

OAKLAND COUNTY

Community & Home Improvement Division



2019 Services and Programs

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MESSAGE FROM THE COUNTY EXECUTIVE L. BROOKS PATTERSON

Oakland County's Community & Home Improvement (CHI) Division is committed to enhancing the quality of life for our county's 1.2 million residents. For more than 40 years, the division has promoted equal opportunity and access to housing, community development and public service programming.

Federal fair housing laws guarantee all citizens equal opportunity in securing housing of their choice regardless of race, color, sex, national origin, age, marital status, religion, disability or family status. Laws apply to the sale, rental, financing and advertising of housing nationwide.

This report details the support given to our local communities under the Community Development Block Grant (CDBG) in 2019. These federal housing and community development funds benefit us in a host of ways, many of which may surprise you.

CDBG funds may be in the streets we drive, the sidewalks we stroll, the water and sanitary systems we use, the parks we enjoy, and the meals provided to a shut-in. They may fund the removal of a blighted house from your neighborhood, provide food for a neighbor in an emergency or refuge for victims of domestic violence or the homeless.

CHI funded the non-profit community housing development organization, Venture Inc., to coordinate multiple partners in the building and sale of an affordable home for a neighborhood undergoing revitalization. Oakland Schools Northeast Technical Campus students built the 1,200 square-foot, single-family home. The home was moved from the campus to a site in Pontiac for sale to a low or moderate-income family. We applaud the students, instructors and our partners, who are helping prepare the students for future employment in the construction trades while creating affordable housing for the area.

Through projects like this, the fine work of our Community & Home Improvement Division team under the direction of Manager Karry L. Rieth, and our longstanding partnerships with 57 communities, public service agencies, emergency shelters and community development organizations, Oakland County remains a great place to live, work, play and prosper.



Oakland County's housing and community development programs are funded by the U.S. Department of Housing and Urban Development (HUD).



National Housing & Community Development Objectives

In 1975, the Oakland County Board of Commissioners voted to have the county participate in U.S. Department of Housing and Urban Development (HUD) community planning and development programs. The overall goal is to strengthen neighborhoods by supporting local revitalization, home improvement and public service for senior citizens, low-income persons and families, disadvantaged youth and disabled residents.

As a HUD entitlement county, Oakland County receives funds on a formula basis to meet the national objectives of four federal grants: the competitive Comprehensive Housing Counseling Grant, Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG). These programs have invested over \$336 million in Oakland County communities since the program began more than 44 years ago.

Two-thirds of CDBG funds received by Oakland County are used to fund local community revitalization projects involving public facilities, infrastructure, housing and public service activities. Citizen input is included in decision-making through the Citizens Advisory Council and the development of our five-year consolidated plan. Pages 6-11 of this report project how CDBG funds will be used in 2019.

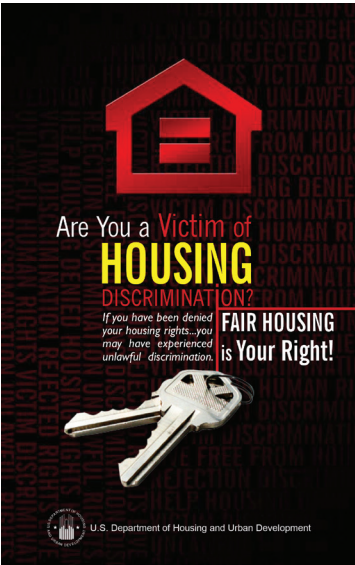
Eligibility for many of the local programs is based on gross household income limits set by HUD (see chart). Households that meet the “Low-Income” limit also may be eligible for the county’s Home Improvement Program. Housing counseling is provided free to all Oakland County residents regardless of income.

2019 GROSS HOUSEHOLD LOW-INCOME LIMITS*

FAMILY SIZE	LOW-INCOME**
1	\$42,750
2	\$48,850
3	\$54,950
4	\$61,050
5	\$65,950
6	\$70,850
7	\$75,750
8	\$80,600

**HUD Section 8 Income Limits Effective June 28, 2019 (subject to change)*

***Income Limits for Home Improvement Program represents 80% of the area median family income*



FAIR HOUSING IS YOUR RIGHT

Since 1968, equal access to rental housing and homeownership opportunities IS THE LAW. Oakland County is committed to ensuring fair and equal housing opportunities for all. Fair housing laws guarantee all citizens equal opportunity in securing housing of their choice regardless of race, color, sex, national origin, age, marital status, religion, disability or family status. Laws apply to the sale, rental, financing and advertising of housing nationwide. “The Fair Housing Act remains the foundation for the work we are doing to promote fair, inclusive housing, free from discrimination for all Oakland County residents through our housing and community development programs,” said Karry Rieth, manager of the Oakland County Community & Home Improvement Division (CHI).

To continually improve services, Oakland County will conduct an Analysis of Impediments to Fair Housing Choice in the Fall of 2019. To access the survey, visit: OakGov.com/FairHousingSurvey

The Oakland County Community & Home Improvement Division can assist residents in cases of suspected housing discrimination. Inquiries may be directed to a housing counselor at (248) 858-1891.

HOUSING COUNSELING SERVICES

Certified advisors offer FREE housing information, education and referrals in a confidential setting. Get help with:

- Preventing Mortgage or Property Tax Foreclosure
Know your options if you're having trouble paying your mortgage or property tax.
- Reverse Mortgages for Those Aged 62 or Older
See if you are a good candidate for a reverse mortgage to use the wealth established in your home without the need to sell.
- The Home Buying Process
Learn what buying a home involves — from what you can afford to how to maintain it.
- Tenant Rights and Responsibilities
Find out about security deposits, leases, maintenance and affordability.
- Credit and Budget Issues
Receive advice and coaching on financial matters.
- Home Repairs, Subsidized Housing and Rental Assistance for Low-Income Households
Determine if you are eligible for programs that can help with needed house repairs, increasing accessibility or making housing more affordable.
- Housing Discrimination
We can assist in filing a complaint if you feel discriminated against when seeking housing financing or looking for a home or rental property.
- Preventing Homelessness
Get referrals to agencies for help with rent, utilities and security deposits.

