

Executive Summary

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

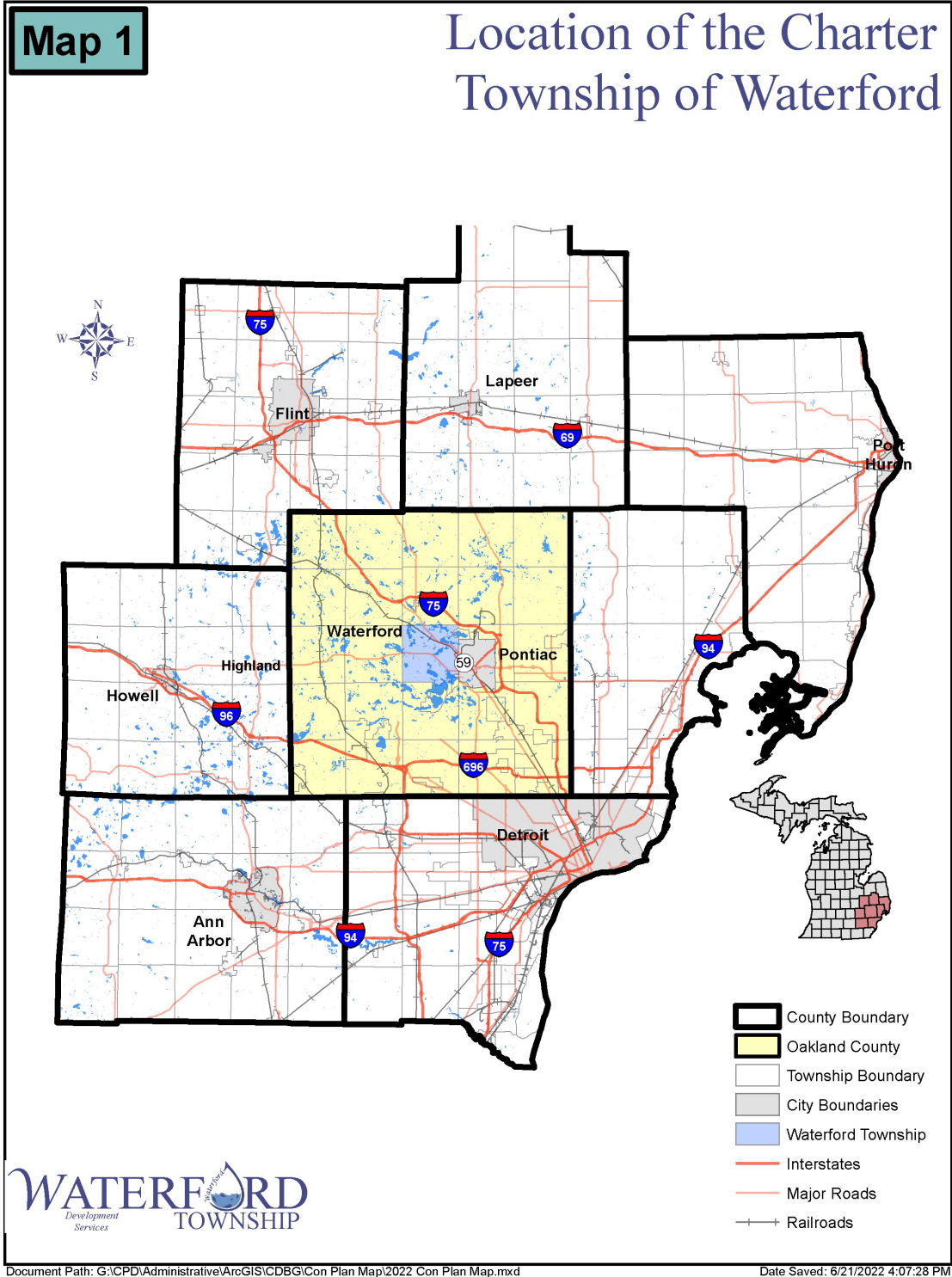
1. Introduction

The Charter Township of Waterford, comprising approximately 35 square miles, is located in the geographic center of Oakland County. As shown in Map 1, the general location of the Township is in the northwestern portion of the greater Detroit metropolitan area. Waterford borders the Cities of Lake Angelus, Pontiac, and Auburn Hills on the east; the Townships of Springfield, Independence, and Orion on the north; the Township of White Lake on the west; the cities of Sylvan Lake and Keego Harbor and the Townships of Commerce and West Bloomfield on the south. Waterford is 30 miles northwest of downtown Detroit, 25 miles southeast of Flint, 55 miles east of Lansing and 35 miles northeast of Ann Arbor.

