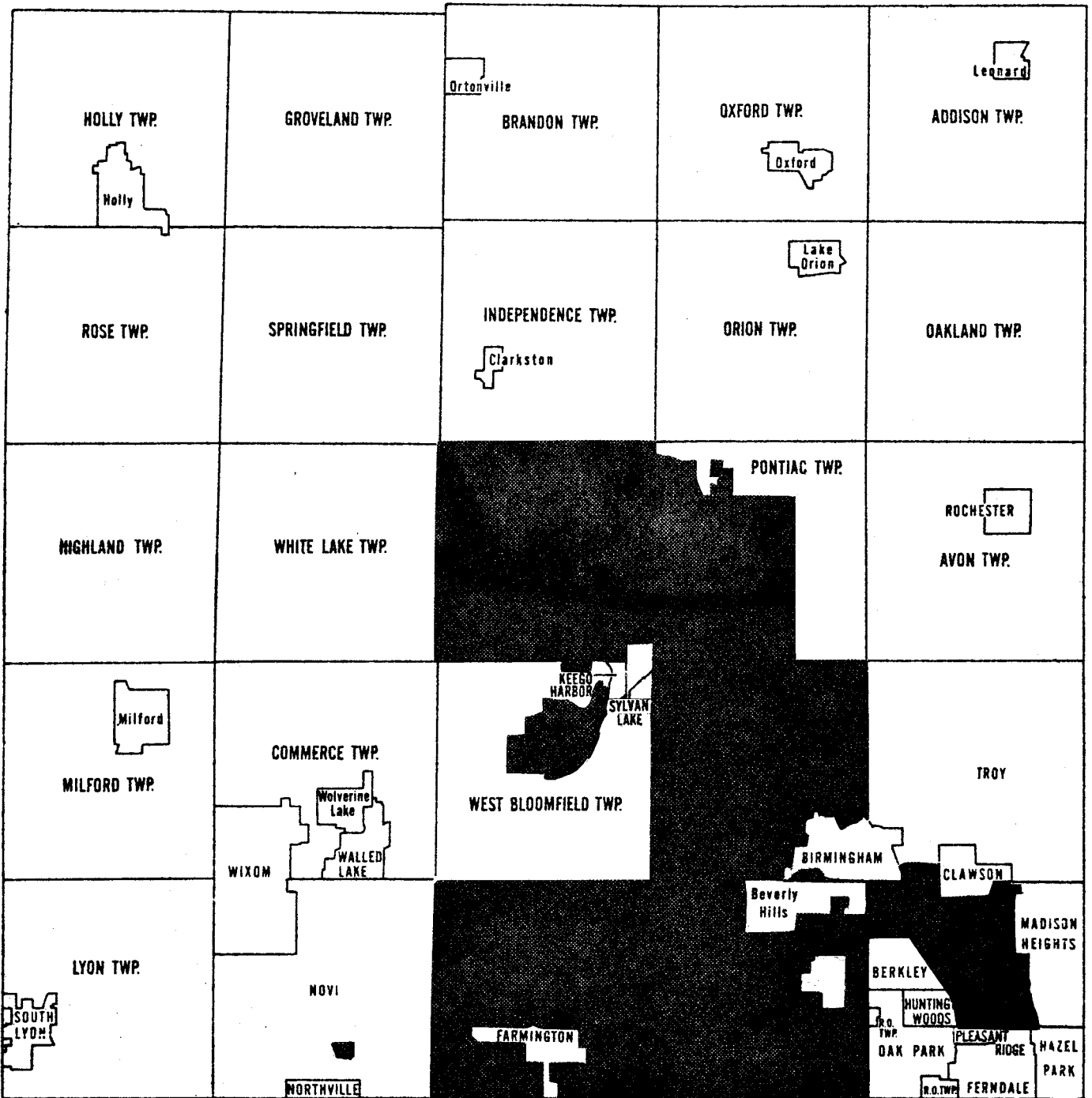
4: COMMUNITIES: PROFILE & NEEDS

Individual local communities are best able to identify community needs and activities for Community Development Block Grant Program implementation. The following Chapter describes land use, a general population profile and housing stock for communities participating in the Urban County Program. In addition, each section includes a discussion of past CDBG performance and the 1982-85 CDBG Program.

This section of the Three Year Plan is intended to provide a comprehensive statement of area needs and to explain how the local community and the County will continue to address these needs.

URBAN COUNTY CDBG PROGRAM

PARTICIPATING COMMUNITIES 1982 - 85



 NORTH
CITY
Village
JULY/1979

OAKLAND COUNTY

CITY OF BERKLEY

I. GENERAL PROFILE

A. Land Usage

The land use pattern of the City has remained essentially the same over the past twenty years. The City is primarily a single-family residential community with a small commercial and industrial base. Residential development occupies 941.4 acres of the City's total 1,551.88 acres. Approximately 5.6 percent of the residential area is developed in two-family or multiple-family residential use. Residential development represents 60.7 percent of the City's total area. Currently, Berkley has 3.7 percent of its developed acreage allocated to office and commercial uses, the proportion of the City occupied by industrial uses is approximately three tenths of one percent. Vacant land in Berkley occupies approximately 4.8 acres or 0.3 percent of the City's land. Most of the land use changes have occurred in the commercial sector. Within the past four years the City experienced an increase in the number of gasoline stations, fast food and ethnic restaurants. There are very few vacant commercial structures, the average commercial vacancy period is four weeks. There have been few industrial vacancies, vacancy periods average four to six weeks. Residential areas remain stable, spot clearance of substandard structures has occurred and a new home is usually built within four weeks following demolition.

B. Population

The 1980 Census indicates a total of 6,214 households in the City, approximately 25 percent of the population is over 60 years of age. The average income within the City is \$26,000 with 24% of the population below 80% of the median income.

C. Housing Stock

There are approximately 6,268 dwelling units (6,183 single family and 85 multiple family units) in the City. The housing stock survey conducted in June, 1978, indicated that 99.2 percent of the dwelling units are sound or requiring only minor repair. The survey identified 41 major repair structures and seven substandard structures. The largest proportion of major repairs and/or substandard structures is located in the Angell School and Pattengill neighborhoods. An evaluation of interior building conditions may result in identification of additional substandard and major repair structures.

II. PAST CDBG PERFORMANCE

The City of Berkley has been active in the CDBG Program since 1975. The following activities have been initiated by the City:

- 12 Mile Road Corridor Revitalization
- Urban Screening Program
- Senior Center Annex

- Fire Protection Equipment
- Pavillion at Jaycee Park

III. 1982-85 CDBG PROGRAM

The City anticipates the continuation of the corridor beautification and urban screening program. This Program will be carried out along the major corridors. The intent of the Program is to upgrade low and moderate income residential districts adjacent to strip commercial areas. This Program will be carried out over the three year program period.

In the area of housing, the City identifies a need for a senior citizen housing development. There is also a need for rehabilitation of single family owner and renter occupied structures, the City has identified a rehabilitation goal of 35 dwelling units per year.

Source: The Plan for Land Use and Housing. City of Berkley. Gerald Luedtke and Associates, Incorporated, 1979.

1980 Census Data.

City of Berkley. Local Officials Estimates. July, 1981.

CITY OF FARMINGTON

I. GENERAL PROFILE

A. Land Usage

The geographic size of the City is 2.642 square miles. Approximately 80 percent of the City's occupied land use is residential usage, (approximately 1 percent of the residential area is multi-family residential) 15 percent of the area is commercial use and 5 percent is industrial.

B. Population

The 1980 Census indicates the City of Farmington population as 11,022 with 4,595 households. A comparison of 1970 to 1980 data indicates a 6.7 percent increase in population over 1970.

C. Housing Stock

There are approximately 4,595 dwelling units in the City of Farmington (2,687 single family, 446 condominium units and 1,543 apartment units). The City recently completed construction of a 150 unit senior citizen complex. The housing stock in the City is in relatively good condition, only moderate problems require rehabilitation.

II. PAST CDBG PERFORMANCE

The City of Farmington has been active in the CDBG Program since 1975. The following activities have been initiated by the City:

- Street Improvements
- Sidewalk Improvement
- Removal of Architectural Barriers
- Park Development
- Beautification Activities
- Code Enforcement
- Planning and Management

III. 1982-85 CDBG PROGRAM

The City anticipates the continuation of the following activities:

- Sidewalk Improvement
- Street Improvements
- Removal of Architectural Barriers

Sidewalk improvements will consist of the continuation of the 1981-82 project. This activity includes the construction of a new sidewalk along Grand River Avenue, between Drake Road and the west end City limits. Anticipated street improvements will consist of the resurfacing of Adams and Grace Street in downtown Farmington. The barrier free design program includes a continuation of the program for removing the curb sections throughout the City.

In the area of housing, the City identifies a need for housing rehabilitation. The primary need for housing rehabilitation assistance is in the area of single family owner occupied structures. The City anticipates the rehabilitation of between 3 and 4 units (single family owner occupied units) per year.

Source: 1980 Census Data .

City of Farmington. Local Officials Estimates. July, 1981.

CITY OF FERNDALE

I. GENERAL PROFILE

A. Land Usage

The City of Ferndale developed during the 1920-1950 period and the City is now nearly completely built up. The City has a distinct core area (Central Business District and Civic Center), industrial area and residential area. Changes are taking place within the City which indicate a shift in the character of the residential area from predominantly single family residential to apartment and single family residential. Commercial and office areas are located along major thoroughfares. The industrial corridor along the Grand Trunk Western Railroad is almost completely developed.

B. Population

A review of the population trends within the City of Ferndale indicates an aging population. The elderly population has increased to 12 percent of the total population. In considering only the heads of households, 30.6 percent of those in Ferndale are over 60 years of age. This indicates that nearly one-third of the head of households in Ferndale are nearing or are in retirement age. This increased number of elderly in the City has resulted in an increase in the number of families whose incomes are under \$3,000 a year. In a recent survey, 237 families indicated that they made less than \$3,000 a year, 89.9 percent were families whose household heads were 60 years of age or older. Approximately 9.9 percent of the population made under \$3,000. In addition, 3.2 percent of all the families in the City earn under \$5,000.

C. Housing Stock

Ferndale is basically a single family dwelling unit area. In 1963, only 350 apartment units existed in the City. This number has increased and by 1976 there were 600 apartments in the City.