DID YOU KNOW?

All Oakland County residents can use our housing counseling services regardless of their income.

From Oct. 1, 2017 to Sept. 30, 2018, the Oakland County Housing Counseling Unit provided individualized housing counseling for 335 households on a variety of housing issues including the homebuyer process, mortgage and tax default intervention, reverse mortgages, rental issues and financial management. Counselors provided information and referrals to an additional 1,500 households by phone.

We are an approved agency of the U.S. Department of Housing and Urban Development and Michigan State Housing Development Authority. Our certified housing counselors have adopted the Code of Ethics for housing professionals and national industry standards.

Call (248) 858-5402
to meet with a housing counselor



Kathy Williams, Steve O'Donnell and Melissa Felice

CERTIFIED HOUSING COUNSELORS

A recent change in federal law requires anyone who is employed as a housing counselor to pass a two-hour proctored exam no later than July 31, 2020. Oakland County's Community & Home Improvement Division is now in the unique position of having three housing counselors pass their HUD certification tests.

Housing counselors provide information, education and referral on a wide variety of housing topics. They deal with rental issues and educate families on the homebuyer process and financial management—including budgeting, credit and how to navigate the tax and mortgage foreclosure process. The counselors assist families applying for mortgage modifications to avoid foreclosure, including speaking with their lenders and Michigan's Hardest Hit Program for tax and mortgage foreclosure. They also provide reverse mortgage counseling for seniors.

Free appointments are required for in-depth counseling; although, staff will respond to specific telephone inquiries. For information or to make an appointment, call (248) 858-1891.

EMERGENCY HOUSING SUPPORT

Oakland County housing counselors can provide referrals to various agencies for short-term help to prevent homelessness or quickly rehouse individuals through the Emergency Solutions Grant (ESG) program. Financial assistance is available to help pay rent, utilities and moving expenses as well as security and utility deposits. Housing relocation and stabilization services also under the program include case management, outreach and engagement and housing search and placement. Support is given to area homeless shelter providers for operations, maintenance and essential services. ESG funded emergency shelters in Oakland County served more than 1,400 homeless adults and children last year.

HOME IMPROVEMENT PROGRAM

Qualified homeowners and owner occupants of attached single family rental units (2-4 units) may receive loans of up to \$18,000 to make needed home repairs, including barrier-free and energy saving upgrades. There are no monthly payments, and the total loan is due and payable only when you no longer live in your home. Oakland County staff is with you all the way from helping you apply for the loan to overseeing all repair work and paying pre-screened contractors.

To qualify, you must own and live in your own home in Oakland County,* meet gross household income limits set by the federal government (see page 2) and needed improvements must be eligible under the program.

Repairs must result in the home being “decent, safe and sanitary.” Based on home improvement needs, financial situation and availability of funds at the time of application, eligible improvements may include:

- | | |
|------------------------|-----------------------|
| Barrier-Free Access | Plumbing |
| Basement Waterproofing | Porch |
| Bathroom | Roof |
| Chimney | Septic System |
| Doors | Siding |
| Electrical System | Structural Defect |
| Heating System | Water and Sewer Lines |
| Insulation | Well |
| Kitchen | Windows |

**The City of Lake Angelus, Novi Township, Southfield Township and Village of Bingham Farms do not participate in the program.*

Apply for an interest-free, deferred payment loan under the Home Improvement Program at OCHousingPrograms.com

Contractors may apply to work with clients under Oakland County’s Home Improvement Program at OCHousingPrograms.com



HOME PROGRAM

Non-profit Community Housing Development Organizations (CHDOs) develop affordable housing for qualified low-income households under the HOME Investment Partnerships Program (HOME). They make homeownership and single family (1-4 units) rental housing affordable.

Oakland County partners with three qualified CHDOs, Community Housing Network (CHN), Habitat for Humanity of Oakland County and Venture, Inc. CHN works with all eligible clients but specializes in working with households that have at least one person with a disability.

Learn more at:
CHN at (248) 928-0111
Habitat for Humanity of Oakland County at (248) 338-1843
Venture Inc. at (248) 209-2600

STUDENTS BUILD AN AFFORDABLE HOME FOR A PONTIAC NEIGHBORHOOD

Beginning in November 2018, students learned how to build an affordable home at Oakland Schools Technical Campus in Pontiac and said good-bye in June 2019 as it was moved to a nearby neighborhood under revitalization from HUD funding. With their new skills, some students gained paid apprenticeships with local construction companies. Coordinating the multiple partners involved with this successful project was the non-profit community housing development organization, Venture Inc. The Community Housing Network will help a low to mid-income homebuyer purchase this new 1,200 square foot home.



NATIONAL HOUSING AND COMMUNITY
DEVELOPMENT OBJECTIVES

In 1975, the Oakland County Board of Commissioners voted to have the county participate in the U.S. Department of Housing and Urban Development (HUD) programs. The primary objective of HUD programs is to develop viable communities by providing low income residents with access to decent housing, a suitable living environment and expanded economic opportunities. The following mission guides Oakland County in the use of these funds: Support strong sustainable and inclusive communities through quality attainable housing, community development, human services and economic opportunities.

As a HUD entitlement community, Oakland County receives funds on a formula basis to meet the national objectives of three federal grants. The grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) programs.