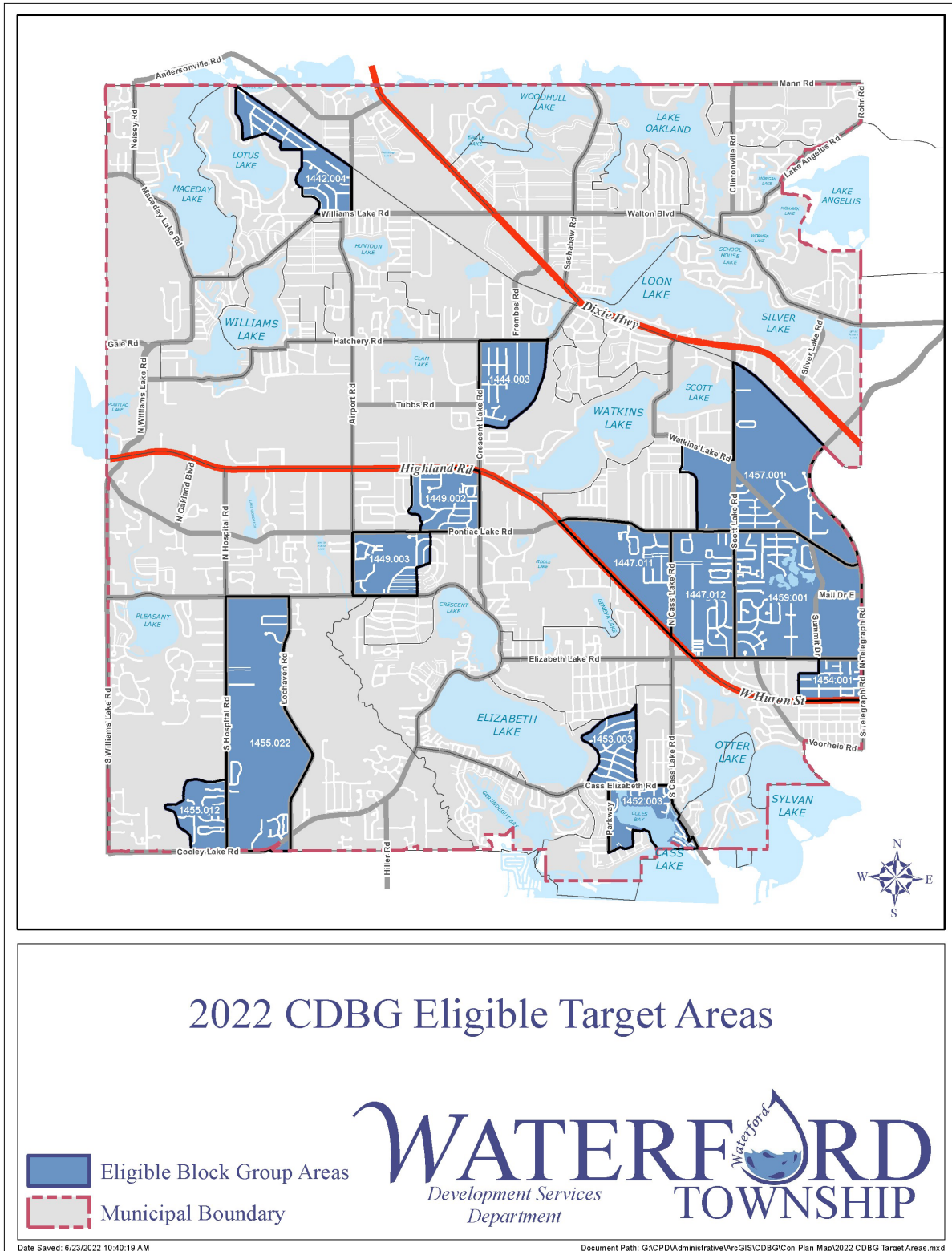
Waterford Township is a U. S. Department of Housing and Urban Development (HUD) entitlement community. As such, the Township has been the recipient of Community Development Block Grant (CDBG) funds since 1974. Beginning in 1995, HUD required entitlement communities, such as Waterford Township, to develop a Consolidated Plan (Con Plan) to receive federal funding for the purpose of meeting housing, community development and economic development needs.

Waterford Township's CDBG objective is to achieve the goals identified within Waterford's Master Plan that pertains to the development of a viable community by supporting projects that provide decent housing, suitable living environments and expand economic opportunities primarily for low- and moderate-income (LMI) persons. The Con Plan provides a course of action in carrying out activities over the next five years that meet this objective. The key elements of the Con Plan include the needs assessment, priority needs, specific objectives and the potential funded activities which will assist in addressing identified needs and objectives.

This 5-year Con Plan will cover the time period of July 1, 2022 through June 30, 2027, which is also referred to as Program Years 2022 to 2026. In addition to the Con Plan, Waterford Township must also complete and submit an Annual Action Plan (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER) annually. The basis for allocating investments within Waterford Township is established annually by the Township Board. In general, the Township's funded activities will focus on the Township as a geographic whole. There are no significant areas of minority concentration. Where necessary, the Township will direct assistance to those areas designated as CDBG Target Areas through census data, as shown in Map 2, which are the Township's areas of highest concentration of LMI citizens.



Waterford Township Location Map



CDBG Low Mod Target Areas

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

Community Development Block Grant (CDBG) funds will be used over the next five years to address needs outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are:

- Provide decent affordable housing
- Create suitable living environments
- Create economic opportunities

Based on analysis conducted as part of its' Con Plan process and information collected through citizen participation and consultation, the objectives of Waterford Township's Con Plan were determined to be the following:

Housing - The improvement and preservation of existing neighborhoods along with housing for all residents particularly affordable housing for low income (LI) owners and renters, is a priority. Development and preservation of affordable rental and owner housing. This includes a focus of rehabilitation/weatherization of the housing stock.

Blight removal - Public engagement noted the need to eliminate blight in LI areas and related corridors to foster economic development activities.

Economic Development increased economic opportunities for low-income individuals – funding will be targeted towards projects that create permanent jobs.

Public Facilities and Infrastructure - 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 an eligible LI area.

Further Fair Housing - HUD funding recipients have been obligated by law to reduce barriers to fair housing. Reducing housing discrimination, promoting diverse inclusive communities and affirmatively furthering fair housing (AFFH) and equal opportunity remain an ongoing priority.

Public Services - Even though there have been limited or no funds available to support public services under the previous Con Plan, feedback indicated a need for greater access to essential human services such as transportation and emergency assistance within the community. Waterford Township recognizes that a compelling need exists despite overextended municipal budgets and pressure on existing local private resources and will seek to partner with local service providers, if and when, financial resources become available under this Con Plan. Provide critical support services – funding will be prioritized for programs serving children and special needs populations.