Generally speaking, the area east of Woodward Avenue evidences greater structural quality deterioration than the area west of Woodward. The east area has many wood frame homes, generally of lower value than those homes found in the west area. By dividing the City into four quadrants, using Woodward Avenue as the north-south dividing line and Nine Mile Road as the east-west division there is considerable difference in the price of homes. The north-west quadrant of the City has an average value of \$25,500 per residential home, and the south-west area has an average value of \$16,500. East of Woodward the homes have a lower value with the northeast quadrant having an average value of \$15,300 per home and the southeast quadrant an average value of \$15,900. The lower value of homes on the east side of Woodward Avenue, is a result of a number of factors including: smaller lots, smaller homes and frame homes instead of brick.

II. PAST CDBG PERFORMANCE

The City of Ferndale has been active in the Urban County CDBG Program since 1978. The following activities have been initiated by the City:

- Demolition of Federal's Store
- Housing Rehabilitation
- Water Main Replacement
- Park Improvement
- Street Improvement

III. 1982-85 CDBG PROGRAM

The City anticipates the continuation of a variety of activities for the three year period. The proposed program will include: City-wide residential rehabilitation loan and grant program, street improvements (resurfacing, curb and gutter replacement, street trees), park improvements and beautification activities in the Central Business District.

CITY OF KEEGO HARBOR

I. GENERAL PROFILE

The City of Keego Harbor originated as a resort and recreational community during the 1910's and 1920's. More than 40 percent of the housing stock is 50 years old or over and 60 percent is more than 30 years old. Presently over 43 percent of the housing units in the community are renter occupied and approximately 59 percent of the rental units are substandard or deteriorated. Of the total City housing stock, 26 percent is substandard or deteriorated.

II. 1982-85 CDBG PROGRAM

The City anticipates the allocation of CDBG funds to the following activities:

- Street Improvements/Surface Drainage
- Surface Drainage
- Senior and Community Center
- Park Improvements

The street improvement activity is first priority within the City.

In the area of housing, the City identifies the need for rehabilitation of owner and renter occupied units. The City anticipates the rehabilitation of 17 dwelling units per year.

CITY OF HUNTINGTON WOODS

I. GENERAL PROFILE

A. Land Usage

The City of Huntington Woods has a land area of 1.5 square miles, 224 acres comprise the Rackham Golf Course and a major portion of the Detroit Zoo, both owned by the City of Detroit. The City is primarily built up with a few remaining scattered vacant lots. Single-family homes are the dominant land use, with some commercial buildings on Woodward Avenue, Eleven Mile Road and Coolidge.

B. Housing Stock

In 1979, there were a total of 2,499 dwelling units of which 2,403 were owner occupied, 75 renter occupied and 21 units were vacant. Most homes were built between 1920-1950 on 50 to 60 foot lots. The City has identified and defined a target area, this area requires special attention. The average value of a home in Huntington Woods in 1978 was \$34,700, the average value in the target area ranges from \$18,730 to \$29,870, the value of homes in this area is well below the average City value.

II. PAST CDBG PERFORMANCE

The City of Huntington Woods has been active in the CDBG Program since 1976. The following activities have been initiated by the City:

- Planning and Management (target area)
- Pedestrian Walkway
- Park Development
- Beautification
- Library Renovation
- Special Projects for the Elderly
- Sidewalk Improvements
- Removal of Architectural Barriers

III. 1982-85 CDBG PROGRAM

The City has outlined the following activities for CDBG three year funding:

Pedestrian Mall - The renovation of the blighted area located between the library/cultural center, recreation center and Burton School.

Handicapped Access - The City plans to provide accessibility to City offices.

Beautification - This project involves beautification treatments on streets bordering the City.

Parks, Playgrounds and Recreational Facilities - The upgrading of park facilities.

In the area of housing, the City identifies a need for single family owner occupied rehabilitation, they anticipate the ability to rehabilitate three (3) dwelling units per year.

Source: City of Huntington Woods. Local Officials Estimates. July, 1981.

City of Huntington Woods. Neighborhood Strategy Study. James Scheible Zaccogni Galayda, Inc.

CITY OF LATHRUP VILLAGE

I. GENERAL PROFILE

The City of Lathrup Village is 1.5 square miles in area. Approximately 90 percent of the community is residential use with 10 percent commercial use and no industrial use. The City operates two parks as well as a community center located within the municipal building. Fire service is contracted with the City of Southfield. Approximately 95 percent of the roadways are up to County Road Commission standards, the majority are paved with asphalt and concrete. Adequate storm sewers and water facilities are available City-wide.

There are 1600 owner occupied housing units in the City and no rental units.

II. PAST CDBG PERFORMANCE

The City of Lathrup Village has been active in the CDBG Program since 1975. The following activities have been initiated by the City:

- Sidewalks/Crosswalks
- Park Development
- Beautification
- Code Enforcement

III. 1982-85 CDBG PROGRAM

The City has outlined the following activities for CDBG three year funding:

- Street Improvements
- Park Development
- Crosswalks (walkways and sidewalks)
- Planning and Management
- Beautification

Lathrup Village identifies a need for single family owner occupied rehabilitation. The City anticipates the ability to rehabilitate two (2) dwelling units per year, the majority of necessary improvements include outside painting, roofing and general exterior improvements.

Source: City of Lathrup Village. Local Officials Estimates. July, 1981

CITY OF NOVI

I. GENERAL PROFILE

A. Land Usage

In 1974 the total land area of the City was approximately 29.9 square miles. Approximately 23 percent of the land area of the City was developed, the remaining 77 percent was either water, underdeveloped vacant land or farming land. Of the total developed land area, 38 percent was residential use, 8 percent industrial use and 3 percent commercial use.

The City of Novi has experienced significant physical growth and development in all forms of land use since 1974. For example, Twelve Oaks Regional Mall adds nearly 80 acres of commercial land use. Similar growth patterns have been experienced in all land use categories with the exception of vacant and farm lands.

B. Population

The total population of the City is 22,528 with 4,050 households. The prevailing family type is the younger family. Presently, there are no available income estimates for the City and it's neighborhoods.

C. Housing Stock

The City of Novi has 4,050 single family units and 4,619 multiple family units. Approximately 53 percent of all units are owner occupied and 47 percent of all units are rental units. In addition, the City has three mobile home parks, a total of 1,364 units. The City of Novi has designated a Neighborhood Strategy Area (NSA). The majority of the housing stock in this area is converted seasonal units, a few of the units have been repaired, but many units remain in poor condition.

II. PAST CDBG PERFORMANCE

The City of Novi has been active in the CDBG Program since 1975. The following activities have been initiated by the City:

- Multi-purpose Center
- Park Development
- Decker Road Improvement
- Senior Center Renovation

III. 1982-85 CDBG PROGRAM

The City anticipates the funding of the following activities over a three year period:

- Planning and Management for the NSA
- Parks and Recreation Master Plan
- Paint Program /Emergency Repair

The intent of each activity is to identify the needs of the residents within the City of Novi.

In the area of housing, the City indicates a large concentration of low and moderate income persons and senior citizens residing in the NSA. The addition of new assisted housing units would assist in the deconcentration of the NSA. The City plans to concentrate on the rehabilitation of single family owner and rental properties. There is a great need for rehabilitation in the NSA. Dwelling units in this area are in need of foundations, major wiring, windows, roofs and siding.

Source: Master Plan for Land Use. City of Novi, Michigan,
Vilican-Leman and Associates, Inc. October, 1980.

City of Novi. Local Officials Estimates. July, 1981.

1980 Census Data.

CITY OF PLEASANT RIDGE

I. GENERAL PROFILE

The total land area of Pleasant Ridge is 58/100 of one square mile. Approximately 96 percent of the land area is residential, 3 percent commercial and 1 percent industrial. The population of the City is 3,224 and the number of dwelling units 1,190. The community is characterized by retirees and young families. There are no seasonal units converted to year-round use and no mobile home units. There are 35 rental units within the City. With the exception of one or two units, all rental units are single family residential units. Usually, there are no vacant dwelling units in the City, and there are fewer than a dozen vacant lots in the City. The City presently operates two community parks and five neighborhood playgrounds. The community does not have a senior center nor a library. The City contracts public work activities with other communities. There are approximately four miles of unimproved roads in the City, in general, roads are in good condition. Storm sewers and water facilities are available to all residents.

II. PAST CDBG PERFORMANCE

The City of Pleasant Ridge has been active in the CDBG Program since 1975. The following activities have been initiated by the City:

- Community Center
- Road Improvements
- Park Developments

III. 1982-85 CDBG PROGRAM

The City anticipates the continuation of the road improvement program, additional sidewalk improvements, park and recreational facility improvements and sewer and drainage improvements. The specific activities will include:

Road Improvements - This activity includes the resurfacing of Woodward Heights Boulevard, repair of Sylvan Avenue, curb and gutters and drainage improvements and the resurfacing of Indiana.

Park Improvements - The City plans to place a greenbelt berm, tree screening and attractive landscaping at Gainsboro Park to buffer the park from the Grand Trunk Railroad and the industrial complex east of the railroad tracks.

Sidewalk Improvements - Sidewalks will be replaced in the low and moderate income area east of Woodward Avenue.

In the area of housing, the City identifies a need to improve the aging housing stock. The City has no vacant land, therefore no area for the construction of new housing.

Source: Pleasant Ridge Planning Commission Redevelopment Report.
The Planning Commission. October, 1977.

1980 Census Data.

City of Pleasant Ridge. Local Officials Estimates. July, 1981.

CITY OF ROCHESTER

I. GENERAL PROFILE

The City of Rochester is 3.8 square miles in size. Approximately 80 percent of the City is residential land use, 10 percent is commercial and 10 percent is industrial. The total population of the City is 7,203 persons and there are 3,269 dwelling units in the City. Approximately, 1,519 units are single family residential units and 1,750 are multiple family units. There are no seasonal units within the Community nor mobile homes. At the present time, the City operates eight parks and playgrounds as well as a community center, in addition, the City operates a fire facility. The City indicates that 100 percent of the roadways are up to Oakland County Road Commission standards and all roads are in good condition.

II. PAST CDBG PERFORMANCE

The City has been active in the CDBG Program since 1975. The following activities have been initiated by the City:

- Park Improvements
- Land Acquisition
- Tree Program
- Sidewalk Replacement
- Senior Citizen Center

III. 1982-85 CDBG PROGRAM

The City anticipates the continuation of two activities during the 1982-85 three year period. The City plans to continue the senior center land acquisition activity, this is a joint activity between Rochester, Avon Township and Oakland Township. The City intends to continue the sidewalk ramping and replacement program initiated in program year 1979.

Based upon waiting lists at senior citizen housing complexes, the need for senior citizen housing is apparent. The City has identified a site suitable for the construction of senior citizen housing. The City identifies a need for single family owner occupied housing, the community identifies the ability to rehabilitate between 5 and 7 dwelling units in each of the three program years.