PROGRAM YEAR 2019 PROJECTED USE OF FUNDS

On or about Sept. 4, 2019 the County of Oakland, a Michigan Constitutional Corporation, in compliance with federal regulations will submit the following proposed projects and allocations to HUD for PY 2019 funding.

HOW TO READ THE PROJECTED USE OF FUNDS

The use of federal housing and community development funds must comply with many guidelines. The requirements call for a list of the Projected Use of Funds. To save space, many codes are used. For example, you may read a CDBG project title like this:

SENIOR CITIZEN CENTER A2a (I) \$44,500

This means that the community will spend \$44,500 of its 2019 CDBG funds on a senior citizen center. Each part of the code “A2a(I)” has a meaning. The capital letter indicates the national objective. The CDBG national objective codes are:

- A. Project benefits low and/or moderate-income people.
- B. Project addresses slums or blighted conditions.
- C. Project meets an urgent community need where no other funding is available.

The number indicates the project’s status under the National Environmental Policy Act of 1969 (NEPA). These codes are:

- 1. The project is exempt from environmental review by NEPA.
- 2. The project is categorically excluded from environmental reviews by NEPA.
- 3. The project has been environmentally assessed.

The small letter indicates the regulatory authority for the project; in other words, where in the regulations it says that the project may receive CDBG funds. All regulations regarding CDBG are in the Code of Federal Regulations, Volume 24 or “24 CFR”. The specific section comes afterward. Thus 24 CFR 570.201(c), means volume 24, Code of Federal Regulations, section 570.201(c). The regulatory codes used in this publication are:

a-24	CFR 570.201(a)	I-24	CFR 570.202(d)
b-24	CFR 570.201(b)	m-24	CFR 570.205(a)
c-24	CFR 570.201(c)	n-24	CFR 570.206(a)
d-24	CFR 570.201(d)	o-24	CFR 570.206(a)(1)
e-24	CFR 570.201(e)	p-24	CFR 570.206(c)
f-24	CFR 570.201(k)	r-24	CFR 570.207(b)(1)(iii)
g-24	CFR 570.202(a)	s-24	CFR 570.207(b)(3)
h-24	CFR 570.202(a)(1)	t-24	CFR 570.208(a)(2)
i-24	CFR 570.202(b)(2)	u-24	CFR 570.202(e)
j-24	CFR 570.202(b)(3)	v-25	CFR 570.202(a)(2)
k-24	CFR 570.202(c)		

Finally, the Roman numeral indicates the performance measurement related to the project.

- I. Objective: Suitable Living Environment
 - Goal: Strengthen communities
 - Outcome: Improved sustainability
- II. Objective: Suitable Living Environment
 - Goal: Improve quality of life
 - Outcome: Improved availability/accessibility
- III. Objective: Decent Housing
 - Goal: Promote decent affordable housing
 - Outcome: Improved affordability

ABBREVIATIONS

ADA.....Americans with Disabilities Act
ADMIN.....Administration
APPROX...Approximately
AVE.....Avenue
BG.....Block Group
BLVD.....Boulevard
BTW.....Between
CA.....Child Care Services
CDBG.....Community Development Block Grant
CFR.....Code of Federal Regulations
CT.....Census Tract
CTR.....Center
E.....East/Eastern
FT.....Feet/Foot
HH.....Households
HIP.....Home Improvement Program
HS.....Housekeeping Service
IN.....Inches

LF.....Linear Feet/Foot
L/M.....Low/Moderate Income
MHR.....Minor Home Repair
N.....North/Northern
OCCHI.....Oakland County Community & Home Improvement
ROW.....Right of Way
RD.....Road
RR.....Railroad
S.....South/Southern
SF.....Square Feet/Foot
ST.....Street
TBD.....To Be Determined
TWP.....Township
VLG.....Village
W.....West/Western
YA.....Youth Services
YS.....Yard Services

Community Development Block Grant Communities, Activities and Allocations

Cities

AUBURN HILLS

MINOR HOME REPAIR A2h(III) \$57,701
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

PUBLIC SERVICES A1e(II) \$17,729
YS for L/M senior 62+ and disabled 18+ HH. Services will conform to OCCHI guidelines and include lawn mowing and snow removal.

PUBLIC SERVICES A1e(II) \$3,500
Emergency Services - One time or short term (no more than 3 months per HH per year) emergency rent/mortgage payments to income qualified L/M HH.

PUBLIC SERVICES A1e(II) \$3,500
Transportation services for income qualified clients to go to job interviews, medical appointments or social services.
TOTAL \$82,430

BERKLEY

REMOVE ARCHITECTURAL BARRIERS A2c(I) \$25,790
Retrofit existing sidewalk ramps and install truncated domes to meet ADA standards. Berkley at Earlmont/Franklin/Rosemont/Wiltshire.

PUBLIC SERVICES A1e(II) \$3,500
YS for L/M seniors 62+ to OCCHI guidelines and includes lawn mowing, snow removal, and spring and fall cleanup.

PUBLIC SERVICES A1e(II) \$3,500
Services for abused spouses and their children as part of a county executed & administered contract.

PUBLIC SERVICES A1e(II) \$3,500
Disabled services to purchase up to 121 accessible reading material items for disabled adults 18+.
TOTAL \$36,290

BIRMINGHAM

REMOVE ARCHITECTURAL BARRIERS A2c(I) \$25,263
Retrofit existing main entrance doors and threshold to meet ADA standards. Adams Fire Station. 572 S. Adams Road, Birmingham.

PUBLIC SERVICES A1e(II) \$7,327
YS for L/M senior 62+ and disabled adult 18+ HH to OCCHI guidelines and includes lawn care, snow removal, spring/fall cleanup, gutter cleaning, tree trim/removal.