Administration and Planning - Waterford Township developed the following seven Con Plan goals to achieve these objectives:

Housing Rehabilitation - Provide assistance to LMI residents in the form of Deferred Payment Loans (DPL) to income eligible Township residents of owner-occupied, single-family residential households in an effort to bring sub-standard housing up to current federal housing quality standards and meet local housing codes.

Economic Development - Support efforts to enforce code compliance to ensure decent, safe and sanitary living conditions, as well as blight ordinance enforcement in the CDBG target areas.

Public facilities and infrastructure improvements - Create suitable living environments through public facilities and infrastructure improvements.

Clearance and Removal of Unsafe Structures - Provide funding to support the demolition of blighted and condemned properties and structures which pose health and safety hazards in CDBG eligible areas.

Fair Housing - Administrative funding to affirmatively further fair housing in the Township.

Public Services - Support human service programs/providers and opportunities for LI and special needs populations.

Administration - Staff and related costs required for overall program management, planning, coordination, monitoring, reporting and evaluation.

3. Evaluation of past performance

The Waterford Township Development Services Department is responsible for ensuring that the performance of CDBG program funding meets the national objectives established by Congress and the programmatic requirements established by HUD. In summary, each activity that is funded through the Township's CDBG Program is monitored annually to make sure that the outcome established in the Con Plan to meet a specific need is met. If not, then that activity will be evaluated to determine if the need for that activity is still a priority, or if that need is being met elsewhere, or if the community dynamics have changed and the demand for a specific need has decreased. Every year, there are public input sessions to gather input on funded activities and to evaluate if they should still be funded to meet a Con Plan goal going forward. A description of the goals and the public input process are provided in the AAP, which is submitted to HUD for review and approval. Further, Waterford Township maintains a continual performance monitoring system through the annual single audit at the end of each calendar year and the CAPER at the end of each CDBG program year; which includes HUD's performance measurement reviews.

Under the previous 2016-2021 Con Plan and partially implemented 2021-2026 Con Plan, priority was placed on initiatives that would benefit low-and moderate income persons, help improve the Township's housing stock, and eliminate blight within its lower income neighborhoods. So, a majority of the Township's HUD funding was directed towards Housing Rehabilitation and Code Enforcement activities. This practice has proven that many of the unexpected expenses that otherwise would burden its low to moderate income homeowners can be resolved or lessened. Further, when coupled with the benefits achieved through Code Enforcement efforts within those areas designated as CDBG Target Areas these two have helped to promote health and safety, improve property values, and prevent further deterioration. Specifically, Waterford Township was able to provide rehabilitation assistance to over 60 low income homeowners throughout the community and perform over 3,000 inspections within areas designated as CDBG Target Areas.

Waterford Township acknowledges that despite any success under the previous Con Plan, the limited amount of federal resources cannot address all the community's needs. Therefore, the Township will continue to prioritize activities that provide decent housing, promote suitable living environments, and that help remove blight and look to leverage resources to address the growing demand for public services and improve infrastructure.

4. Summary of citizen participation process and consultation process

Development of this CON Plan is the result of evaluation of information and data from a variety of sources, including the preparation of a Community Needs Assessment and Housing Market Analysis, consultations with local municipalities, government and non-profit agencies, an on-line survey and public comments periods and hearings.

Further, Waterford Township worked cooperatively with other HOME Consortium members during its participation. While no longer participating in the Consortium, feedback and discussions were taken into account.

Waterford Township adopted its current CPP in June 2020 as a result of the allocation of CARES Act funds to address the impact of the Pandemic. Since 2005, the Township Planning Commission has been advising the Township Board on all community development needs and priorities in order to provide an effective coordination between the Township's Master Plan and the HUD Con Plan. The CPP provides an opportunity for public input throughout the development of the Con Plan. Specifically:

During a regularly scheduled meeting on June 28, 2022, the Planning Commission, in part, discussed the CDBG Con Plan development process and offered opportunities for public input into the formulation of the Con Plan. Staff provided an overview of the Con Plan including the purpose, process overview, citizen participation, consultation and the development of its goals. There was public in attendance and there were no comments received after the Con Plan presentation. All Planning Commission meetings are posted on the Township's website (www.waterfordmi.gov), on the Township's cable station and at

Township Hall. Further, the Planning Commission meeting was broadcast on the Township's cable station.

On June 29, 2022 the DRAFT Con Plan was made available for a thirty day comment period. On August 8, 2022 a public hearing was held at the Township Board meeting to hear public comments on the final Con Plan. On August 8, 2022, the Township approved the submission of the FINAL PY 2022-2026 Con Plan and FINAL PY 2022 AAP to HUD. All board meetings provide for public comment.

An online needs survey was made available from February 1, 2021 through February 26, 2021 a. A paper copy of the survey was made available if requested. A total of 368 respondents completed the survey. The survey results were discussed at the Planning Commission meeting held on June 28, 2022. The only comments were inquiries into expanding Code Enforcement activities and resources.

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. Waterford Township sought input on housing and community development needs via written solicitations, e-mails, phone conversations, meetings and a priority needs survey. The Con Plan PR-10 includes a description of the Township's outreach efforts.

5. Summary of public comments

In general, it was determined that the needs of the community are great. However, a consensus formed after analyzing consultation received. Concentrating efforts on maintaining infrastructure, decent housing, suitable living environments and removing blight will have the strongest impact in keeping Waterford Township as a viable and desirable place for its citizens to live, work and play.

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

Waterford Township's Con Plan was prepared to guide the development of a viable urban community by providing decent housing, a suitable living environment and expanded economic opportunities principally for LMI persons. An approved CPP was used to gather public comments through public meetings and the consultation process provided additional input. Information gathered from the public and data provided by HUD was used to identify goals, objectives and the activities of this Con Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WATERFORD TOWNSHIP	Development Services Department

Table 1 – Responsible Agencies

Narrative

Waterford Township receives an annual allocation of Community Development Block Grant (CDBG) funding. The funds will total approximately \$400,000 a year, for a total of \$2 million over the five year period covered by this consolidated plan. Waterford's Development Services Department serves as the lead agency in coordinating the preparation of the Five Year Consolidated Plan, each Annual Action Plan, and the program year-end Consolidated Annual Performance and Evaluation Report. Further, the Development Services Department is responsible for administering all facets of the Township's CDBG funds.