Source: 1980 Census Data.

City of Rochester. Local Officials Estimates. July, 1981.

CITY OF SOUTH LYON

I. GENERAL PROFILE

The City of South Lyon is 2.36 square miles in area, approximately 31 percent of the area is residential, 3 percent is commercial and 7 percent industrial. Presently, the City has one ten acre park, in addition, the City operates a senior center and a library. There is one fire facility which services the City. Approximately 25 percent of all roadways are up to Oakland County Road Commission standards and the roadways appear to be in adequate condition. Sewer and water facilities are available throughout the City. The City indicates that residential, commercial and industrial uses are in good condition, but there is a need for the expansion of parking in commercial areas.

II. PAST CDBG PERFORMANCE

The City of South Lyon has been active in the CDBG Program since 1975. The following activities have been implemented by the City:

- Drainage Improvements
- Sidewalk Improvements

III. 1982-85 CDBG PROGRAM

The City anticipates the continuation of past activities during the 1982-85 Program. The City will continue with: 1) the expansion of the fire facility, 2) the historic preservation activity at the community center, and 3) the further acquisition and development of parks and recreational facilities.

Source: City of South Lyon. Local Officials Estimates. July, 1981.

A Downtown Improvement Process. Oakland County Planning Division. August, 1978.

CITY OF SYLVAN LAKE

I. GENERAL PROFILE

The City of Sylvan Lake is 530 acres or 0.8 square miles, one third of the land area is water surface, approximately 76 percent of the area is residential use, 9 percent is commercial use and 7 percent of the area is industrial use. The City operates three parks, a community center with a senior center and library on the lower level and a volunteer fire department shared with the City of Keego Harbor. All streets within the City were repaved in 1980 and all are in excellent condition. Storm sewers and water facilities are available throughout the community.

The total population of the City is 1,954 and there are 875 households in the Community. The majority of the City consists of young families and retirees. There are 873 year-round housing units in the City, 20 units are seasonal units now converted to year-round use. The majority of the housing stock is owner occupied, there are 32 rental units within the City.

II. PAST CDBG PERFORMANCE

The City of Sylvan Lake has been active in the CDBG Program since 1975, all Community Development Block Grant dollars have been allocated to the senior center rehabilitation project.

III. 1982-85 CDBG PROGRAM

The City of Sylvan Lake plans to continue with the senior center project for 1982-85, the Center is now 80 percent complete. Funds will be used to expand the Center, construct an exterior deck and complete landscape activities. In addition to the completion of the Center, funds will be allocated to the seawall erosion control project located at the senior center site.

The City identifies no need for new construction of housing or housing rehabilitation.

Source: 1980 Census Data.

City of Sylvan Lake. Local Officials Estimates. July, 1981.

CITY OF WALLED LAKE

I. GENERAL PROFILE

The geographic size of the City is 2.9 square miles. The 1981 SEV of the City land uses identifies an approximate 50%/50% split by commercial/industrial uses and residential uses totaling \$49,293,050 (1981 SEV Totals). The predominant land use in the City is single family residential occupying well over 380 acres or 85 percent of the land, commercial development comprises approximately 4 percent of the total land area of the City and industrial uses constitute a small portion of the City (5 percent). The City operates two parks, a city library, a neighborhood facility and a fire station. Due to the extremely flat nature of the community, Walled Lake has many drainage problems. At the present time, the City's water and sewer system are operating at maximum capacity with an underground water supply system, however, this capacity is limited. Presently, the City is evaluating methods for expanding the system. The 1980 Census indicates a total population for the City of 4,750, there are a total of 1,906 households. Walled Lake has a high percentage of senior citizens, estimates indicate 20 percent of the population are senior citizens. The City is made up of predominantly young families and senior citizens. The majority of residents are blue-collar workers with low and moderate income. The City contains 1,906 dwelling units, the majority of them are year-round dwelling units. There are no mobile home units in the City.

The City has designated a Neighborhood Strategy Area (NSA). The majority of the dwelling units in this area are seasonal units now converted to year-round use. The dwelling units in the NSA are in fair to poor condition, almost all are in need of some type of repair. Approximately 50 percent of the NSA is residential use, the downtown area (primarily commercial) is located within the NSA and very little industrial use is located in this area. Approximately 56 percent of the multiple family housing units are located in the NSA. The Walled Lake Villa, assisted housing development, is located in the NSA.

II. PAST CDBG PERFORMANCE

The City of Walled Lake has been active in the CDBG Program since 1976. The following activities have been initiated by the City:

- Drainage Improvements
- Safety Paths/Sidewalks
- Purchase of Fire Equipment
- Housing Rehabilitation

III. 1982-85 CDBG PROGRAM

The City has identified four activities as priority activities for the 1982-85 CDBG Program year. The plans include:

Expand Sewer and Water Capacity - To provide adequate sewage and water for residents of the City and provide development of available and vacant industrial and commercial sites.

Planning and Management Activities - This activity will include the updating of the Master Plan.

In the area of housing the City identifies a need for rehabilitation of existing single family owner occupied, single family rental and multiple family housing. Many of the homes in this area are in need of major repair work. In the area of new construction the City identifies a need for the construction of housing for low and moderate income families and senior citizens. Undeveloped land is available for the development of housing.

Source: 1980 Census Data.

City of Walled Lake. Local Officials Estimates. July, 1981.

CITY OF WIXOM

I. GENERAL PROFILE

A. Land Usage

The City of Wixom is 9.3 square miles in area. Over 1,000 acres (20 percent) of this area is unbuildable wetland. The dominant land use is residential (70 percent of the City), 5 percent of the area is commercial and 25 percent of the area is industrial.

B. Population

Wixom is one of the fastest growing cities in the State, in 1970 the Census indicated a population of 2,010 persons, this was an increase of 31 percent over the previous decade. In May, 1976, a special Census identified the population at 4,453 persons, and in 1979 a special State Census placed the population at 6,631 persons. The 1980 U.S. Census of population for Wixom is 6,705 which represents a 243% increase over the 1970 figure. Wixom is not only growing rapidly, but it is also a very young community. Nearly 80 percent of the population is less than 40 years of age and the median age is 28.91 years. Approximately 5 percent of the population consists of senior citizens over the age of 65,

C. Housing Stock

The number of housing units within the City increased from 661 in 1970 to 3,571 (1,121 single family and 120 seasonal units) in January 1980 (440.24% increase). In 1970 there were 48 multi-family dwelling units and by 1980 there were 2,330 multi-family dwelling units. The population living in apartment units is nearly equal to those in single-family units (3,365 single-family and 3,340 multi-family). Vacancy rates in the City have increased, in 1970 the overall vacancy rate was 5 percent, yet in 1980 the rate is estimated at 12 percent. The City has identified two Neighborhood Strategy Areas (NSA's), both areas require substantial public improvements.

II. PAST CDBG PERFORMANCE

The City of Wixom has been active in the CDBG Program since 1975. The following activities have been initiated by the City (this list includes activities initiated while participating in the Urban County Program):

- Recreational Development
- Historic Preservation
- Downtown Revitalization
- Housing Rehabilitation

III. 1982-85 CDBG PROGRAM

The City anticipates the allocation of CDBG funds to the following activities:

- Street Improvements (downtown)
- Sidewalk Improvements (downtown)
- Planning and Management (downtown)
- Bike Path Development
- Historic Preservation
- Senior Center Improvements
- Water and Sewer Facilities
- Barrier Free Design
- Clearance Activities
- Beautification Activities
- Economic Development

The City identifies a need for 100-115 units of senior citizen housing, three preliminary locations have been identified. In addition, the City identifies a need to rehabilitate single family owner and renter occupied units. The City anticipates the ability to rehabilitate between 15-20 dwelling units for each of the three years.

Source: City of Wixom. Community Development and Comprehensive Strategy, Population Trends, May, 1981.

Master Plan for Future Use, March, 1975, May/July, 1981.

City of Wixom. Local Officials Estimates. July, 1981.

U.S. Census Data 1980.

TOWNSHIP OF ADDISON

I. GENERAL PROFILE

A. Land Usage

Addison Township is 36 square miles in area. Approximately 20 percent of the area is residential use, 10 percent industrial use, and 10 percent commercial use. The remaining 60 percent of the area is vacant, farmland or wetland. The Township presently has one County park (Addison Oaks) and they are currently developing a Township park through the use of Community Development Block Grant funds. There is a senior citizen facility where meals, crafts and various activities are provided. A civic center is available for local organizations and the Township operates a Township library. A fire station is located in the Village of Leonard and operated by the Township. The majority of roads in the Township are gravel and in need of repair, there are 60 miles of roadway, only 13 miles are hard surfaces.

B. Population

The total population of the Township is 4,603 and there are 1,573 households. Township officials estimate that 30 percent of the population is over 62 years of age, however, the majority of the population is comprised of young to middle age families. Officials estimate that between 35-40 percent of the population are low and moderate income (below 80 percent of the median income).

C. Housing Stock

There are approximately 1,085 year-round housing units in the Township, 95 units are seasonal (only in summer use) and 75 seasonal units have been converted to year round use. There are 275 mobile home units located in the Township. The majority of units in the Township are single family owner occupied units, there are 175 rental housing units.

II. PAST CDBG PERFORMANCE

Addison Township has been active in the CDBG Program since 1975. The following activities have been initiated by the Township:

- Park Land Acquisition and Development
- Community Center Development
- Road Improvements

III. 1982-85 CDBG PROGRAM

The Township has outlined the following activities for use of CDBG funds during the 1982-85 program year:

Street Improvements - This activity would include gravel, resurfacing and ditching. The following streets will be considered priorities: Moffat, Lakeview, Indian Lake, Ridgmont, Noble, Haven.

Parks - To continue the development of the Township Park

Planning and Management

Community Center - The Township plans to pave the parking lot, provide basketball courts and picnic tables.

In the area of housing, the Township identifies a need for the new construction of senior housing and areas have been identified as suitable sites. In addition, there is a need for the rehabilitation of single family owner occupied rehabilitation.

Source: 1980 Census Data.

Township of Addison. Local Officials Estimates. July, 1981.

TOWNSHIP OF BRANDON

I. GENERAL PROFILE

A. Land Usage

Brandon Township is approximately 36 square miles in area, the Village of Ortonville lies within the Township boundaries. Approximately 95 percent of the land use is residential, 1 percent is commercial and 1 percent is industrial. Presently, the Township contains two parks, Bloomer State Park and Clearwater Campgrounds. The Township operates a senior center and a public library. There are two fire stations serving the Township, one located in the Village, the other in the Township. Approximately 85 percent of all Township roads are gravel and up to the Oakland County Road Commission standards. General road conditions are considered fair.