PUBLIC SERVICES A1e(II) \$3,500
Senior services to provide outreach, information, referral, and counseling to L/M senior 62+ and disabled adult 18+ HH.
TOTAL \$36,090

BLOOMFIELD HILLS

PUBLIC SERVICES A1e(II) \$7,000
Senior Services to provide Meals on Wheels and liquid nutritional supplements program for L/M Bloomfield Hills & Bloomfield Twp. income qualified seniors 62+.
TOTAL \$7,000

CLARKSTON

PUBLIC SERVICES A1e(II) \$7,000
Transportation services for seniors 62+ & disabled adults 18+ to medical appointments, shopping, employment and senior center.
TOTAL \$7,000

CLAWSON

REMOVE ARCHITECTURAL BARRIERS A2c(I) \$32,134
Retrofit existing sidewalk ramps and install truncated dome to meet current ADA standards. SW/SE corners School St. and Right Dr. and School St. and Shenandoah Dr., Clawson.

PUBLIC SERVICES A1e(II) \$3,500
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$35,634

FARMINGTON

SENIOR CENTERS A1c(I) \$19,229
Pay access fee for building space. Costick Activity Senior Center.

PUBLIC SERVICES A1e(II) \$8,240
Senior Services to provide senior center staff wages for the provision of services to eligible clientele. Costick Activity Sr Ctr.
TOTAL \$27,469

FERNDALE

MINOR HOME REPAIR A2h(III) \$45,050
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

PUBLIC FACILITIES & IMPROVEMENTS
Tree Planting A2c (1) \$30,000
Install 1.5" caliper native Michigan trees in ROW. 8 Mile from Gardendale to West End, Ferndale.

PUBLIC SERVICES A1e(II) \$10,000
YS for L/M seniors 62+ and disabled adults 18+ HH to OCCHI guidelines and includes lawn cutting, leaf raking and snow removal.

PUBLIC SERVICES A1e(II) \$5,000
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$90,050

HAZEL PARK

CODE ENFORCEMENT A1k(I) \$85,661
Code Enforcement Activities. Hazel Park L/M areas specific. CT 1750 BG 1, 2, 3, 4 CT 1751 BG 1, 2, 3, 4, 5, 6, 7 CT 1752 BG 1, 2, 3 CT 1753 BG 1, 2, 3, 4, 5 62.47% L/M
TOTAL \$85,661

HUNTINGTON WOODS

MINOR HOME REPAIR A2h(III) \$6,158
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

PUBLIC SERVICES A1e(II) \$2,639
Transportation services for seniors 62+ and disabled adults 18+ to appointments, shopping and events.
TOTAL \$8,797

KEEGO HARBOR

PUBLIC FACILITIES AND IMPROVEMENTS A2c(I) \$14,250
Remove architectural barriers, retrofit existing sidewalk, ramp and parking at gazebo to ADA standards. Rose Sorter Park, Keego Harbor.
TOTAL \$14,250

LATHRUP VILLAGE

PUBLIC SERVICES A1e(II)	\$7,000
<i>Senior services to provide recreation/educational services, nutrition information, exercise, transportation to events and meal program for seniors 62+. Lathrup Village Senior Center.</i>	
TOTAL	\$7,000



MADISON HEIGHTS

CODE ENFORCEMENT A1c(I)	\$106,775
<i>Code enforcement activities. Madison Heights L/M areas specific. CT 1810 BG 1, 2,3 CT 1812 BG 3, 4 CT 1813 BG 1, 2, 5 CT 1815 BG 1, 2 CT 1816 BG 1, 2, 3, 4, 5 66.13% L/M</i>	
PUBLIC SERVICES A1e(II)	\$35,589
<i>YS for very low-income seniors 62+, very low-income disabled adults 18+. Services will conform to OCCHI guidelines and include yard services and leaf removal.</i>	
TOTAL	\$142,364

NORTHVILLE

HOUSING REHABILITATION A2I(III)	\$7,000
<i>REHABILITATION SINGLE UNIT RESIDENTIAL</i>	
<i>Install new interior closet, bedroom, bathroom and storage area doors. 401 High St. Allen Terrace</i>	
TOTAL	\$7,000

NOVI

MINOR HOME REPAIR A2h(III)	\$104,030
<i>MHR for L/M HH. Repairs will conform to OCCHI guidelines.</i>	
PUBLIC SERVICES A1e(II)	\$15,000
<i>CA to fund services for children under 13 from LM HH through Oakland County Youth Assistance. Novi.</i>	
PUBLIC SERVICES A1e(II)	\$8,000
<i>Services for abused spouses and their children as part of a county executed & administered contract.</i>	
PUBLIC SERVICES A1e(II)	\$3,500
<i>Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for food assistance for L/M HH.</i>	
TOTAL	\$130,530

OAK PARK

CODE ENFORCEMENT A1c(I)	\$98,952
<i>Code enforcement activities. Oak Park L/M areas specific. CT 1710 BG 2, 3, 5 CT 1712 BG 1, 3 CT 1713 BG 1, 2 CT 1714 BG 4, 5 CT 1715 BG 1,3 CT 1716 BG 1, 2 CT 1724 BG 1, 2 58.57% L/M</i>	
PUBLIC SERVICES A1e(II)	\$30,000
<i>YS for income qualified seniors 62+ and income qualified disabled adults 18+ HH. Services will conform to OCCHI guidelines and include lawn service, snow removal, spring/fall yard cleanup and gutter cleaning.</i>	
TOTAL	\$128,952

ORCHARD LAKE VILLAGE

PUBLIC SERVICES A1e(II)	\$7,000
<i>Senior services to provide Senior Center staff wages for the provision of services to eligible clientele. Pleasant Ridge Senior Community Center.</i>	
TOTAL	\$7,000

PLEASANT RIDGE

PUBLIC SERVICES A1e(II)	\$7,000
<i>Senior services to provide Senior Center staff wages for the provision of services to eligible clientele. Pleasant Ridge Senior Community Center.</i>	
TOTAL	\$7,000