Consolidated Plan Public Contact Information

Scott Alef, Community Development Grant Coordinator

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Waterford, MI 48329

salef@waterfordmi.gov

248-674-6247

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

1. Introduction

Waterford Township receives an annual allocation of Community Development Block Grant (CDBG) funding. The funds will total approximately \$400,000 a year, for a total of \$2 million over the five year period covered by this consolidated plan. Waterford's Development Services Department serves as the lead agency in coordinating the preparation of the Five-Year Consolidated Plan, each Annual Action Plan, and the program year-end Consolidated Annual Performance and Evaluation Report. Further, the Development Services Department is responsible for administering all facets of the Township's CDBG funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Staff provided a direct mailer and survey to many local assisted housing providers and supportive service agencies. Staff will continue to communicate with local CoFC, HMIS administrator, housing and supportive services providers to become better informed of their efforts and the needs of their clients. Further, the Township will continue to participate in various meetings or events hosted by organizations like the Alliance for Housing, Oakland County's CoC, to help end homelessness and increase affordable housing opportunities.

Waterford Township is often asked to share information and support public and assisted housing provider projects, but due to limited resources, it is not possible to address specific public housing needs with the limited CDBG funds received. A strong and collaborative working relationship with these public and assisted housing providers, private and governmental health, mental health and service agencies proposing projects will be a priority manifested in the Township signing Certifications of Consistency with the Consolidated Plan so that these service organizations can obtain funding to address these needs and their efforts ultimately reach Waterford's population.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In Waterford Township, there are no facilities for the homeless or persons threatened with homelessness. However, Waterford recognizes homelessness as a social issue that is not easily contained within municipal boundaries. Waterford has concluded that the primary means to combat homelessness is to support Oakland County's efforts to fight the problems. Responsibility for coordinating the overall Continuum of Care (CoC) and organizing the County's response to HUD's annual

CoC application resides with the Alliance for Housing of Oakland County, formerly the Oakland County Taskforce on Homelessness and Affordable Housing.

The Alliance is a 501(c)(3), non-profit organization that works to end homelessness and increase affordable housing opportunities. The Alliance is comprised of a number of organizations including emergency shelters, warming centers, providers of health services including mental health services, providers of services to people with developmental disabilities, for-profit and nonprofit developers of affordable housing, administrators of supportive housing programs, municipalities, governmental agencies and faith-based service providers. Information on Alliance general membership meetings can be obtained at <https://www.oaklandhomeless.org/general-membership-meeting> The Alliance Board of Directors meeting information can be obtained at <https://www.oaklandhomeless.org/alliance-board-meeting>.

Information regarding upcoming events and/or services provided through other agencies that participate in the CoC are posted at Town Hall when made available. The Township maintains a strong and close collaborative working relationship with the Alliance for Housing of Oakland County. The Township has consistently assisted, and will continue to do so throughout the next five years, in signing Certifications of Consistency with the Consolidated Plan for those organizations working throughout the County to address housing for special needs populations.

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

Waterford Township does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Open Door Outreach Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
2	Agency/Group/Organization	VOLUNTEERS OF AMERICA OF MICHIGAN
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.

3	Agency/Group/Organization	Community Housing Network, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
4	Agency/Group/Organization	Habitat for Humanity of Oakland County
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
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5	Agency/Group/Organization	HAVEN
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
6	Agency/Group/Organization	Lighthouse of Oakland County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.

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7	Agency/Group/Organization	Common Ground
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
8	Agency/Group/Organization	Alliance for Housing Oakland County Continuum of Care
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

9	Agency/Group/Organization	OAKLAND FAMILY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
10	Agency/Group/Organization	Catholic Charities of Southeast Michigan
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
11	Agency/Group/Organization	TWP OF WEST BLOOMFIELD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Service
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12	Agency/Group/Organization	TWP OF WHITE LAKE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services

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13	Agency/Group/Organization	TWP OF COMMERCE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services
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14	Agency/Group/Organization	TWP OF INDEPENDENCE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development

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15	Agency/Group/Organization	CITY OF THE VILLAGE OF CLARKSTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
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16	Agency/Group/Organization	TWP OF SPRINGFIELD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
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17	Agency/Group/Organization	TWP OF ORION
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
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18	Agency/Group/Organization	CITY OF PONTIAC
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
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19	Agency/Group/Organization	City of Auburn Hills
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
20	Agency/Group/Organization	CITY OF SYLVAN LAKE
	Agency/Group/Organization Type	Other government - Local
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21	Agency/Group/Organization	CITY OF KEEGO HARBOR
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services
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22	Agency/Group/Organization	FARMINGTON HILLS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy Public Services
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23	Agency/Group/Organization	City of Royal Oak
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Public Services
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24	Agency/Group/Organization	SOUTHFIELD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
25	Agency/Group/Organization	Oakland County Community & Home Improvement
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
26	Agency/Group/Organization	Oakland County Community Mental Health Authority
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.

27	Agency/Group/Organization	MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
28	Agency/Group/Organization	WATERFORD SCHOOL DISTRICT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.
29	Agency/Group/Organization	Road Commission For Oakland County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with various agency/group/organization types during the development of the CP. This includes the meetings and needs survey mentioned in the CP. Valuable insights were obtained and incorporated into the CP.

