

Executive Summary

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

1. Introduction:

The Oakland County Consolidated Plan (Con Plan) is submitted pursuant to U.S. Department of Housing and Urban Development (HUD) Code of Federal Regulations (CFR) (24 Part 91, 1/5/95) as a single submission covering the planning and application aspects of HUD's Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME) and Emergency Solutions Grant (ESG) formula programs.

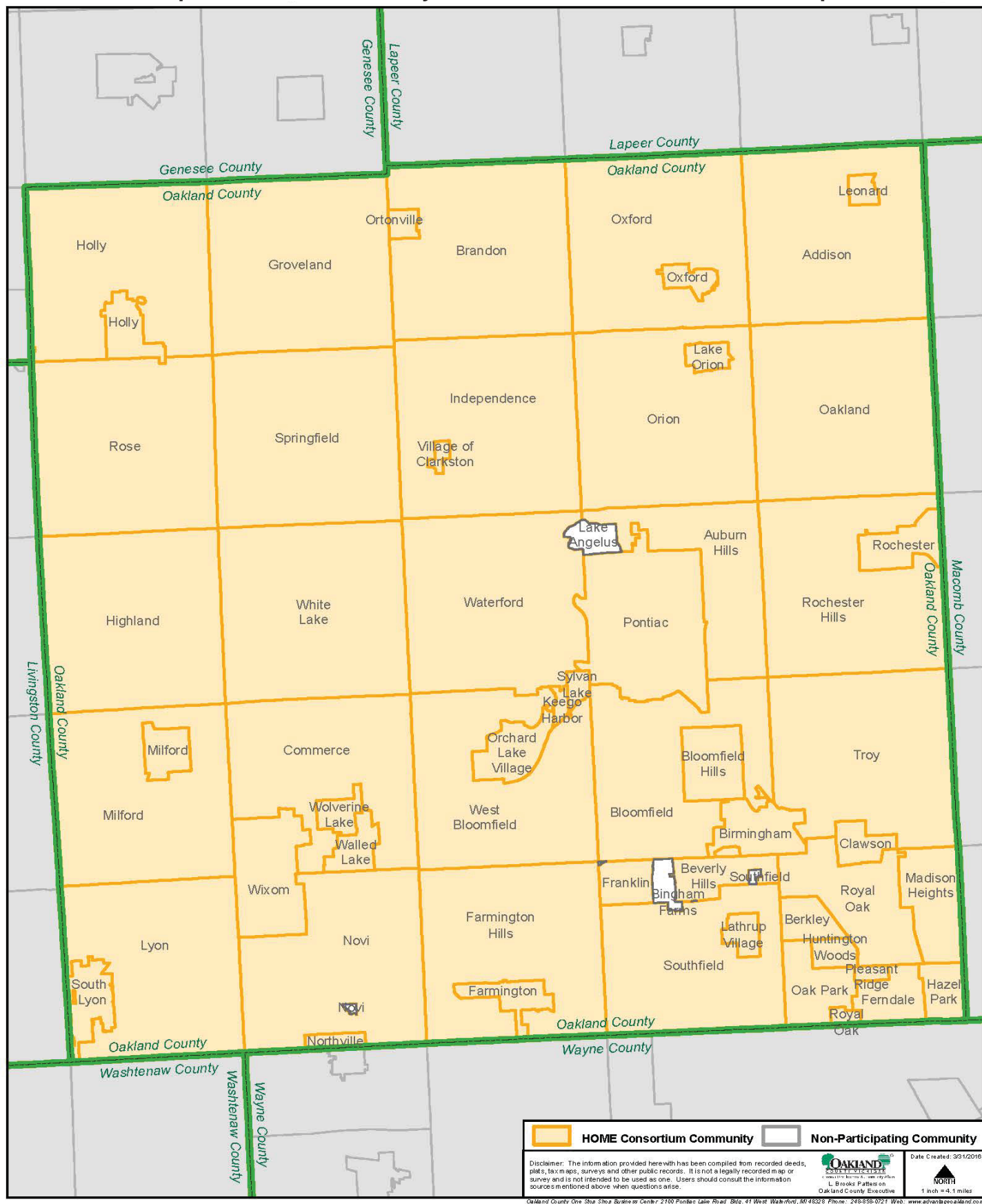
The purpose of the Con Plan is to describe activities to be undertaken in conjunction with HUD programs by the Oakland County HOME Consortium within the next five years. Oakland County serves as the lead agency for the HOME Consortium which is comprised of the Urban County of Oakland, Farmington Hills, Royal Oak, Southfield and Waterford Township.