B. Population

The total population of the Township is 8,336 and there are 3,111 housing units. Local officials estimate that there are 200 female headed households and approximately 2,500 persons over 62 years of age. Estimates indicate that the average income in the Township is \$12,500 and approximately 40 percent of the Township residents are low and moderate income (below 80% of median income).

C. Housing Stock

Approximately 95 percent of the housing units in the Township are year round units, 5 percent of the units are seasonal and 200 housing units have been converted to year round use. Presently, Brandon Township has 497 mobile home units, by January, 1982 the Township will have 947 total mobile home units. There are approximately 3,000 owner occupied housing units in the Township, and 160 (6 percent) rental properties. The average vacancy rate for the Township is 5 percent.

II. PAST CDBG PERFORMANCE

Brandon Township has been active in the CDBG Program since 1976. The following activities have been initiated by the Township:

- Road Improvements/Drainage Improvements
- Land Acquisition and Development of Community Center

III. 1982-85 CDBG PROGRAM

The Township anticipates the continuation of the community center project and the implementation of a walkway and sidewalk project. The specific project includes:

Community Center - A location has been identified and program content has been identified. The Township plans to start this project in the spring of 1983 and to be completed by the winter of 1983.

Walkway and Sidewalk Project - This activity involves the construction of an overhead walkway between a low and moderate income neighborhood and a school. Sidewalks will also be constructed in this area.

The Township identifies a need for new construction for elderly housing, a location has been identified. In addition, there is a need for both single family owner occupied and rental rehabilitation.

Source: 1980 Census Data.

Township of Brandon. Local Officials Estimates. July, 1981.

TOWNSHIP OF GROVELAND

I. GENERAL PROFILE

A. Land Usage

Groveland Township is 36 square miles in area. There are numerous recreational areas within the Township, these include: Groveland Oaks County Park, Wildwood State Park and Herren Lake. The Township's residents visit the senior centers in Brandon Township and Holly, and Groveland Township assists in subsidizing the Centers. The Township operates a fire facility funded through Community Development Block Grant funds. Approximately 99 percent of all roads are up to Oakland County Road Commission standards. The majority of roads are in good condition, a few roads are in need of additional graveling and drainage improvements. There are no sewers or water facilities available in the Township.

B. Population

The total population of the Township is 4,121 and there are 1,286 housing units. Local officials estimate that 35 percent of the population is female headed households and 4.5 percent of the residents are over 62 years of age. The majority of the population consists of young families (35.2 percent) between the ages of 22 and 44 years of age. Local officials estimate that between 10-13 percent of the population are low and moderate income. The average income of residents is approximately \$25,000.

C. Housing Stock

There are approximately 1,000 year-round housing units in the Township and 240 mobile home units. Approximately 95 percent of the housing units are owner occupied and 5 percent are rental units.

II. PAST CDBG PERFORMANCE

Groveland Township has been active in the CDBG Program since 1975. The following activities have been initiated by the Township:

- Fire Hall Construction
- Street Improvements
- Community Center

III. 1982-85 CDBG PROGRAM

The Township has outlined the following activities for use of CDBG funds during the 1982-85 program year:

Road Improvements - The Township anticipates improvement of several roads, these roads will include: Jossman, Perryville and Bird Road.

Land Acquisition - The Community plans to acquire land for a fire hall, this station would serve the northeast section of the Township.

Community Center - The Township is involved in the acquisition and construction of the Center.

Code Enforcement - The Township plans to work on code ordinances and code enforcement.

The Township priorities are the road improvements and code enforcement.

In the area of housing the Township identifies a need for the rehabilitation of single family owner occupied structures. The majority of improvements involve exterior work, siding, windows and doors. Interior work will include rewiring, plumbing improvements, roof improvements, wells and septic.

Source: 1980 Census Data.

Township of Groveland. Local Officials Estimates. July, 1981.

TOWNSHIP OF HIGHLAND

I. GENERAL PROFILE

Highland Township is 36 square miles in area. Within the Township, residents utilize Highland Recreation Area as well as five playgrounds located at school facilities. The Township operates a library and three fire stations. Property has been acquired for the construction of a fourth station. Local officials indicate that the commercial uses of M-59 and Duck Lake Road are showing signs of deterioration, industrial areas are in good condition but the older residential areas around the lakes are showing signs of deterioration.

The total population of the Township is 16,958 and there are 5,666 housing units in the Community.

II. PAST CDBG PERFORMANCE

Highland Township has cooperated in the Urban County Program since 1975. The Township has allocated funds to the following activities:

- Park Improvement
- Drainage Improvements
- Walkways
- Neighborhood Facility

III. 1982-85 CDBG PROGRAM

The Township has identified three priority projects for the three year program period. These projects include:

Neighborhood Facility - The Township plans to complete the neighborhood facility project.

Road Improvements - Township officials anticipate the extension of Duck Lake Road north to provide a thru street. This improvement would service a dense area of the Township in need of a link to the northern portion of the Township.

Walkways - To provide safe access between elementary schools and low and moderate income areas.

In the area of housing, the Township identifies a need for rehabilitation of single family owner occupied units. The majority of these units are seasonal units converted to year-round use. The Township anticipates the rehabilitation of seven dwelling units per year.

Source: 1980 Census Data.

Township of Highland. Local Officials Estimates. July, 1981.

TOWNSHIP OF HOLLY

I. GENERAL PROFILE

Holly Township is 36 square miles in area, located within the Township is the Village of Holly. The total population of the Township is 3,612 and there are 1,300 housing units in the Township. The 1980 Census indicates that approximately 5.6 percent of the Township population are minority persons.

II. PAST CDBG PERFORMANCE

The Township has participated in the CDBG Program since 1975. Community Development Block Grant funds have been allocated to:

- Community Building
- Parking lot
- Drainage Improvements
- Street Improvements
- Planning and Management
- Fire Facility

III. 1982-85 CDBG PROGRAM

The Township anticipates the continuation of the fire facility activity for the next three year period. This fire facility will serve Township and Village officials.

Source: 1980 Census Data

Township of Holly. Local Officials Estimates. July, 1981.

TOWNSHIP OF INDEPENDENCE

I. GENERAL PROFILE

A. Land Usage

Independence Township is 36.5 square miles in area, the Village of Clarkston is located within the Township land area. Approximately 25 percent of the Township is residential land use, less than 1 percent is commercial land use and less than 1 percent industrial land use. Four parks are located within the Township, these include Deer Lake Park and Clintonwood Park, both Township parks; Independence Oaks, a County Park and Clarkston Village Park, a Village park. The Township operates a senior center, library and 3 fire facilities. Local officials estimate that between 25-30 percent of all roadways are up to Oakland County Road Commission standards. There are no storm sewers in the Township and water is provided primarily through private wells.

The Township had identified a Neighborhood Strategy Area (NSA) in the southeast section of the County. Needs in this area include housing rehabilitation, street improvements and fire facility improvements.

B. Population

The total population of the Township is 20,569 and there are 6,478 housing units in the Community, Township officials estimate that 5 percent of the residents are over 62 years of age. The majority of the Township's population is comprised of young families.

C. Housing Stock

There are approximately 6,200 year-round housing units in the Township, 189 are seasonal housing units, and there are 179 mobile home units in the Township. Approximately 6,000 units are owner occupied housing units and 500 units are rental occupied units. Less than one percent of the housing stock is vacant.

II. PAST CDBG PERFORMANCE

Independence Township has participated in the Community Development Block Grant Program since 1975. The Township has allocated funds to the following activities:

- Recreational Facility
- Parking lot
- Fencing
- Sidewalks
- Senior Center
- Planning and Management
- Park Development
- Fire Facility

III. 1982-85 CDBG PROGRAM

The Township has identified a variety of projects for the 1982-85 program year. Specific activities included are:

Street Improvements - Improvements to roads and approaches in the Neighborhood Strategy Area (NSA).

Sidewalks - The Township plans to provide sidewalks in the NSA as well as in other low and moderate income areas.

Planning and Management - The Township plans to complete a drainage study.

Community Center - This activity involves the acquisition and construction of a community center.

Senior Center - The Township plans to complete the senior center.

Park Development - This activity involves the development of a neighborhood park. The park was purchased with CDBG funds.

In the area of housing, the Township has identified a need for the rehabilitation of single family owner occupied units as well as rehabilitation of single family rental units.

Source: 1980 Census Data

Township of Independence. Local Officials Estimates, July, 1981.

TOWNSHIP OF OAKLAND

I. GENERAL PROFILE

A. Land Usage

Oakland Township is 36 square miles in area, approximately 5-10 percent of the Township is developed residential, less than 1 percent is commercial and less than 1 percent is industrial, the majority of the Township is undeveloped. Within the Township there are four parks and playgrounds, these include Bald Mountain State Park, Stoney Creek Metro Park, Oakland Township Park and Baldwin Elementary School. The majority of roads within the Township are gravel and up to Oakland County Road Commission standards. There are no storm sewers in the Township, the sewer system consists of open drains, ditches and streams. Some subdivisions have enclosed drains and retention panels with storm water eventually entering natural systems. Presently, there are no public water facilities in the Township. The Township has designated an NSA for the Goodison Area. A plan has been developed to improve deteriorating conditions, presently CDBG funds are being used for implementation of the Plan.

B. Population

The total population of the Township is 7,628 and there are 2,370 housing units. There are 54 female headed households (0.7 percent) and 5 percent of the population is over 62 years of age.

C. Housing Stock

There are approximately 2,000 year-round housing units and 362 mobile home units.

II. PAST CDBG PERFORMANCE

Oakland Township has participated in the County Program since 1975. Funds have been allocated to the following activities:

- Parking Lot Improvements
- Street Improvements
- Drainage Improvements
- Planning and Management
- Walkways
- Beautification Treatments in Goodison NSA

III. 1982-85 CDBG PROGRAM

Over the 1982-85 Program Year, the Township anticipates the allocation of funds to the following activities:

Sidewalks - The sidewalks will be constructed to link an Elementary School with the Township Hall/Park and Village Green area.

Drainage Improvements - The Township is developing plans to reroute Bear Creek Drain behind the Township Hall directly to Paint Creek.

Historic Preservation - The Township started the preservation of the Goodison House. The house has been moved to the Township park site behind the Township Hall. This project is presently underway.

In the area of housing the Township identifies a need for rehabilitation of owner occupied units and rental units. The Township anticipates the ability to rehabilitate 8 dwelling units per year. The majority of repairs will include code violations, storm windows, doors and insulation.

Source: 1980 Census Data.

Township of Oakland. Local Officials Estimates. July, 1981.