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

A variety of agency types were encouraged to participate and no agencies were intentionally excluded from the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance for Housing Oakland County	Overlapping goals to end/prevent homelessness.
Annual Homeless Report(s)	Alliance of Housing	Overlapping goals to end/prevent homelessness.
Analysis of Impediments to Fair Housing Choice	Farmington Hills, Royal Oak, Southfield and Waterford Township	Overlapping goals to Reduce and/or eliminate barriers that prevent methods to affirmatively further fair housing.
Waterford Township 2003-2023 Master Plan	Waterford Township	Overlapping housing and community development goals
HUD Strategic Plan 2018-2022	HUD	Overlapping goals to maintain strong resilient neighborhoods.
Regional Housing Needs and Neighborhood Resiliency	SEMCOG	Overlapping goals of promoting housing consultation

Table 3 – Other local / regional / federal planning efforts

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

Waterford Township actively engages in informal contacts with surrounding communities, other entitlement communities, and Oakland County. The plan development process included efforts to consult with a variety of housing and social service agencies and other entities to enable coordination and collaboration of efforts to achieve the Township's housing and community development goals within the current funding restrictions. The following agencies were provided with the opportunity to participate in the process:

Charter Township of West Bloomfield

Charter Township of White Lake

Charter Township of Commerce

Charter Township of Independence

City of the Village of Clarkston

Charter Township of Springfield

Charter Township of Orion

City of Lake Angelus

City of Pontiac

City of Auburn Hills

City of Sylvan Lake

City of Keego Harbor

Michigan Department of Natural Resources

Michigan Environment, Great Lakes, and Energy

Michigan State Housing Development Authority

Michigan State Department of Transportation

Oakland County Children's Village

Oakland County Planning and Economic Development Services

Oakland County Community and Home Improvement Division

Oakland County Taskforce on Homelessness

Oakland County Community Mental Health Authority

Oakland Livingston Human Service Agency

Oakland Intermediate School District

Oakland County Sheriff's Department

Road Commission for Oakland County

Waterford Schools

West Oakland County Transportation Authority

While Waterford Township is no longer a member of the Oakland County HOME Consortium, during its participation, members of the Consortium met on a regular basis throughout the consolidated planning process to share data and discuss ideas.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizens have always been encouraged to participate with local governance through public comments at meetings, public hearings, or through discussions with the Elected Officials or staff. While HUD regulates specific instances of obtaining citizen comment for the Consolidated Plan, Annual Plan, Citizen Participation Plan, and year-end report, staff accepts and considers oral or written comments throughout the year and incorporates them into plans and activities when feasible. As mentioned above, Waterford Township adopted its current CPP in June 2020 as a result of the allocation of CARES Act funds to address the impact of the Pandemic. Since 2005, the Township Planning Commission has been advising the Township Board on all community development needs and priorities in order to provide an effective coordination between the Township's Master Plan and the HUD Con Plan. The CPP provides an opportunity for public input throughout the development of the Con Plan.

Under the CPP, Waterford Township used a combination of public meetings and an online survey to solicit participation in the planning process. It was determined that the needs of the community are great. However, as a result of the CPP process concentrating efforts on infrastructure needs, maintaining decent housing, sustaining suitable living environments, and blight removal will have the strongest impact in keeping Waterford Township as a viable and desirable place for its citizens to live, work, and play. The following is a summary of the Township's citizen participation efforts.

Demo

Citizen Participation Outreach

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Demo

1	HOME Consortium Team Meetings	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless persons</p>	The Oakland county Home Consortium Team met virtually 12 times between 11/1/2020 to 4/15/2021. Each Consortium member community typically attended. There was an average of 8 people in attendance at each monthly meeting.	Comments from the HOME Consortium Meetings focused on the collaboration efforts to develop the CP, gathering and recording expert input and completing the HUD required process within expected timeframes.	All comments were considered. In the end, the Township Board emphasized with those comments related to providing direct assistance with disadvantage citizens, however, limited resources, including stagnant annual CDBG allocations, over the years has left very little discretionary funds to address all concerns. Therefore, direct assistance to individuals and families did not weigh as heavy and received a lower status than other priorities including improving housing stock, code enforcement, infrastructure improvement and economic needs of the community.	
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Demo

2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless persons</p>	<p>The Waterford Township Board of Trustees, in its authoritative role for the CDBG Program, held a public hearing at Town Hall, Main Auditorium, 5200 Civic Center Drive, Waterford, MI 48329, on August 15, 2022 at 6:00 pm to hear public comment pertaining to the Townships PYs 22/27 Consolidated Plan and PY 22/23 Annual Action Plan prior to considering approval of these documents. Interested parties were invited to attend the public hearing/meetings or provide written comments to the Development Services Department. Notice was published in The Oakland Press</p>	No public comments were received.	No public comments were received.	
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Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			for the 30 day public comment period on the draft plan on June 12, 2022. Notice was also posted at Town Hall, the Public Library, & Townships Senior/community centers and electronically posted to the Townships website. All hearings/meetings include a public comment period.			

Demo

3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless persons</p>	<p>The Planning Commission held a public meeting on June 28, 2022, at 4:30 p.m. in part to discuss the CDBG Consolidated Plan development process and offer opportunities for public input into formulation of the plan. Staff provided an overview of the CP including the purpose, process overview, citizen participation, consultation, and the development of its goals. No general public were in attendance and there were no comments received after the CP presentation.</p>	<p>Housing comments focused on affordable housing, funds for rehabilitation, housing counseling, and homeless prevention. Community Development comments focused on blight elimination (both commercial and residential), code enforcement, road and walkway improvements, infrastructure improvements, funds to support parks and recreation. Public service comments focused on transportation needs, health care services, senior and child care services, and job placement</p>	<p>All comments were considered. In the end, the Township Board emphasized with those comments related to providing direct assistance with disadvantage citizens, however, limited resources, including stagnant annual CDBG allocations, over the years has left very little discretionary funds to address all concerns. Therefore, direct assistance to individuals and families did not weigh as heavy and received a lower status than other priorities including improving housing stock, code enforcement, infrastructure improvement and economic needs of the community.</p>	
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Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				and training services. Homeless comments focused on job and skills training, housing counseling, emergency shelter referral, and homeless veterans.		