PONTIAC

CLEARANCE AND DEMOLITION A3c (I)	\$645,483
<i>Demolition of vacant blighted commercial and residential structures. City wide.</i>	
SIDEWALKS A1c(I)	\$100,000
<i>Install new sidewalks per city specifications. Area wide benefit areas only. Pontiac. CT 1426 BG 5 CT 1427 BG 2 52.48% L/M</i>	
PUBLIC SERVICES A1e(II)	\$50,000
<i>Housekeeping services to provide housekeeping services for the interior of homes occupied by income qualified seniors 62+. Pontiac.</i>	
PUBLIC SERVICES A1e(II)	\$3,774
<i>Youth services - fund services for youth 13-19 from low income HH through Oakland County Youth Assistance. Pontiac YA.</i>	
TOTAL	\$799,257

ROCHESTER

SENIOR CENTERS A1c(I)	\$28,533
<i>Retrofit existing south entrance to create ADA compliant vestibule. OPC 650 Letica Dr., Rochester.</i>	
TOTAL	\$28,533

ROCHESTER HILLS

MINOR HOME REPAIR A2h(III)	\$130,965
<i>MHR for L/M HH. Repairs will conform to OCCHI guidelines.</i>	
PUBLIC SERVICES A1e(II)	\$10,000
<i>YS for income qualified senior 62+ and income qualified disabled adults 18+ HH. Services will conform to OCCHI guidelines and include lawn cutting, leaf removal, snow removal, salting & dangerous tree removal.</i>	
PUBLIC SERVICES A1e(II)	\$10,000
<i>Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for clothes closet for L/M HH.</i>	
PUBLIC SERVICES A1e(II)	\$10,000
<i>Services for abused spouses and their children as part of a county executed & administered contract.</i>	
TOTAL	\$160,965

SOUTH LYON

SENIOR CENTERS A1c(I)	\$25,652
<i>Fund access fee for senior facility building space. Center for Active Adults. South Lyon.</i>	
PUBLIC SERVICES A1e(II)	\$3,900
<i>Services for abused spouses and their children as part of a county executed & administered contract.</i>	
TOTAL	\$29,552

SYLVAN LAKE

PUBLIC SERVICES A1e(II)	\$7,000
<i>YS for L/M seniors 62+. Services will conform to OCCHI guidelines and provide lawn service, general/spring/fall cleanup, and dangerous tree removal/trimming.</i>	
TOTAL	\$7,000

TROY

REMOVE ARCHITECTURAL BARRIERS A2c (I) \$124,703
Retrofit existing path to soccer field and bleachers, parking spots and curb cuts to ADA standards. Fire Fighters Park, 1800 W. Square Lake Rd, Troy.

PUBLIC SERVICES A1e(II) \$53,444
YS for income qualified seniors 62+ and income qualified disabled adults 18+ HH. Services will conform to OCCHI guidelines and include lawn mowing, snow removal, and spring/fall clean up.

TOTAL \$178,147



WALLED LAKE

MOBILE HOME REPAIR A2h(III) \$20,431
MHR for L/M HH. Repairs will conform to OCCHI guidelines. Fawn Lakes Mobile Homes.

PUBLIC SERVICES A1e(II) \$8,755
Services for abused spouses and their children as part of a county executed & administered contract.

TOTAL \$29,186

WIXOM

SIDEWALKS A1c(I) \$38,463
Install new 8' wide, ½ mile long, asphalt sidewalk to ADA standards. 49045 Pontiac Trail. Wixom.

PUBLIC SERVICES A1e(II) \$4,234
Senior services to provide homebound meal program for qualified seniors 62+. City wide. Wixom.

PUBLIC SERVICES A1e(II) \$4,234
Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for rent/mortgage, utility, clothing, food, assistance for L/M HH.

PUBLIC SERVICES A1e(II) \$4,234
Services for abused spouses and their children as part of a county executed & administered contract.

TOTAL \$51,165

Townships

ADDISON

MOBILE HOME REPAIR A2h(III) \$6,167
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

PUBLIC SERVICES A1e(II) \$3,500
Transportation services for L/M clientele.

TOTAL \$9,667

BLOOMFIELD

MINOR HOME REPAIR A2h(III) \$36,300
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

PUBLIC SERVICES A1e(II) \$15,557
Senior services to provide Meals on Wheels program for L/M seniors 62+.

TOTAL \$51,857

BRANDON

SENIOR CENTER A3c(I) \$20,726
Replace 8 existing vinyl windows, retrofit 7 existing steel doors, 11 interior doors and replace west end of deck to ADA standards. Edna Burton Senior Center, 345 Ball, Ortonville.

PUBLIC SERVICES A1e(II) \$3,500
Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for food and/or personal care vouchers for L/M HH. Brandon, Groveland and Ortonville.

PUBLIC SERVICES A1e(II) \$3,500
YA to fund services for youth 13-19 from L/M HH through Oakland County Youth Assistance. Brandon Groveland YA.

TOTAL \$27,726

COMMERCE

REMOVE ARCHITECTURAL BARRIERS A2c (I) \$43,747
Retrofit existing stairs by installing ADA compliant ramps. Byers Park Bridge, 213 Commerce.

PUBLIC SERVICES A1e(II) \$13,748
Senior services to provide homebound and congregate meal program for L/M seniors 62+. Township wide.

PUBLIC SERVICES A1e(II) \$5,000
Services for abused spouses and their children as part of a county executed & administered contract.