TOWNSHIP OF OXFORD

I. GENERAL PROFILE

A. Land Usage

Oxford Township is 36 square miles in area, the Village of Oxford is located within the Township limits. Approximately 7 percent of the area is residential, 10 percent of the area is industrial and 0.2 percent of the area is commercial. There are three parks located within the community, these include: Seymour Lake Road Park, Stoney Lake Park, Scriptor Park and five playgrounds. The Township operates a senior center located within the Village. Approximately 80 percent of the roadways are Oakland County Road Commission maintained, most of the roadways are in average condition. Sewer and water facilities are available in new subdivisions.

B. Population

The total population of the Township is 7,823 and there are 2,600 housing units in the Community. There are 535 persons over 65 years of age and the majority of residents are young families.

C. Housing Stock

There are approximately 2,300 year-round housing units, approximately 20 units are seasonal and 300 units are seasonal units converted to year-round use. There are 488 mobile home units in the Township. The majority of units are owner occupied housing units, however there are 390 rental units.

II. PAST CDBG PERFORMANCE

Oxford Township has been active in the CDBG Program since 1975. The Township has allocated funds to:

-Sidewalk Improvements
-Park Development

-Street Improvements
-Community Center

III. 1982-85 CDBG PROGRAM

The Township anticipates the continuation of street improvements in the Brabb Dewey Subdivision. The Township is also considering the provision of fire protection facilities and equipment as well as the continuation of the development of a community center.

In the area of housing Township officials identify a need for new elderly and family assisted housing units. Appropriate sites for construction have been identified by Township officials. The Township identifies a need for the rehabilitation of owner occupied rental units primarily in the Brabb Dewey and Lakeland Subdivisions.

Source: Township of Oxford. Local Officials Estimates. July, 1981.

TOWNSHIP OF PONTIAC

I. GENERAL PROFILE

A. Land Usage

Pontiac Township is 15.5 square miles in area, approximately 15 percent of the area is residential use, one percent is commercial use and six percent is industrial use. There are three parks located within the Township, these include: Civic Center Park, Auburn Heights Park and Hawk Woods Park. The Township operates a senior center at the Township Civic Center and three fire facilities. Approximately 50 percent of all roadways are up to Oakland County Road Commission standards, the majority of the roadways are gravel and asphalt, but in poor condition. Storm sewers and water facilities are available on a scattered basis. The Township has designated a Neighborhood Strategy Area (NSA) in the Auburn Heights area. This Central Business District experiences typical problems of poor land use relationships, vehicular and pedestrian traffic problems, the lack of capitalization on natural features, poor business attitude and poor signage and building facade. The Township has prepared a study titled, "Auburn Heights Business District Analysis", this study identifies the problems and proposed solution for the area.

B. Population

The total population of the Township is 15,388, there are 5,374 housing units in the Township. Approximately ten percent of the population is over 62 years of age, the majority of the population consists of young families and retired persons.

C. Housing Stock

There are approximately 5,200 year-round housing units in the Township, 100 units are seasonal and there are 318 mobile home units. Approximately 3,700 housing units are owner occupied units and 1,531 units are rental units. The Township averages a three percent vacancy rate. There is one assisted housing project in the Community, Country Side Homes is a subsidized housing development comprised of 438 units.

II. PAST CDBG PERFORMANCE

The Township has been active in the County CDBG Program since 1975. Funds have been allocated to:

- Sidewalks
- Park Acquisition and Development
- Drainage Improvements
- Planning and Management
- Senior Citizen Center
- Beautification Treatments

III. 1982-85 CDBG PROGRAM

The Township anticipates to continue several previously funded activities, included within overall plans are the following activities:

Street Improvements - To upgrade roads in the NSA and low and moderate income areas. Roads will be upgraded to Oakland County Road Commission standards.

Sidewalks and Bike Paths - Separate pedestrian and vehicular traffic in the NSA and low and moderate income areas.

Planning and Management - To coordinate the Township Comprehensive Plan.

Senior Citizen Center - To continue the rehabilitation work at the Senior Center.

Park Development - To continue the park development at Civic Center Park and Auburn Heights Park.

Drainage and Flood Improvements - The Township plans to continue drainage improvements in low and moderate income areas.

In the area of housing, the Township identifies a need for the rehabilitation of owner and renter occupied units. The Auburn Heights area is identified as a target area for rehabilitation.

Source: 1980 Census Data.

Township of Pontiac. Local Officials Estimates. July, 1981

Auburn Heights Business District Analysis. Community Planning and Management, P.C. June, 1980.

TOWNSHIP OF ROSE

I. GENERAL PROFILE

The geographic size of the community is 36 square miles. The Township operates one ten acre park called the Rose Township Park. The Township Hall is utilized as a center for any activity within the Township. Senior citizens use the Township Hall for some activities, however, most activities such as hot lunch programs are available through the Fenton and Holly senior citizen programs. Fire services are contracted with the surrounding four townships and the Township participates with the Holly library for services. There are no storm sewers or water facilities in the Township and no sidewalks.

The 1980 Census identifies a population of 4,375 persons. There are approximately 1,510 housing units in the Township. The Township has identified a Neighborhood Strategy Area. There are a number of needs within this area, including housing rehabilitation, street improvements, fire facilities and park improvements.

II. PAST CDBG PERFORMANCE

Rose Township has been active in the CDBG Program since 1975. The Township has allocated funds to the following activities:

- Parking Lot Improvements
- Park Development
- Fire Equipment (Dry hydrants)
- Drainage Improvements
- Handi-capped ramps at Township Hall
- Demode Bridge Reconstruction
- Fire Facility

III. 1982-85 CDBG PROGRAM

Rose Township plans to allocate funds to the following activities:

- Fire Facility
- Improvements to the Township Park
- Planning and Management

In the area of housing, the Township identifies a need to assist the numerous low income households in the Mobile Home Subdivision. In addition to the mobile home need, the Township is in need of rehabilitation of single family owner occupied units.

Source: 1980 Census Data

Township of Rose. Local Officials Estimates. July, 1981.

TOWNSHIP OF WHITE LAKE

I. GENERAL PROFILE

A. Land Usage

White Lake Township is 36 square miles in area, approximately ten percent of the area is residential land use, less than one percent is commercial use and less than one percent is industrial use. Commercial and industrial areas were built within the past ten to fifteen years and they are in good condition. There is a need for minor rehabilitation in residential areas. There are six parks located within the Township, these parks include: Highland Recreation Area, Pontiac Lake Recreation Area, Indian Springs Metro Park, White Lake Oaks, Dublin Community Center Park and the Township Hall Park. The Township also operates four community facilities: M-59 Community Center, Dublin Community Center, Township Hall Community Center and Ormond Road Fire Station. In addition, the Township operates two libraries, one located in the M-59 Community Center (temporarily) and one located east of the Township Hall. Presently, the Township operates three fire facilities. Approximately 25 percent of all roadways are up to Oakland County Road Commission standards, the majority of roadways are gravel and in need of upgrading and reconstruction. There are no sewers in the Township, surface drainage and ditches predominate and private wells are the primary water source. There are no sidewalks within the Township. The Township has identified two Neighborhood Strategy Areas (NSA). These are located in the northwest and southeast sections of the Township. There are substantial needs for: street improvements and housing rehabilitation in both areas.

B. Population

The total population of the Township is 21,870 and there are 7,569 housing units in the community. Approximately 15 percent of the population is over 62 years of age.

C. Housing Stock

Of the total number of housing units in the Township (7,569) approximately 95 percent of the housing stock is year-round units, five percent of the housing stock is seasonal units. About ten percent of the seasonal units have been converted to year-round use and there are roughly 1,500 mobile home units in the Township. Approximately 70 percent of the occupied housing units are owner occupied and there are 300 rental housing units in the Township. The vacancy rate averages two percent.

II. PAST CDBG PERFORMANCE

The Township has been active in the Urban County Program since 1975, funds have been allocated to the following activities:

- Fire Hall and Equipment
- Parking Lot
- Drainage Improvements

- Street Improvements
- Traffic Signals and Signs
- Dry Hydrants
- Park Development

III. 1982-85 CDBG PROGRAM

The Township has identified several activities as priority activities for 1982-85. The Township anticipates the construction of a new fire station at the Fisk Road site. In addition, improvements will continue at two community centers. Street improvements will be funded in the NSA's and an addition will be constructed at Fire Station #2 to provide better service to the NSA.

In the area of housing, the Township identifies a need for rehabilitation of owner occupied and rental occupied units. There is substantial need for rehabilitation in the NSA's. Local officials identify improvement needs as follows: new siding, windows, doors, roofing, steps, electrical work, plumbing and heating.

Source: 1980 Census Data.

Township of White Lake. Local Officials Estimates. July, 1981.

VILLAGE OF BEVERLY HILLS

I. GENERAL PROFILE

A. Land Usage

The Village of Beverly Hills is approximately 4.5 square miles in area, approximately 90 percent of the Community is residential and eight percent is commercial, there is no industrial use in the area. There are four park areas in the Village with one main park. The Village operates one fire facility. Approximately 70 percent of all roadways are up to Oakland County Road Commission standards and most roads are in fair condition. Storm sewers and water facilities are available throughout 98 percent of the Community.

B. Population

The total population of the Village is 11,598 and there are 4,041 housing units in the community. There are 123 minority persons in the community (1 percent).

C. Housing Stock

All housing units in the Community are year-round housing units and the Village averages ten vacant dwelling units.

II. PAST CDBG PERFORMANCE

The Village of Beverly Hills has been active in the Urban County Program since 1976. The majority of funds have been allocated to physical improvements in the Kirkshire area, specific improvements include:

- | | |
|-------------------|-----------------------------------|
| -Sidewalks | -Street Paving |
| -Park Development | -Barrier Free Design Improvements |
| -Public Works | |

III. 1982-85 CDBG PROGRAM

The Village anticipates the continuation of sidewalk and street improvements during the 1982-85 Program year. The specific activities will include: curb and gutter improvements on Edgewood Road and Madison Road, tree plantings in right-of-way and park equipment and parking lot improvements in Beverly Park.

The Village is totally built up, so there is no available land for the new construction of assisted housing. The Village identifies a need for single family owner occupied rehabilitation as well as rental rehabilitation. The primary area in need of rehabilitation is located between 13 and 14 Mile Roads, between Southfield and Greenfield Road.

Source: 1980 Census Data.

Village of Beverly Hills. Local Officials Estimates. July, 1981.