Demo

4	Internet Outreach	Non-targeted/broad community	<p>CDBG staff developed an online survey to solicit housing and community needs as a convenient method for individuals and agencies to respond. The online survey was made available from February 9, 2021 until February 26, 2021. Notice of the survey was provided on the Townships website, the Townships quarterly e-newsletter, the Townships FaceBook page, and the Township Board announcements. Agencies without a know e-mail were provided with a hard copy of the survey upon request. Hard copies of the survey were made available at Town Hall, the</p>	<p>In total, 368 responses were received. The Appendix includes a copy of the survey instrument and results.</p>	<p>All comments were considered. In the end, the Township Board emphasized with those comments related to providing direct assistance with disadvantage citizens, however, limited resources, including stagnant annual CDBG allocations, over the years has left very little discretionary funds to address all concerns. Therefore, direct assistance to individuals and families did not weigh as heavy and received a lower status than other priorities including improving housing stock, code enforcement, infrastructure improvement and economic needs of the community.</p>	
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Demo

			<p>Public Library, and Townships Senior/community CDBG staff developed an online survey to solicit housing and community needs as a convenient method for individuals and agencies to respond. The online survey was made available from February 9, 2021 until February 26, 2021. Notice of the survey was provided on the Townships website, the Townships quarterly e-newsletter, the Townships FaceBook page, and the Township Board announcements. Agencies without a know e-mail were provided with a hard copy of the survey upon request. Hard</p>			
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Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			copies of the survey were made available at Town Hall, the Public Library, and Townships Senior/community centers during the same time period.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Housing Needs Assessment analyzes housing assistance needed for very low-income (0-30% AMI), low income (30-50% AMI), & moderate income (50-80% AMI) households. Area Median Income (AMI) is based on the 2022 HUD Income Limits Documentation System or the Oakland County, Michigan area. The HUD 2022 Income Limits for Waterford Township are listed in the following table. Of note is that income level terminology differs between the table and IDIS.

Source: <https://www.huduser.gov/portal/datasets/il/il2022/2022summary.odn>

No. of persons in household	Extremely low income (Very low in IDIS) 0 – 30% AMI	Very low-income (Low in IDIS) 30-50% AMI	Low-income (Moderate in IDIS) 50 – 80% AMI
1	\$18,800	\$31,350	\$50,150
2	\$21,500	\$35,800	\$57,300
3	\$24,200	\$40,300	\$64,450
4	\$27,750	\$44,750	\$71,600
5	\$32,470	\$48,350	\$77,350
6	\$37,190	\$51,950	\$83,100
7	\$41,910	\$55,500	\$88,800
8	\$46,630	\$59,100	\$94,550

Table 5 - FY 2022 Income Limits Summary

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Waterford Township's population has grown by approximately 3% between 2009 and 2017. This growth was accompanied by a 4% increase in households. According to CHAS data, household distribution is approximately 56% owner-occupied and 44% rental.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	70,749	72,950	3%
Households	29,140	30,370	4%
Median Income	\$54,928.00	\$58,327.00	6%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,940	2,950	5,740	3,525	15,220
Small Family Households	880	825	1,975	1,265	8,045
Large Family Households	185	95	425	195	880
Household contains at least one person 62-74 years of age	515	640	1,290	880	3,220
Household contains at least one person age 75 or older	365	575	990	385	965
Households with one or more children 6 years old or younger	435	345	730	525	1,060

Table 7 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	55	70	20	145	10	0	15	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	10	15	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	15	0	45	20	0	15	10	45
Housing cost burden greater than 50% of income (and none of the above problems)	1,170	365	100	0	1,635	815	445	165	70	1,495

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	130	855	645	140	1,770	130	430	1,025	440	2,025
Zero/negative Income (and none of the above problems)	200	0	0	0	200	150	0	0	0	150

Table 8 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,200	420	185	20	1,825	840	445	205	90	1,580
Having none of four housing problems	370	1,125	2,135	960	4,590	180	965	3,220	2,450	6,815
Household has negative income, but none of the other housing problems	200	0	0	0	200	150	0	0	0	150

Table 9 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	470	410	290	1,170	270	240	510	1,020
Large Related	90	30	40	160	80	44	70	194
Elderly	250	360	250	860	365	385	420	1,170
Other	515	445	174	1,134	255	210	200	665
Total need by income	1,325	1,245	754	3,324	970	879	1,200	3,049

Table 10 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	425	180	35	640	260	145	50	455
Large Related	55	0	0	55	80	4	0	84
Elderly	225	110	70	405	275	165	80	520
Other	465	95	4	564	225	130	40	395
Total need by income	1,170	385	109	1,664	840	444	170	1,454

Table 11 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	30	10	15	0	55	0	0	25	10	35

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	20	0	0	15	35
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	30	10	15	0	55	20	0	25	25	70

Table 12 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

No data is available.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

No data is available.

What are the most common housing problems?

Of the housing problems identified for households, cost burdens tended to be the largest difficulty. Per CHAS, 42% of households have a cost burden between 30% and 50% while an additional 20% of households have a cost burden above 50%.

A smaller percentage have no housing problems but do have negative incomes.

Are any populations/household types more affected than others by these problems?