The Con Plan identifies the programmatic goals and activities for the HOME program for the Oakland County HOME Consortium, the CDBG and ESG goals for Oakland County and its participating communities and the CDBG goals for Consortium member communities for the period of July 1, 2016 - June 30, 2020.

The Con Plan is designed to assess housing and community development needs and describe market conditions to address priority needs. Actions and activities to meet Con Plan goals are described in the attached Annual Action Plans for Oakland County, Farmington Hills, Royal Oak, Southfield and Waterford Township. The Annual Action Plans outline activities to be undertaken using federal funds for the period of July 1, 2016 - June 30, 2017.

The map below shows the 57 communities that participate in the Oakland County HOME Consortium.

Map ES 1 - Oakland County HOME Consortium Communities Map



Data Source: Oakland County

2. Summary of the objectives and outcomes identified in the Plan

The specific objectives of the Oakland County HOME Consortium Con Plan include:

Address Post-Foreclosure Housing Crisis Needs - Oakland County's foreclosure crisis peaked in 2010 when the monthly average number of foreclosures exceeded 700. Foreclosure numbers have receded recently but mitigating the aftermath and impacts of the crisis remain an ongoing priority.

Address the Needs of the Homeless and At-Risk Families - The January 29, 2014 Point in Time (PIT) count conducted by the Alliance for Housing, Oakland County's Continuum of Care (CoC) counted 528 homeless individuals and family members in Oakland County shelters, vehicles, hotels and on the streets.

Affirmatively Furthering Fair Housing (AFFH) and Equal Opportunity - For more than forty years, HUD funding recipients have been obligated by law to reduce barriers to fair housing. Reducing housing discrimination, promoting diverse inclusive communities and AFFH and equal opportunity remain an ongoing priority.

Expand Comprehensive Planning, Management and Capacity - Consortium members recognize that implementing this Con Plan is one of many efforts being undertaken to improve quality of life in Oakland County. Activities that align with other local, regional and state programming opportunities, plans and policies are a priority.

Foster Economic Development - Public engagement noted the need to eliminate blight in low-income (LI) areas and related corridors to foster economic development activities.

Improve Public Facilities and Infrastructure - Community feedback indicated a need for public improvements throughout the County. The Con Plan will focus on improving current existing service levels and creating new public facilities and improvements that primarily serve LI persons or improvements that are located in eligible LI areas.

Make Available Appropriate Housing - The improvement and preservation of existing neighborhoods along with housing for all residents particularly affordable housing for LI owners and renters is a priority.

Provide and Expand Human Services - Feedback indicated a need for greater access to essential human services such as food and emergency assistance. Compelling needs exist despite overextended municipal budgets and pressure on existing local private resources.

Oakland County developed the following four Con Plan goals based on data analysis conducted and information collected through citizen participation and consultation efforts:

1. **Strengthen the County's housing market and address the need for quality affordable housing** - Improve, preserve and/or develop quality affordable housing for LI households.
2. **Maintain strong resilient neighborhoods** - Invest in public facilities and infrastructure improvements to meet the needs of LI areas and/or address blight.
3. **Improve the quality of life for LI and vulnerable populations** - Enhance human service programs and economic opportunities for LI and special needs populations.
4. **Affirmatively Furthering Fair Housing (AFFH) and Equal Opportunity** - Reduce housing discrimination; promote diverse inclusive communities and AFFH and equal opportunity.

3. Evaluation of past performance

Productivity and program impact is measured according to HUD requirements. The County believes that activities funded through the Con Plan are making an impact on local housing and community development needs. The demand for programs funded by CDBG, HOME and ESG remain greater than funds available. A breakdown of prior year performance is contained in the Consolidated Annual Performance and Evaluation Report (CAPER). PY 2014 accomplishments include:

Create Decent and Affordable Housing

To improve the County's housing stock the Home Improvement Program (HIP) expended \$2,120,943 and contracted \$2,993,028 to rehabilitate 218 homes. Subrecipients expended \$560,381 in minor/emergency/mobile home repairs.