VILLAGE OF CLARKSTON

I. GENERAL PROFILE

The Village of Clarkston is one square mile in area, approximately 90 percent of the Village is residential and ten percent is commercial. There is one small park located near Depot Road. The Village has a population of 968 and there are 411 housing units in the community. Senior citizens comprise roughly 10-15 percent of the population. The majority of housing units are year-round with less than five percent utilized for summer use.

The Independence Township Fire Department has a fire station located within the Village and Community Development funds have been used for the installation of two fire hydrants. The majority of roadways are in good condition. The Village has used Community Development Block Grant funds to install sidewalks, this activity is identified as a need and will be continued in the future.

The general condition of the commercial district is of concern to the Village. The attractiveness and convenience as provided by new shopping centers and malls outside Village limits has eroded much of the commercial districts business. The Village's major emphasis has been to improve the appeal of the business center, by preserving and emphasizing the historic character of the Village.

II. PAST CDBG PERFORMANCE

The Village of Clarkston has been active in Community Development since 1975. The following activities have been implemented:

- Park Development
- Planning and Management
- Sidewalk Improvements
- Dry Hydrants
- Historic Preservation Activities
- Tree Plantings

III. 1982-85 CDBG PROGRAM

The Village anticipates the continuation of historic preservation activities over the three year period. Funds will be used for the implementation of Conservation Guidelines; activities to be included are: parking facilities, beautification and historic district ordinances and sign ordinance. Improvements will be made to pedestrian walkways and landscaping will be incorporated to redefine pedestrian crosswalks; lighting will be incorporated along Main Street.

In the area of housing, the Village identifies a need for the rehabilitation of single family owner occupied units. The improvements necessary to the majority of homes include: electrical, plumbing and

heating improvements, improved up to code. Exterior restoration includes: siding, roofing, porches, steps and gutters. The Village anticipates the rehabilitation of 2-3 units per year.

Source: 1980 Census Data.

Village of Clarkston. Local Officials Estimates. July, 1981.

VILLAGE OF HOLLY

I. GENERAL PROFILE

A. Land Usage

The Village of Holly is approximately 3.0 square miles in area, approximately 85 percent of the community is residential land use, five percent is commercial use and eight percent of the area is industrial land use. There are five parks located in the Village, a community center, senior center and library. The Village and Township jointly operate the fire facility. Approximately 90 percent of all roadways are up to Oakland County Road Commission standards. Local officials estimate that 95 percent of the Village is sewered and has water facilities available. The Village has designated a Neighborhood Strategy Area (NSA) in the southeast section of the Village. This area is in need of storm drains, housing rehabilitation, street improvements, etc.

B. Population

The total population of the Village is 4,874 and there are 1,772 housing units in the area. There are 15 black persons and 46 Spanish speaking persons in the community.

C. Housing Stock

There are 1,720 year-round housing units in the community and approximately 280 mobile home units. There are no seasonal units nor year-round, seasonal unit conversions in the Village.

II. PAST CDBG PERFORMANCE

The Village of Holly has been active in the Urban County Program since 1975, the projects funded include:

- Sidewalk Improvements
- Park Development
- Drainage Improvements
- Code Enforcement
- Community Center Rehabilitation
- Barrier Free Design
- Storm Drains

III. 1982-85 CDBG PROGRAM

The Village of Holly anticipates the continuation of the storm drain project in the Neighborhood Strategy Area. In the area of housing, the Village identifies a need for the rehabilitation of single family units. Improvements will include: sewer work, siding, roofing, windows and doors, the Village anticipates the rehabilitation of between 2-6 units per year.

Source: 1980 Census Data.

Village of Holly. Local Officials Estimates. July, 1981.

VILLAGE OF MILFORD

I. GENERAL PROFILE

The Village of Milford is located in western Oakland County surrounded by four major recreation areas and the General Motors Proving Grounds. Milford's setting is a semi-rural area with a large amount of acreage devoted to the recreation areas and proving grounds as well as the low density zoning practice of the surrounding townships.

The total population of the Village is 5,041 and there are 1,778 housing units in the Village.

The Village presently contains two assisted housing developments. Both are multi-family rental units for families and elderly persons.

II. PAST CDBG PERFORMANCE

The Village of Milford has been active in the CDBG Program since 1975, the projects implemented with CDBG funds include:

- | | |
|-------------------|----------------------|
| -Park Development | -Sidewalks |
| -Road Improvement | -Public Works |
| -Water Supply | -Barrier Free Design |
| -Traffic Signals | |

III. 1982-85 CDBG PROGRAM

The Village has identified the following priority projects for use of CDBG funds during 1982-85. The priority projects include:

Rebuild Well and Pump - Presently the well system in the Village pumps 2,000 gallons per minute and it is losing capacity. By rebuilding the system the Village will have the capacity to pump 3,000 gallons per minute.

Inventory of Historic Structure - To identify historic structures within the downtown area.

Park Development - The Village plans to bring the vacant and undeveloped parks up to a minimum standard to provide citizens of Milford with leisure activities.

Facilities Revitalization - The Village will assess the public fixtures and construct new facilities as necessary, this will include parking lots, sidewalk installation, lighting, paving, etc.

The Village identifies a need for the new construction of 150 elderly housing units. Local officials have identified appropriate sites.

Source: 1980 Census Data

Village of Milford. Local Officials Estimates. July, 1981

Master Plan For Future Land Use. Vilican-Leman. 1978.

VILLAGE OF ORTONVILLE

I. GENERAL PROFILE

A. Land Usage

The Village of Ortonville is one square mile in area, approximately 88 percent of the Village is residential land use, ten percent of the Village is commercial use and two percent of the Village is industrial use. The Village operates four parks and playgrounds, these include: Crossman Park, Narrin Park and two baseball parks. Presently, the senior center yard is being developed as a small downtown park. The Brandon Fire Department operates two fire stations and one station is located in the Village. Approximately 100 percent of all roadways are up to Oakland County Road Commission standards. The Village has storm sewers, however, there is a very high water table and occasionally there are drainage problems on Mill, Church and Cedar Streets. Residents have their own wells.

B. Population

The population of the Village is 1,190 and there are 409 dwelling units. The population represents a cross section of all family types, there is a higher percentage of retirees.

C. Housing Stock

All housing units in the Village are year-round units, approximately 25 percent are multiple units. Local officials estimate that 50 percent of the housing units are owner occupied units and 25 percent of the units are rental multiple units with 25 percent single family rental units. The Village has designated a Neighborhood Strategy Area, needs in this area include, park improvements, sidewalks and housing rehabilitation.

II. PAST CDBG PERFORMANCE

The Village of Ortonville has been active in the Community Development Block Grant Program since 1975. The Village has allocated funds to:

- Parking Lot Improvements
- Sidewalk Improvements
- Park Improvements
- Historic Preservation

III. 1982-85 CDBG PROGRAM

The Village has identified a variety of projects for 1982-85 funding. The priority projects include:

- Street Curbing
- Sidewalk Construction
- Parking Facilities

- Downtown Development Projects
- Sewer and Water Facilities
- Historic Preservation
- Drainage Improvements
- Solid Waste Disposal
- Parks
- Beautification Projects

There is no available land for new housing construction, therefore the Village will concentrate on housing rehabilitation activities. Local officials anticipate the rehabilitation of 8-12 units per year.

Source: 1980 Census Data.

Village of Ortonville. Local Officials Estimates. July, 1981.

VILLAGE OF WOLVERINE LAKE

I. GENERAL PROFILE

A. Land Usage

The Village of Wolverine Lake is 1.8 square miles in area, 100 percent of the area is residential land use. The Village operates one park, this is the Clare Miller Park. In addition, Village officials operate a senior center. Fire service is available through Commerce Township. The majority of roadways are in poor condition. Water is available in the Village, but there is no sewer service.

B. Population

The total population of the area is 4,947 and there are 1,615 dwelling units. Local officials estimate that 1,500 households are female-headed and there are approximately 500 persons over 62 years of age.

C. Housing Stock

There are approximately 1,500 year-round housing units in the Village, seven units are seasonal units and 100 units are seasonal units converted to year-round use.

II. PAST CDBG PERFORMANCE

The Village of Wolverine Lake has participated in the Block Grant Program since 1977, all CDBG funds have been allocated to land acquisition and park development.

III. 1982-85 CDBG PROGRAM

The Village anticipates the need for two primary activities over the three year period. This includes street improvements and recreational facilities. In the area of housing, Village officials identify a need for the rehabilitation of single family owner occupied units. The majority of necessary improvements are exterior improvements including septic work, siding and roofing.

Source: 1980 Census Data.

Village of Wolverine Lake. Local Officials Estimates. July, 1981.

5: CONCLUSION

Since 1974 and the County's initial involvement in the Community Development Block Grant (CDBG) Program, the County has gained expertise in how to better assist localities participating in the CDBG Program. The preparation and implementation of this Three Year Plan further assists the County in effective Program implementation.

This 1982-85 Plan identifies a comprehensive strategy for the allocation and use of Community Development Block Grant funds throughout the participating communities. This strategy identifies:

1. Use of community development funds for needed capital improvements in low and moderate income areas.
2. A mechanism for implementing federal housing policy while increasing housing opportunity for low and moderate income persons and families.

The entire strategy is outlined in Chapter 3, this Plan will provide guidance and direction to local communities seeking efficient and expeditious use of Community Development Block Grant funds.

This strategy has been prepared by County staff with input from local communities, this input will assist the County in meeting the primary objective of the Housing and Community Development Act of 1974,

"to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income."

6: APPENDIX I: ELIGIBLE ACTIVITIES

The following list identifies eligible activities for the use of Community Development funds. These activities are defined in § 570.201, 570.202, 570.203, 570.204, 570.205 and 570.206 of March 1, 1978 Rules and Regulations:

- Acquisition
- Disposition
- Public Facilities and Improvements
- Public Services
- Interim Assistance to alleviate harmful conditions
- Payment of non-Federal share in connection with a Federal grant-in-aid program
- Urban Renewal Completion
- Relocation
- Loss of Rental Income
- Removal of Architectural Barriers
- Privately Owned Utilities
- Rehabilitation of Public Residential Structures
- Public Housing Modernization
- Rehabilitation of Private Properties
- Temporary Relocation Assistance
- Code Enforcement
- Historic Preservation
- Economic Development Activities
- Planning and Management Activities
- Administration

6: APPENDIX II: ASSURANCES

U.S. Department of Housing and Urban Development

Community Development Block Grant
Entitlement Grants Program
Assurances

The applicant hereby assures and certifies that:

(a) It possesses legal authority to apply for the grant, and to execute the proposed program.

(b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

(c) It has complied with all the requirements of OMB Circular No. A-95 as modified by 24 CFR 570.310 and that either:

(1) Any comments and recommendations made by or through clearing-houses are attached and have been considered prior to submission of the application; or

(2) The required procedures have been followed and no comments or recommendations have been received.