In particular, the following groups have been shown to me more likely to encounter this problem:

- Small related households with a slight predominance in rental properties
- Elderly households with a slight predominance in Owner-Occupied Households

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

No data is available.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Intentionally left blank.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Of the housing problems identified for households, cost burdens tended to be the largest difficulty. In particular, the following groups

- Small Related Rental Housholds
- Elderly Owner-Occupied Households

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,295	290	350
White	1,775	230	250
Black / African American	190	15	45
Asian	40	10	0
American Indian, Alaska Native	29	0	0
Pacific Islander	0	0	0
Hispanic	195	35	40

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,150	805	0
White	1,785	710	0
Black / African American	145	50	0
Asian	20	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	185	25	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,055	3,685	0
White	1,875	3,140	0
Black / African American	90	200	0
Asian	0	35	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	80	270	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	700	2,825	0
White	620	2,455	0
Black / African American	20	135	0
Asian	15	20	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	0	0
Hispanic	25	170	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

Demo

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole. The disproportionate share of severe housing problems for racial and ethnic minorities in Waterford Township is described below.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,040	550	350
White	1,555	455	250
Black / African American	170	35	45
Asian	40	10	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	190	45	40

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	865	2,090	0
White	820	1,670	0
Black / African American	10	185	0
Asian	0	35	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	30	180	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	5,355	0
White	320	4,695	0
Black / African American	60	230	0
Asian	0	35	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	10	335	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	110	3,410	0
White	80	2,990	0
Black / African American	0	155	0
Asian	15	20	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	0	0
Hispanic	0	195	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Overall, Asian, American Indian, and Alaska Natives racial groups showed disproportionately greater needs within the 0% - 30% and 80% - 100% AMI categories while the Black / African American racial group showed disproportionately greater need within the 50% - 80% AMI category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

An assessment of the housing cost burden need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole is described below. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,395	4,360	3,270	345
White	19,810	3,815	2,650	250
Black / African American	970	215	260	45
Asian	325	30	40	0
American Indian, Alaska Native	44	4	40	0
Pacific Islander	0	0	0	0
Hispanic	1,010	265	220	40

Table 22 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion:

A disproportionate share exists when any one racial or ethnic groups faces housing problems at a rate at least ten (10) percentage points higher than the jurisdictional average. Only American Indian and Alaska Native racial/ethnic groups faced a disproportionate share of cost burden households.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Asian, American Indian, Alaskan Native, and Black/African American racial/ethnic groups have shown to have disproportionately greater needs. However, while Black/African Americans encompass 5.9% of the population, Asian, American Indian, and Alaskan Natives account for less than 1.5%

If they have needs not identified above, what are those needs?

No other needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Geographic locations have not been identified

NA-35 Public Housing – 91.205(b)

Introduction

The following data was auto-generated from the IDIS database, which is compiled from several HUD datasets. Although this data may be incomplete or not up-to-date is it the best data currently available.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	402	542	0	540	0	0	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	5,825	11,873	0	11,842	0		0
Average length of stay	0	0	3	6	0	6	0		0

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	3	9	0	9	0	0
# of Elderly Program Participants (>62)	0	0	49	55	0	55	0	0
# of Disabled Families	0	0	131	120	0	119	0	0
# of Families requesting accessibility features	0	0	402	542	0	540	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	43	77	0	77	0	0	0
Black/African American	0	0	356	460	0	458	0	0	0

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	3	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	9	21	0	21	0	0	0
Not Hispanic	0	0	393	521	0	519	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Access to affordable housing options continues to be a challenge for those applicants on the waiting list and those trying to access public housing. Prospective applicants and tenants may require affordable housing with convenient access to public transportation and health care services, as well as structural adaptations to accommodate wheelchairs, shower bars, or other assistive devices for households with disabilities. Housing needs can include independent home environments, homes with special modifications and design features and live-in care options.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing and housing choice voucher holders is accessing affordable housing and, in some cases, preventing homelessness. These needs are complicated by the availability of accessible units that will accept vouchers, the large variation in housing costs in the County and the amount of need in the area. Many housing choice voucher holders cannot find housing in the price range of the voucher and risk losing the voucher entirely if an dwelling unit cannot be found in the required time. Source of income is not a protected class and often there is a stigma against residents using housing choice vouchers. The most immediate need is to create more affordable housing options, raise the voucher limits and educate landlords about housing choice vouchers.

How do these needs compare to the housing needs of the population at large

These needs are seen in a much higher rate and are more urgent than the population at large. The low-income levels of households utilizing publicly supported housing dramatically increases the likelihood of housing problems and risk of homelessness. In addition, the rate of disabilities among those in public housing is higher than the general population, requiring additional accommodations in housing units.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The various elements that can contribute to homeless needs in the community include a variety of factors including income levels, zoning requirements, ordinances, population, education levels and the labor market affect the need for housing resources. During the great recession foreclosures and evictions increased and those who suffered job and income losses faced difficulties in paying for housing. The COVID-19 pandemic disrupted housing markets and impacted the ability of residents to afford rent and mortgages.

While circumstances can vary, the main reason people experience homelessness is because they cannot find housing they can afford. However, the needs of this group extend far beyond housing. Many homeless individuals suffer from physical or mental disabilities. A significant amount may suffer from substance abuse problems. Virtually all homeless individuals face difficulties obtaining and/or retaining employment, particularly employment that pays a living wage.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

No local data was available.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

No local data is available.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No local data is available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

No local data is available.

Discussion:

Homeless estimates reflect a regional count that do not directly relate to local needs.