TOTAL \$62,495

GROVELAND

MOBILE HOME REPAIR A2h(III) \$7,452
MHR for L/M HH. Repairs will conform to OCCHI guidelines. Oak Hills Estates and Groveland Manor

TOTAL \$7,452

HIGHLAND

HOUSING REHABILITATION A2I(III) \$20,970
REHABILITATION SINGLE UNIT RESIDENTIAL
Contract work of the county's Home Improvement Program which is available to low income homeowners in participating communities.

PUBLIC SERVICES A1e(II) \$8,986
Transportation services for seniors 62+ and disabled adults 18+ to work, doctor appointments and shopping. Highland, Milford Twp., Milford Village.

TOTAL \$29,956

HOLLY

HOUSING REHABILITATION A2I(III) \$14,008
REHABILITATION SINGLE UNIT RESIDENTIAL
Contract work of the county's Home Improvement Program which is available to low income homeowners in participating communities.

PUBLIC SERVICES A1e(II) \$6,003
Services for abused spouses and their children as part of a county executed & administered contract.

TOTAL \$20,011

INDEPENDENCE

MINOR HOME REPAIR A2h(III)	\$36,613
MHR for L/M HH. Repairs will conform to OCCHI guidelines.	
PUBLIC SERVICES A1e(II)	\$5,690
Transportation services for seniors 62+ and disabled adults 18+ to medical appointments, shopping, employment and additional locations by request.	
PUBLIC SERVICES A1e(II)	\$5,000
YA to fund services for youth 13 – 19 from LM HH through Oakland County Youth Assistance. Clarkston Area YA.	
PUBLIC SERVICES A1e(II)	\$5,000
Senior services to provide senior center staff wages for the provision of services to eligible clientele 62+. Independence Senior Center, 6000 Clarkston Rd, Clarkston.	
TOTAL	\$52,303



LYON

SENIOR CENTERS A1c(I)	\$15,983
Fund access fee for senior facility building space. Center for Active Adults. South Lyon.	
PUBLIC SERVICES A1e(II)	\$3,500
YA to fund services for youth 13 – 19 from LM HH through Oakland County Youth Assistance. South Lyon Area YA.	
PUBLIC SERVICES A1e(II)	\$3,500
Services for abused spouses and their children as part of a county executed & administered contract.	
TOTAL	\$22,983

MILFORD

MOBILE HOME REPAIR A2h(III)	\$11,743
MHR for L/M HH. Repairs will conform to OCCHI guidelines. Child Lake Estates.	
PUBLIC SERVICES A1e(II)	\$3,000
Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for food and clothing for L/M HH.	
PUBLIC SERVICES A1e(II)	\$2,032
Services for abused spouses and their children as part of a county executed & administered contract.	
TOTAL	\$16,775

OAKLAND

MOBILE HOME REPAIR A2h(III)	\$15,828
MHR for L/M HH. Repairs will conform to OCCHI guidelines. Woodland Mobile Home Estates.	
PUBLIC SERVICES A1e(II)	\$3,500
Transportation services for income qualified clients for medical/dental/hospital/social services appointments, employment interviews, food pantry, clothes closet and additional resources. Oakland Twp.	
PUBLIC SERVICES A1e(II)	\$3,500
Services for abused spouses and their children as part of a county executed & administered contract.	
TOTAL	\$22,828

ORION

PARKS, RECREATIONAL FACILITIES A3c(I)	\$39,303
Retrofit existing concrete and steel pedestrian bridge with precast concrete bridge that meets ADA standards. Meeks Park at Slater St., CT 1290 BG 2 Total 46.2% L/M Lake Orion.	
PUBLIC SERVICES A1e(II)	\$16,844
Transportation services for seniors 62+ and disabled adults 18+ to medical appointments, shopping, employment and community events.	
TOTAL	\$56,147

OXFORD

MOBILE HOME REPAIR A2h(III)	\$21,410
MHR for L/M HH. Repairs will conform to OCCHI guidelines. Lake Villa/Parkhurst.	
PUBLIC SERVICES A1e(II)	\$9,175
Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for food, utility, rent/mortgage, medical, clothing for income qualified L/M HH.	
TOTAL	\$30,585

ROSE

MINOR HOME REPAIR A2h(III)	\$6,019
MHR for L/M HH. Repairs will conform to OCCHI guidelines.	
PUBLIC SERVICES A1e(II)	\$3,500
YA to fund services for youth 13 -19 from L/M HH through Oakland County Youth Assistance. Holly Area YA.	
TOTAL	\$9,519

ROYAL OAK

CODE ENFORCEMENT A1k(I)	\$11,689
Code enforcement activities. Royal Oak Twp. L/M areas specific. CT 1725 BG 1,2 Total 70.64% L/M	
TOTAL	\$11,689

SPRINGFIELD

SENIOR CENTERS A1c(I)	\$14,461
Fund access fee for senior facility building space. Independence Twp. Senior Center.	
PUBLIC SERVICES A1e(II)	\$6,197
Emergency services to provide one time or short-term (no more than 3 months per HH per year) emergency payments for food, clothing, medical assistance or financial aid for L/M HH.	
TOTAL	\$20,658

WEST BLOOMFIELD

REMOVE ARCHITECTURAL BARRIERS A2c (I)	\$63,827
Retrofit existing intersection by installing curb ramps with truncated domes and ADA compliant crossing system/new pavement. Pontiac Trail and Halstead.	
PUBLIC SERVICES A1e(II)	\$23,855
Senior services to provide homebound meal and/or liquid nutrition program for seniors 62+.	
PUBLIC SERVICES A1e(II)	\$3,500
Services for abused spouses and their children as part of a county executed & administered contract.	
TOTAL	\$91,182

WHITE LAKE

MINOR HOME REPAIR A2h(III) \$21,266
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

SENIOR CENTERS A1c(I) \$10,000
Replace existing roof by installing 7200'asphalt shingles or seamless metal standing and 180' ridge vent, 900' ice guard, 4500' underlayment, 430' aluminum drip edge, 6' soil stack flashing, 140 step flashing and wood base as needed. Dublin Community Senior Center, White Lake.