(d) Prior to submission of its application, the applicant has:

(1) Prepared a written citizen participation plan, which:

(i) Provides an opportunity for citizens to participate in the development of the application, encourages the submission of views and proposals, particularly by residents of blighted neighborhoods and citizens of low and moderate income, provides for timely responses to the proposals submitted, and schedules hearings at times and locations which permit broad participation;

(ii) Provides citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;

(iii) Provides for public hearings to obtain the views of citizens on community development and housing needs; and

(iv) Provides citizens with an opportunity to submit comments concerning the community development performance of the applicant.

(2) Followed this plan in a manner to achieve full participation of citizens in development of the application. The applicant shall also follow this plan to achieve full citizen participation in all other stages of the program.

(e) Its chief executive officer or other officer of applicant approved by HUD:

(1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to 24 CFR 570;

(2) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

(f) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low and moderate income families or aid in the prevention or elimination of slums or blight.

[The requirement for this certification will not preclude the Secretary from approving an application where the applicant certifies, and the Secretary determines, that all or part of the Community Development Program activities are designed to meet other community development needs having a particular urgency as specifically explained in the application in accordance with §570.302(f).]

(g) It will comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-102, Revised, and Federal Management Circular 74-4 as they relate to the application, acceptance, and use of Federal funds under 24 CFR 570.

(h) It will administer and enforce the labor standards requirements set forth in 24 CFR 570.605 and HUD regulations issued to implement such requirements.

(i) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements, approved in accordance with OMB Circular No. A-102, Revised.

(j) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution.

(k) It will require every building or facility (other than a privately owned residential structure) designed, constructed, or altered with funds provided under 24 CFR 570 to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, the Physically Handicapped," Number A-117.1-R 1971, subject to the exceptions contained in 41 CFR 101-19.604. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

(1) It will comply with:

(1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits.

(2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services.

(3) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under 24 CFR 570.

(4) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.

(5) Executive Order 11246, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), and Section 4(b) of the Grant Agreement, which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontractors on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.

(m) It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(n) It will:

(1) To the greatest extent practicable under State law, comply with Sections 301 and 302 of Title III (Uniform Real Property Acquisition Policy) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and will comply with Sections 303 and 304 of Title III, and HUD implementing instructions at 24 CFR Part 42; and

(2) Inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations at 24 CFR Part 42 and §570.602(b).

(o) It will:

(1) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and §570.602(a);

(2) Provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Community Development Block Grant Program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex, or source of income;

(3) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, or source of income; and

(4) Inform affected persons of the relocation assistance, policies and procedures set forth in the regulations at 24 CFR Part 42 and 24 CFR 570.602(a).

(p) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(q) It will comply with the provisions of the Hatch Act which limits the political activity of employees.

(r) It will give HUD and the Comptroller General through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.

(s) It will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify HUD of the receipt of any communication from the Director of the EPA office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

(t) It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973. Pub. L. 93-234, 87 Stat. 975, approved December 31, 1973. Section 103(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.

(u) It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469a-1, et. seq.) by:

(1) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity, and

(2) complying with all requirements established by HUD to avoid or mitigate adverse effects upon such properties.

6: APPENDIX III: METHODOLOGY

The overall goal of this Methodolgy is, "to prepare a Three Year Plan for the use of CDBG funds. This Plan will identify community Development and housing needs and provide a strategy for implementing these needs." The specific objectives utilized in achieving the goal include:

- The County will contact local communities and request their identification of community development and housing needs
- The County will identify community development and housing needs following local input
- The County will assess performance in communities over the past three years through CDBG as well as other funding sources
- The County will identify needs for local communities to be addressed through the use of CDBG funds
- The County will prepare a strategy for use of CDBG funds for 1982-85
- The County will review Federal, State and Local objectives

Initially, a questionnaire was sent (see attached questionnaire) to all participating communities requesting information for the identification of needs. Following the return of questionnaires, a matrix was prepared, this was a compilation of all responses from local communities (see attached matrix).

Based on community response, County staff input and input from the Citizens Advisory Council, the strategy defined in Chapter 3 was prepared.

COMMUNITY PROFILE QUESTIONNAIRE

Community: _____

The following is a questionnaire designed to update the previous 3 Year Community Development Block Grant Plan. This questionnaire addresses: 1) your present community profile, 2) what has been accomplished in the past three years and 3) what your community development needs are for the next three year period. This information will be important in helping us to determine what your development priorities are. We need your input, for you know best what your community needs are and when activities can be realistically pursued.

We would appreciate the most detailed of information that you can provide. If a local survey has been performed since 1975, note the source of the survey (organization/date) at the end of this introduction and complete section (A): "Community Characteristics". However, if the only official source of your demographic characteristics is the 1970 census, please do not respond to Section (A), instead complete Section (B): "Community Narrative". Those who can complete Section (A) need not complete Section (B). Sections (C): "1979-81 Update" and Section (D): "1982-85 Needs Assessment" should be completed by everyone.

The space provided on the questionnaire may prove to be insufficient. Please feel free to submit additional sheets.

The Community Development staff thanks you for your cooperation and help in this three year plan process. We appreciate your input. This will assist all of us in meeting future development goals.

Please keep in mind the mailing deadline of July 22. If you foresee problems with meeting this deadline or if any questions should arise, feel free to contact us: Marcia Berkley at 858-5312 or Betsy Reich at 858-5403.

Thank you.

Please complete the following:

1. Does your community have a development plan, comprehensive plan, or master plan?
_____ If so, in what year was it published? _____ Has it been updated?
_____ When? _____
2. Our department would appreciate if you could send us a copy of your plan(s) for our files.
3. Has your community performed a local population and/or housing survey recently?
_____ If yes, who performed it and when? _____
_____ If the survey(s) are more recent than 1975 continue on to Section (A): "Community Characteristics". If you do not have a recent population or housing assessment (or if it was performed prior to 1975) bypass Section (A) and complete Section (B): "Community Narrative".

A. COMMUNITY CHARACTERISTICS

Directions: Answer the following questions only if a local population and/or housing survey has been prepared since 1975 for your community. The questions ask for data according to 3 units of area in your community: (A) the overall community (B) the neighborhoods of your community as submitted for the U.S. Census "Neighborhood Statistics Program" (list each neighborhood separately) and (C) any designated NSA's (Neighborhood Strategy Areas). Attached is a map. Please use this map for reference purposes. If your community has no neighborhood areas for NSA's, note as such, and complete the questions for "overall community" only. If you do have neighborhoods and/or NSA's, but you do not have the requested information available for them, please complete the questions for "overall community" and provide a narrative for these additional areas. Either complete or pattern this narrative after Section (B) of this questionnaire.

I. POPULATION CHARACTERISTICS - Data Source: _____

1. TOTAL POPULATION:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- _____
- C. NSA(s) _____, _____, _____

2. TOTAL NUMBER OF HOUSEHOLDS:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- _____
- C. NSA(s) _____, _____, _____

3. TOTAL FEMALE-HEADED HOUSEHOLDS:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- _____
- C. NSA(s) _____, _____, _____

4. TOTAL NUMBER OF PERSONS ABOVE 62 YEARS OF AGE:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- _____
- C. NSA(s) _____, _____, _____

5. TOTAL NUMBER OF MINORITY PERSONS (BLACK-SPANISH SPEAKING):

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- _____
- C. NSA(s) _____, _____, _____

6. AVERAGE INCOME:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

7. TOTAL NUMBER OF HOUSEHOLDS AT OR BELOW 80% OF THE U.S. CENSUS MEDIAN INCOME \$19,450.00 (July 1980):

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

II. HOUSING CHARACTERISTICS

8. TOTAL NUMBER OF YEAR-ROUND HOUSING UNITS: Indicate single family units (SF) and multiple family units (MF): SF/MF SF/MF SF/MF

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____
- C. NSA(s) _____, _____, _____

9. NUMBER OF SEASONAL UNITS (Example: summer use only):

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

10. NUMBER OF SEASONAL UNITS CONVERTED TO YEAR-ROUND USE:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

11. NUMBER OF MOBILE HOME UNITS:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

12. NUMBER OF VACANT HOUSING UNITS: Indicate single family units (SF) and multiple family units (MF): SF/MF SF/MF SF/MF

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

12. (Continued)
- | | | | |
|-----------|-------|-------|-------|
| | SF/MF | SF/MF | SF/MF |
| C. NSA(s) | _____ | _____ | _____ |
13. NUMBER OF OWNER OCCUPIED HOUSING UNITS: Indicate single family units (SF) and multiple family units (MF):
- | | | | |
|----------------------|-------|-------|-------|
| | SF/MF | SF/MF | SF/MF |
| A. Overall Community | _____ | | |
| B. Neighborhood(s) | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| C. NSA(s) | _____ | _____ | _____ |
14. NUMBER OF RENTAL HOUSING UNITS: Indicate single family units (SF) and multiple family units (MF):
- | | | | |
|----------------------|-------|-------|-------|
| | SF/MF | SF/MF | SF/MF |
| A. Overall Community | _____ | | |
| B. Neighborhood(s) | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| C. NSA(s) | _____ | _____ | _____ |
15. AVERAGE VALUE OF OWNER OCCUPIED DWELLING UNITS:
- | | | | |
|----------------------|-------|-------|-------|
| A. Overall Community | _____ | | |
| B. Neighborhood(s) | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| C. NSA(s) | _____ | _____ | _____ |
16. AVERAGE RENT OF RENTAL DWELLING UNITS:
- | | | | |
|----------------------|-------|-------|-------|
| A. Overall Community | _____ | | |
| B. Neighborhood(s) | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| C. NSA(s) | _____ | _____ | _____ |

III. PHYSICAL CHARACTERISTICS

17. GEOGRAPHIC SIZE: (Example: The area consists of 2.25 square miles or 50% of the entire community: show as 2.25 square miles/50%):
- | | | | |
|----------------------|-------|-------|-------|
| A. Overall Community | _____ | | |
| B. Neighborhood(s) | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| C. NSA(s) | _____ | _____ | _____ |
18. NUMBER OF PARKS AND PLAYGROUNDS (Number and list them by name on additional sheet):
- | | | | |
|----------------------|-------|-------|-------|
| A. Overall Community | _____ | | |
| B. Neighborhood(s) | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| C. NSA(s) | _____ | _____ | _____ |