Enhance Suitable Living Environments

The County worked with the Alliance for Housing, Oakland County's CoC, to align and coordinate programs with goals and objectives of the County's Ten Year Plan to End Homelessness. Five ESG funded emergency shelters served 1,306 homeless adults and children. A total of \$149,460 was expended for shelter operations and maintenance, essential services and organizational support. South Oakland Shelter (SOS) provided \$71,742 in rental assistance and housing relocation and stabilization services to 40 households under ESG Rapid Re-Housing. Subrecipients expended \$461,032 in code enforcement. A total of \$359,573 was expended for comprehensive housing counseling services including resolving mortgage defaults, foreclosures and promoting fair housing choice.

Promote Economic Opportunities

The County provided funding for facility and improvement projects and public services to benefit eligible households and communities. There were 9 public improvement projects completed including \$48,585 in sidewalk improvements, 25 public facility projects including \$131,118 in senior center and \$175,584 in accessibility improvements. A total of 62 public service projects were completed including \$861,524 in general, senior, disabled, youth, transportation, battered/abused spouses and emergency services. A total of \$2,120,943 was expended for home improvements and \$2,993,028 was obligated.

PY 2014 accomplishments for each HOME Consortium community:

Farmington Hills

The City invested \$101,714 in their Housing Rehabilitation Program (HRP) to complete 19 single-family owner-occupied projects. The City also spent \$172,822 at Olde Town Park to improve pedestrian movements with new walkways within the park and to the nearby community center. New playground equipment was installed along with a pour in place rubberized surface to expand accessibility.

Royal Oak

\$19,939.50 expended on supportive services for elderly income qualified residents, \$591,822.16 on 28 single-family units for eligible homeowners for housing rehabilitation, \$328,403 on various park improvements, \$34,560 for purchase of public art, site selection, licenses, delivery and installation. A total of \$92,191.21 was expended to create design drawings for numerous physical improvements along the E. Fourth St. corridor.

Southfield

The City rehabilitated 14 single-family units for eligible homeowners and invested in Rebuilding Together to assist 11 eligible homeowners with home repairs. Chore services assisted 175 senior homeowners with minor repairs; Transportation of Southfield Seniors (TOSS) provided more than 1200 rides; 57 eligible residents were assisted through the emergency relief fund and 140 youth were assisted by Southfield Youth Assistance with life improving activities.

Waterford Township

The Township invested \$216,567 in the rehabilitation of 15 single-family units for eligible homeowners. Code enforcement totaled \$119,676 and took place in eligible areas to sustain 619 units.

4. Summary of citizen participation process and consultation process

For the PY 2016-2020 Con Plan, Oakland County developed a detailed strategy to engage the public in the planning and consultation process. Opportunities for input were provided throughout development of the Con Plan. The process began with a kick off meeting at the City of Farmington Hills on March 20, 2015.

On April 22, 2015, staff provided an overview including the purpose, process, citizen participation, consultation and goals of the Con Plan strategy at the Oakland County Citizens Advisory Council (CAC) meeting.

Early in the process, Oakland County updated the County's Citizen Participation Plan (CPP). The revised CPP details HOME Consortium coordination and collaboration efforts and provides updated contact information. The CPP is required by HUD and while it emphasizes the need for Consortium members to work in cooperation, Farmington Hills, Royal Oak, Southfield and Waterford Township maintain their own. On August 19, 2015 the updated Oakland County CPP was approved by the CAC. The Oakland County CPP was advertised for a 30 day comment period to amend it to incorporate 24 CFR Part 5 Affirmatively Furthering Fair Housing into 24 CFR 91.10 Consolidated Program Year, 24 CFR 91.105 Citizen participation plan for local governments and 24 CFR 91.115 Citizen participating plan for States. On April 20, 2016 the updated Oakland County CPP was approved by the CAC.

Each participating community (PC) that applies for CDBG funds from Oakland County is required to hold a public hearing to receive input on how funds should be allocated within their jurisdiction. Information on local public hearings is submitted to the Oakland County Community & Home Improvement Division (OCCHID) as part of each annual CDBG application. The PY 2016 application was due December 18, 2015.

On January 20, 2016, the CAC held a public hearing at 9:30 a.m. at the Oakland County Conference Center to hear public comments pertaining to the County's housing and community development needs. County level public hearings are advertised in The Oakland Press, a newspaper of general local circulation. On March 15, 2016, the DRAFT Con Plan was made available for a 30 day comment period. On April 20, 2016 the CAC held a public hearing at 9:00 a.m. at the Oakland County Conference Center to hear public comments on the FINAL Con Plan. On May 5, 2016, the Board of Commissioners (BOC) approved submission of the PY 2016-2020 Con Plan and PY 2016 Annual Action Plan (AAP) to HUD. All BOC meetings provide for public comment.