PUBLIC SERVICES A1e(II) \$7,500
Senior services to provide homebound and congregate meal program for seniors 62+. Dublin Community Senior Center.

PUBLIC SERVICES A1e(II) \$5,899
YA to fund services for youth 13 -19 from LM HH through Oakland County Youth Assistance. Huron Valley YA.
TOTAL \$44,665

Villages

BEVERLY HILLS

MINOR HOME REPAIR A2h(III) \$9,135
MHR for L/M HH. Repairs will conform to OCCHI guidelines.

PUBLIC SERVICES A1e(II) \$3,914
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$13,049

FRANKLIN

PUBLIC SERVICES A1e(II) \$7,000
Senior services to publish and distribute NEXT Senior Center newsletter. 2121 Midvale, Birmingham.
TOTAL \$7,000

HOLLY

SIDEWALKS A1c(I) \$11,159
Install approximately 508 linear feet x 5' wide concrete sidewalk. 313 Sherwood to Sherwood Ct. and Sherwood to Front St. CT 1245 BG 1 Total 47.71% L/M Holly Village.

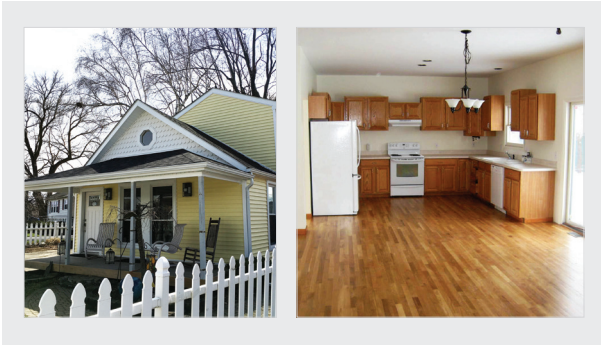
PUBLIC SERVICES A1e(II) \$6,496
Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for utilities, rent/mortgage assistance for income qualified HH.

CODE ENFORCEMENT A1c(I) \$4,000
Code enforcement activities. CT 1245 BG 1, 4 Total 46.44% L/M
TOTAL \$21,655

LAKE ORION

PARKS, RECREATIONAL FACILITIES A3c(I) \$6,534
Retrofit existing concrete and steel pedestrian bridge with precast concrete bridge that meets ADA standards. Meeks Park at Slater St., CT 1290 BG 2 Total 46.2% L/M Lake Orion.

PUBLIC SERVICES A1e(II) \$2,799
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$9,333



LEONARD

REMOVE ARCHITECTURAL BARRIERS A2c (I) \$7,000
Retrofit existing sidewalk ramps by installing truncated domes to meet ADA standards. SW/SE and NW/NE corners of Division/Forest. NW/SW corners South/Forest. Leonard
TOTAL \$7,000

MILFORD

REMOVE ARCHITECTURAL BARRIERS A2c (I) \$10,892
Retrofit existing sidewalk ramps to meet ADA standards. NW/ SW/SE North Main/Summit. NW/NE/SE North Main/Detroit. NW/NE/SW/SE Union/Detroit. Milford Village.

PUBLIC SERVICES A1e(II) \$4,668
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$15,560

ORTONVILLE

PUBLIC SERVICES A1e(II) \$4,794
CA to fund services for children under 13 from LM HH through Oakland County Youth Assistance. Brandon/ Groveland YA.

PUBLIC SERVICES A1e(II) \$3,500
Emergency services to provide one time or short term (no more than 3 months per HH per year) emergency payments for food, or personal care vouchers for income qualified HH.
TOTAL \$8,294

OXFORD

SIDEWALKS A1c(I) \$7,621
Replace 43 hazards sidewalk flags with 101' x 4' wide and 98" x 5" wide concrete including curbs and ramps. Ensley, Pearl, N Glaspie East, Division, Depot and Mill. CT 1215 BG 2 Total 54.61% L/M Oxford Village.

PUBLIC SERVICES A1e(II) \$3,500
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$11,121

WOLVERINE LAKE

HOUSING REHABILITATION A2I(III) \$3,500
REHABILITATION SINGLE UNIT RESIDENTIAL
Contract work of the county's Home Improvement Program which is available to low income homeowners in participating communities.

PUBLIC SERVICES A1e(II) \$3,500
Services for abused spouses and their children as part of a county executed & administered contract.
TOTAL \$7,000

Community Development Block Grant (CDBG)

COUNTY LEVEL PROGRAMS

CDBG Administration A2(III) **\$963,262**
Administration of the CDBG program including management, public information and fair housing activities.

Home Improvement Program Revolving Loan Funds (RLF) (Estimated) **\$950,000**
Estimated loan payments to fund future Home Improvement Program loans which are available to income qualified homeowners in participating communities.

Housing Rehabilitation A2(III) **\$222,155**
Contract work of the county's Home Improvement Program which is available to income qualified homeowners and owner occupants of attached single family rental units (2-4 units) in participating communities

Home Improvement Program Direct Project Costs **\$988,913**
County's Home Improvement Program direct project costs of contract work available to income qualified homeowners of single-family owner-occupied units and owner occupants of attached single family rental (2-4 units) in participating communities.

Housing Counseling Services A1e **\$304,392**
Comprehensive housing counseling services to help address housing matters including foreclosure, homebuyer and tenant issues

COUNTY LEVEL PROGRAMS TOTAL **\$3,428,722**

COMMUNITY LEVEL PROGRAMS TOTAL **\$2,832,832**

CDBG funds for community projects to benefit low income persons or neighborhoods. Projects include public facilities, neighborhood and housing improvements and public services

CDBG PROGRAM TOTAL **\$6,261,554**
(\$5,311,554.00 Grant; \$950,000.00 Estimated RLF)

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) HOME Administration A1o

County's cost of administering the Oakland County HOME program
HOME Grant Funds **\$277,251**
Program Income (Estimated PI) **\$123,211**

Housing Rehabilitation A2I
County's Home Improvement Program direct project costs of contract work available to income qualified homeowners in participating communities.