19. NUMBER OF NEIGHBORHOOD FACILITIES/SENIOR CENTERS/LIBRARIES:

Example: Two Senior Centers = 2 SC

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

20. PUBLIC SERVICE ACTIVITIES (Yes/No and list by type):

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

21. NUMBER OF FIRE FACILITIES:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

22. LINEAL FEET OF ROADWAY TO BE IMPROVED:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

23. WHAT PERCENT (%) OF THE ROADWAY IS UP TO COUNTY ROAD COMMISSION STANDARD:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

24. WHAT IS THE GENERAL CONDITION OF THE ROADWAYS:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

25. WHAT TYPE OF PAVING IS USED:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

26. ARE THERE STORM SEWER/WATER FACILITIES IN THE AREA:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

27. WHAT IS THE GENERAL CONDITION OF THESE ABOVE FACILITIES:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

28. HOW MANY LINEAL FEET OF SIDEWALK IS THERE IN:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

29. WHAT PERCENT (%) OF THE AREA IS COMMERCIAL:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

30. WHAT PERCENT (%) OF THE AREA IS INDUSTRIAL:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

31. WHAT PERCENT (%) OF THE AREA IS RESIDENTIAL:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

32. WHAT IS THE GENERAL CONDITION OF THE COMMERCIAL AREA:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

33. WHAT IS THE GENERAL CONDITION OF THE INDUSTRIAL AREA:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

34. WHAT IS THE GENERAL CONDITION OF THE RESIDENTIAL AREA:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

35. NUMBER OF HOUSING REHABILITATION JOBS IN:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

36. NUMBER OF ASSISTED HOUSING PROJECTS IN:

- A. Overall Community _____
- B. Neighborhood(s) _____, _____, _____,
- C. NSA(s) _____, _____, _____

IV. MAPPING

On attached map, other suitable map, or series of maps, identify the following:

- . Neighborhood(s)
- . NSA(s)
- . Parks and Playgrounds
- . Neighborhood Centers, Libraries, Senior Centers
- . Fire Facilities
- . Assisted Housing projects
- . Streets slated for improvement over the next three years
- . Sidewalks slated for replacement or provision over the next three years

B. COMMUNITY NARRATIVE

Directions: Please complete the following sections in narrative form on separate sheets of paper. To the best of your knowledge, try to address each of the elements listed. We would appreciate if you could supply information on not only 1) your overall community, but on any 2) low/moderate income areas, 3) neighborhoods (as were submitted to the U.S. Census "Neighborhood Statistics Program") or 4) approved NSA (if applicable).

I. POPULATION CHARACTERISTICS

1. Total Population
2. Total Number of Households
3. Number of Female-Headed Households
4. Number of persons above 62 Years of Age
5. Prevailing Family Types (ie: single person, young couples, young families, retirees)
6. Minorities (Black, Spanish speaking)
7. Type of Employment
8. Average Income
9. Percent (%) Low Income Households: households at or below 80% of the U.S. Census Median Income - \$19,450.00 (1980 figure)

II. HOUSING CHARACTERISTICS

1. Number of year-round housing units (single family and multiple family)
2. Number of seasonal housing units (ex: summer use only)
3. Number of seasonal units converted to year-round use
4. Number of mobile home units
5. Number of owner occupied housing units (single family and multiple family)
6. Number of rental housing units (single family and multiple family)
7. Average value of owner occupied units (#5)
8. Average rent of rental units (#6)
9. Number of vacant housing units (single family and multiple family)

III. PHYSICAL CHARACTERISTICS

1. The geographic size of the overall community, low/moderate income areas, neighborhoods and/or NSA's. (ex: 2.5 square miles or 50% of the entire community)
2. Number of parks and playgrounds (number and list by name)
3. Number and location of neighborhood facilities, senior centers and libraries
4. Type of public service activities offered in the community
5. Location and number of fire facilities
6. Location and approximate number of lineal feet of roadway to be improved over the next three years
7. The percentage (%) of roadway that is up to County Road Commission standards
8. The general condition of the roadways (by location)
9. Type of paving used
10. Availability of storm sewers and water facilities
11. General condition of these above water and sewer facilities
12. Location and approximate lineal feet of sidewalk to be replaced or provided for over the next three years
13. The approximate percentage (%) of commercial use in the areas (by community, neighborhood and NSA)
14. The approximate percentage (%) of industrial use in the areas (by community, neighborhood and NSA)
15. The approximate percentage (%) of residential use in the areas (by community, neighborhood and NSA)
16. The general condition of the commercial areas
17. The general condition of the industrial areas
18. The general condition of the residential areas
19. The amount and location of housing rehabilitation activity
20. The number and location of housing assistance projects

IV. MAPPING

On the attached map, other suitable map, or series of maps, identify the following:

- . Neighborhood(s)
- . NSA(s)
- . Parks and Playgrounds
- . Neighborhood Centers, Libraries, Senior Centers
- . Fire Facilities
- . Assisted Housing projects
- . Streets slated for improvement over the next three years
- . Sidewalks slated for replacement or provision over the next three years

Directions: Attached is a copy of your community's previous "Three Year Project Summary". Please refer to the projects listed on the summary sheet when completing this part of the questionnaire.

1. Name and describe the eligible Community Development Block Grant projects which have been completed in the past three years (1979-1981). List each of the projects starting and completion dates.

2. Which of these proposed projects have been started but not yet completed? When is completion expected? Describe these projects.

3. Which of the proposed projects have you not yet been able to begin? Describe these projects.

I. PHYSICAL DEVELOPMENT ACTIVITIES

Directions: The following is a list of eligible "Community Development Block Grant" activities. Refer to these types of activities when answering the following questions for Section D-I.

COMMUNITY DEVELOPMENT BLOCK GRANT FUND ACTIVITIES

Street improvements
Sidewalk improvements
Planning and management activities
Land acquisition
Historic preservation
Community Center
Senior Centers
Centers for the handicapped
Parks, playgrounds and other recreational facilities
Pedestrian malls and walkways
Parking facilities
Public utilities
Water and sewer facilities
Floor and drainage facilities
Removal of architectural barriers
*Library
*Fire protection facilities and equipment
*Beautification activities
*Public service activities
*Code enforcement
*Relocation payments
Clearance activities
*Solid waste disposal facilities
*Economic development activities

1. Which of these activities have you participated in, either through CDBG or other funding sources? When?

Please describe these activities and their benefit to your community.

2. Which of these activities have you no need for? Why? (example: There is no need for a Senior Center because there is not a senior citizen population to warrant the construction of one.)
3. Which of these activities is your community in need of?

4. Which of these activities do you feel can be realistically carried out in your community over this next "Three Year Plan" period? (Include projects to be completed as well as new projects.)

5. Describe the activities proposed in #4:

What: type of activity/work to be done

Where: location of the activity

Why: reason for wanting to submit project and who will benefit

When: in which year(s); implementation schedule

(Example: ROAD REPAIR "We would like to re-grade with gravel the section of Ann Street from High Street to Jasper Blvd. Presently this section of road is impassible, being in very poor repair. We foresee this project occurring in program year 1 at an approximate cost of \$_____. This will benefit the low income residents of the area."

Please prioritize these community development needs.

II. HOUSING ASSISTANCE NEEDS

1. Identify your needs for construction of new assisted housing units.
 - a. for elderly persons
 - b. for families

2. Describe the suitable locations in your community for such new construction. Where and why are these locations suitable?

3. Identify your needs for housing rehabilitation assistance.
 - a. for single family owner occupied structure rehabilitation
 - b. for single family rental structure rehabilitation
 - c. for multiple family (4 or more units) structure rehabilitation

4. Locate and describe any specific areas in your community to which rehabilitation funds could be targeted. (Neighborhoods or concentrations of low/moderate income, senior citizens, handicapped, minorities)

5. How many units (by type) could be rehabilitated over the next three years? Give a realistic projection for each year. ('81-'82, '83-'84, & '84-'85)

6. Describe the general conditions of the housing units to be rehabilitated. (Example: in need of exterior improvements; in need of moderate rehabilitation)

What are the types of units? (Example: single family rental units, single family owner units, multiple family units)

What type of rehabilitation work is needed? (Example: sewer, septic, siding, roofing)

7. Describe the general characteristics of the people who are in need of housing rehabilitation assistance. (Example: senior citizens, minorities, handicapped, low/moderate income)

OAKLAND COUNTY COMMUNITY DEVELOPMENT PARTICIPATING COMMUNITIES THREE YEAR PLAN 1982 - 1985

Community By Zone	Street Improvements	Sidewalk Improvements	Planning & Management	Land Acquisition	Historic Preservation	Community Centers	Senior Centers	Parks & Recreation Facilities	Pedestrian Malls & Walkways	Parking Facilities	Water & Sewer	Drainage Facilities	Removal Of Architectural Barriers	Library	Fire Facilities & Equipment	Beautification Activities	Public Service Activities	Code Enforcement	Economic Development	Single Family Owner Rehab	Single Family Rental Rehab	Multi-Family Housing Needs	
	N. EAST	Addison Township	•	•			•		•		•											•	
	Oakland Township		•		•							•									•	•	
	Village Of Leonard																						
	Village Of Lake Orion																						
	Village Of Oxford																						
	Village Of Ortonville	•	•					•				•									•		
	Village Of Clarkston				•																•		
	Brandon Township		•			•															•	•	•
	Independence Township	•	•	•		•	•	•													•	•	
	Orion Township																						
	Oxford Township	•				•									•						•		
	Village Of Holly										•										•	•	
	Groveland Township	•		•		•											•	•			•		
	Holly Township														•						•		
	Springfield Township																						
	Rose Township			•	•			•		•					•						•		
	Birmingham																						
	Clawson																						
	Hazel Park																						
	Pontiac Township	•	•	•		•		•				•				•					•	•	
	Ferndale	•						•								•							
	Avon Township																						
	Madison Heights																						
	Rochester		•			•															•	•	
	Berkley															•					•	•	
	Farmington	•	•										•								•		
	Huntington Woods							•	•				•			•					•		
	Lathrup	•	•	•				•	•							•					•		
	Novi			•	•											•					•	•	
	Oak Park																						
	Sylvan Lake					•	•																
	Walled Lake	•		•	•						•		•			•	•	•			•	•	•
	Village Of Beverly Hills	•	•					•								•					•	•	
	Wolverine Lake	•						•													•		
	West Bloomfield Township																						
	Pleasant Ridge	•	•					•			•	•				•					•		
	Keego Harbor	•																			•	•	
	South Lyon				•			•							•								
	Village Of Milford		•		•			•		•	•												
	Commerce Township																						
	Highland Township	•												•	•						•		
	Lyon Township																						
	White Lake Township	•				•									•						•	•	
	Milford Township																						
	Northville																						
	Wixom	•	•		•			•								•					•	•	