The Con Plan process also included inter-departmental coordination and targeted outreach to community organizations and service providers with knowledge of community assets and needs. The County sought input on housing and community development needs via methods including a press release, Focus Groups and a Needs Survey. The County reached over 11,000 people in its request for feedback. The Con Plan PR-10 includes a description of the County's outreach efforts.

5. Summary of public comments

The major findings of the citizen participation process are summarized below:

Housing

Multi-unit residential rehabilitation, clearance and demolition, housing services and public housing modernization rehabilitation were identified as priority housing needs.

Community Development

Improvements to youth centers, streets and code enforcement were identified as priority needs. During the Community Development Focus Group, the City of Madison Heights recommended that Oakland County modify its current CDBG formula to allow for a 66% distribution of funds based on the LI population of each PC to ensure that funds target LI populations regardless of where they live or size of their community.

A follow up letter from the City of Madison Heights was submitted to OCCHID on May 21, 2015.

Public Services

The needs in this category outweigh funding levels and the limitation on the use of CDBG funds for public services was identified as a challenge. Transportation, child care and rental housing subsidy assistance were ranked as priority needs.

Homelessness

The Oakland County HOME Consortium recognizes that HUD is shifting priorities away from providing shelter beds and transitional shelters; however, it is apparent that the community needs more shelter beds to accommodate current demand. The need for homeless shelters and homeless prevention along with supports such as transportation and employment assistance were identified as priority needs.

Economy

During the past five years, Oakland County has endured both economic crisis and stagnation. The need for CDBG, HOME and ESG funded programs far outweighs resources available. While the economic outlook has improved, the HOME Consortium recognizes the need for the Con Plan to focus investment on existing priority needs.

Additional public comments

On January 11, 2015, Dawn Calnen-Pischel, J.D., Vice President of Programs and Operations for Community Housing Network (CHN), wrote a letter which focused on the need for affordable housing and public services that promote housing stability. Calnen-Pischel called for mixed-income affordable multifamily rental development in strategic locations throughout the County to create investment and add value to both the physical condition of a community and the well-being of its members. Other highlights of the letter included the need for prevention and rapid re-housing to increase the sustainability and vitality of the community at large, reduce costs of emergency services such as shelters and emergency rooms and provide a "bridge" for households to regain stability. A copy of the letter is available in the Con Plan attachments.

On May 21, 2015, the City of Madison Heights submitted written comments which proposed that the CDBG formula allow for a 66% distribution of funds based on each participating community's LI population to ensure that funds target LI populations regardless of where they live or size of their community. A copy of the letter is available in the Con Plan attachments.

On July 11, 2015, Leah McCall, Executive Director of the Alliance for Housing, focused written public comments on the use of CDBG and HOME funds. The letter called for the use of HOME funds for gap funding in existing projects or for use in multifamily project developments. The use of funds to support homeless prevention and rapid re-housing in the community was also described as an added value to the current efforts within the community. The Alliance letter also included a request for funds to support their operations. A copy of the letter is available in the Con Plan attachments.

On April 12, 2016, Leah McCall, Executive Director of the Alliance for Housing, focused her written comments on the use of SPDAT, ESG and HOME funds. The letter called for using the term VI-SPDAT, aligning ESG funds with community established thresholds and using HOME funds to increase affordable rental housing stock. A copy of the letter is available in the Con Plan attachments.

On April 15, 2016, Marc Craig, President of Community Housing Network (CHN), wrote a letter which focused on AP-20, SP-60, AP-50 and AP-90. The letter also strongly encouraged the exploration of opportunities to attract additional resources to Oakland County to pursue the production of additional housing units. A copy of the letter is available in the Con Plan attachments.

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

Comments and views are accepted on an ongoing basis. All comments received were accepted.

7. Summary

The Con Plan reflects a coordinated effort by residents, elected officials, housing providers and public service agencies to help determine how federal and leveraged funds will be expended to address Oakland County's community and housing priorities/needs for the PY 2016-2020 Con Plan period of July 1, 2016 - June 30, 2020.