HOME Grant Funds **\$1,940,764**
Oakland County Match for Housing Rehabilitation (Required) **\$485,191**
Program Income (Estimated PI) **\$1,108,908**

CHDO Homebuyer A2
Contracts with qualified CHDOs to develop affordable housing for income qualified homebuyers through acquisition, rehab or new construction.
(Estimated PI) **\$400,000**

CHDO Rental Housing A2
Contracts with qualified CHDOs to develop affordable single family (1-4 units) rental housing in HOME Consortium communities.
HOME Grant Funds **\$415,878**
CHDO Operating Expenses **\$138,625**

Fund the operating expenses of CHDOs when carrying out Oakland County HOME funded rental projects.
Oakland County Match (Required) **\$103,970**
HOME PROGRAM TOTAL **\$4,993,798**
(\$2,772,518.00 Grant; \$589,161.00 Match; \$1,632,119.00 Est. PI)

EMERGENCY SOLUTIONS GRANT A1o

Administration (7.5%) **\$25,042**
Homeless Management Information System Data Collection (7.5%) **\$25,042**
Homeless Prevention and Rapid Rehousing Services **\$111,756**
Emergency Shelter Operations and Essential Services **\$172,054**
ESG PROGRAM TOTAL **\$333,894**

The County of Oakland shall execute the grant agreements and approve amendments and extensions up to fifteen (15) percent variance from the award, consistent with the agreements as originally approved.

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS & NOTICE OF FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT
On or about September 4, 2019 the County of Oakland will submit a request to the U.S. Department of Housing and Urban Development (HUD) Michigan State Field Office for the release of Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds under Title I of the Housing and Community Development Act of 1974, as amended, the Cranston Gonzales National Affordable Housing Act, and the Homeless Emergency Assistance & Rapid Transition to Housing Act, to undertake projects known as CDBG, HOME, and ESG for the purpose of:

- Public facility, neighborhood and housing improvements and public services benefiting low income persons;
- Housing rehabilitation available to income qualified homeowners of single-family owner occupied units and owner occupants of attached single family rental (2-4 units);
- Acquisition, rehabilitation or new construction of affordable housing for qualified homebuyers;
- Acquisition, rehabilitation or new construction of affordable housing for qualified renters (1-4 units);
- Operating expenses of Community Housing Development Organizations (CHDOs) when carrying out HOME funded rental projects;
- Fund qualified agency to perform data collection/evaluation through HMIS;
- Fund qualified agency to provide rental assistance and housing relocation and stabilization services for eligible homeless and or at risk for homelessness clients; and
- Fund qualified shelters for eligible essential services for homeless clients, shelter operations and organizational support.

Amounts to be environmentally released are:
CDBG \$3,078,242 | HOME \$2,356,642

The activities proposed are Exempt (1), Categorically (2) or Environmentally Assessed (3) under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act requirements.

FINDING OF NO SIGNIFICANT IMPACT

The County of Oakland has determined that the projects will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information and an Environmental Review Record (ERR) that documents the environmental determinations for these projects is on file at Oakland County Community & Home Improvement Division, 250 Elizabeth Lake Road, Suite 1900, Pontiac, Michigan and may be examined weekdays 8:30A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Oakland County Community & Home Improvement Division, 250 Elizabeth Lake Road, Suite 1900, Pontiac, Michigan, 48341. All comments received by September 3, 2019 will be considered by the County of Oakland prior to authorizing submission of a request for release of funds.

RELEASE OF FUNDS

The County of Oakland certifies to U.S. Department of Housing and Urban Development (HUD) that L. Brooks Patterson in his capacity as County Executive consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. U.S. Department of Housing and Urban Development (HUD) of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Oakland to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

U.S. Department of Housing and Urban Development (HUD) will consider objections to its release of funds and the County of Oakland certification received by September 19, 2019 or for a period of 15 days following its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the County of Oakland; (b) the County of Oakland has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by U.S. Department of Housing and Urban Development (HUD) or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to U.S. Department of Housing and Urban Development (HUD), McNamara Federal Building, 477 Michigan Avenue, Detroit, Michigan 48226. Potential objectors should contact U.S. Housing and Urban Development (HUD) to verify the actual last day of the objection period.

L. Brooks Patterson, Oakland County Executive
August 18, 2019

Community & Home Improvement Division

This 2019 guide to services and programs from Oakland County's Community & Home Improvement Division informs residents of federal, state and county housing and community development programs at work throughout Oakland County.
AdvantageOakland.com

Oakland County – Department of Economic Development & Community Affairs

Dr. Timothy Meyer, *Deputy County Executive*

Michael McCready, *Acting Director*

Dan Hunter, *Deputy Director*

Karry Rieth, *Manager*
Community & Home Improvement

ADDRESSING HOUSING NEEDS • REVITALIZING NEIGHBORHOODS

2019 CITIZENS ADVISORY COUNCIL

A heartfelt thanks to our Citizens Advisory Council who help make housing and neighborhoods in Oakland County better and greatly improve the lives of those served.

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Penny Luebs
Tom Middleton

Sam Anderson
Claudia Brady
Autumn Butler
Renee Cortright
Marc Craig
Terri Darnall

Don Green
Elizabeth Kelly
Elysia Khalil
Chester Koop
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Deanna Magee

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**2019 OAKLAND COUNTY
BOARD OF COMMISSIONERS**