Due to very limited resources, Waterford Township has very little ability to adequately address the homelessness issue. While efforts to protect existing housing stock, the Township has made efforts to increase housing capacity and reduce restrictions in certain areas of the Township while

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The Township will remain committed to supporting non-homeless special needs groups. Non-homeless special needs groups include persons who are:

- Elderly (62 years of age and older)
- Frail elderly (an elderly person who requires assistance with 3 or more activities of daily living)
- Persons with mental, physical and/or development disabilities
- Persons with alcohol or other drug addiction
- Victims of domestic violence, dating violence, sexual assault and stalking
- Persons with HIV/AIDS and their families

Describe the characteristics of special needs populations in your community:

Persons 65 years of age and older: The population over 66 is considered elderly and within this group there are four main concerns: limited income, health care costs, transportation and affordable housing. The aging population will impact housing, employment, education, public services, health care and transportation needs. SEMCOG 2045 indicates that those 65 and older will constitute 42.9% of households and 23.7% of the local population in 2045 compared to just 14.5% of the population in 2015. Demographic shifts will increase demand for assisted living units, accessible features, adaptive changes to housing units and services.

Persons with Disabilities - The ADA defines disability as a “physical or mental impairment that substantially limits one or more major life activities.” Disabilities can hinder access to conventional housing and restrict mobility. A disability can affect a person’s ability to maintain a home, restrict one’s work and prevent one from earning adequate income. Persons with disabilities are more vulnerable and considered to have special housing and service needs.

Severely Mentally Ill (SMI) - Housing is an integral part of a system of care for the SMI because the prime support network and focus of daily living activities is associated with the residence. The major barrier to stable and decent housing for the SMI is the availability of affordable housing. A substantial majority of SMI persons depend solely on SSI. With the County’s high cost housing few affordable options exist in the open market. Due to the lack of affordable housing, SMI persons are at greater risk of becoming homeless or living in unstable conditions.

Physically Disabled (PD) - A PD person has an illness or impairment that impedes their ability to function independently. Special construction features tailored to a person’s disability are needed to facilitate

access and use of housing and public facilities. The location of housing and availability of transportation is important because PD people require access to social and specialized services. Street improvements including curb cuts also provide PD persons with safe access.

Developmentally Disabled (DD)-A developmental disability is a severe, chronic disability of an individual.

Persons with Alcohol or Other Drug Addictions (AODA) - is defined as excessive and impairing use of alcohol or other drugs including addiction. More than 200 people died in 2014 from overdoses of heroin and other drugs, according to the County Sheriff's Office.

What are the housing and supportive service needs of these populations and how are these needs determined?

These populations typically have limited financial resources which translates into often reduced capacity for housing maintenance and repairs, and limited mobility. Additionally, these populations may see a decrease in the ability to provide self-care.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

No data available

Discussion:

Due to limited resources and the limited public transportation systems in the area, emphasis has been placed on increasing mobility through both dedicated transit systems and improved nonmotorized pathways.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The acquisition, construction, reconstruction, rehabilitation or installation of public facilities such as facilities for persons with special needs, recreational facilities, parks and playgrounds is an eligible activity under CDBG. Public facilities in Waterford Township include improvements to buildings, parks and recreational facilities, senior centers, handicapped centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, fire stations and equipment, health facilities and facilities for special needs populations. CDBG funds may be used for such facilities when they are used for eligible populations or neighborhoods.

How were these needs determined?

The information obtained through the Citizen Participation process cited in this document was used as a basis to determine these needs. In addition, input from Waterford Township staff in the Development Services, Department of Public Works, and Parks and Recreation divisions as well as through the Comprehensive Master Plan and Comprehensive Recreation Plan was used. Further, the Township is implementing its 2019-2023 Parks Plan. This plan outlines in detail all existing park and recreational facilities in the Township. The plan then goes on to describe the park and recreation needs/deficiencies of the Township. The plan identifies 7 goals and an action program detailing the direction the Township wishes to take over the next five years to maintain and improve the quality and diversity of its parks and recreation opportunities. The plan, in particular, stresses the significant development of a full-scale community recreation/senior center in one central location, expand and promote diverse recreation opportunities for Waterford citizens, expand and improve non-motorized paths, provide and maintain playground areas in neighborhoods, promote increased access and use of existing parks, develop and promote a Waterford Riverwalk pedestrian pathway, and promote recreational utilization of the Clinton River. These needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies.

Describe the jurisdiction's need for Public Improvements:

Waterford Township has a great need for infrastructure improvements throughout its jurisdiction and especially within several low-income block groups located within targeted areas in the Township. There are five public improvement areas that the Township has determined are community needs: streets, sidewalks, storm drainage, public utilities, and public facilities. It has been found that maintenance and improvement of these five infrastructure components is crucial to creating an environment that is conducive to quality living for all of Waterford's citizens, including those of low- and moderate-income.

The Township is a large geographic area, with a substantial percentage of that area covered with lakes, streams, wetlands, and rivers. The Township also is one of the large population centers of Oakland

County. All of these factors place a significant impact on the Township's transportation and drainage networks, as well as on its public facilities. The Township developed a list of the most immediate and shovel-ready public improvement needs of the Township, totaling seven million dollars. However, the Township does not anticipate any funding to be able to address these needs during the next five years.

How were these needs determined?

The information obtained through the Citizen Participation process cited in this document was used as a basis to determine these needs. In addition, public improvement needs were determined through the online survey, water main and sanitary sewer assessment through the Department of Public Works, agency and stakeholder consultation, and staff consultation. The general public improvement needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies: GOAL ONE: TO MAINTAIN, IMPROVE, AND ENHANCE CAPITAL INFRASTRUCTURE AND PUBLIC SAFETY FOR THE HEALTH, SAFETY, AND WELFARE OF WATERFORD CITIZENS

Describe the jurisdiction's need for Public Services:

Public Services needs in Waterford Township include senior services, transportation services, services for battered and abused spouses, health services, services for neglected and abused children, substance abuse services, employment training, fair housing counseling, child care, legal services, and mental health services. Other public services that are needed in the community include; crime awareness and prevention, tenant/landlord mediation, and youth development programs.

The Township's goal for this priority is to support grassroots community-based and faith based service organizations. The Township recognizes that funding resources are not currently available to fully assist such organizations in meeting all the community's public service needs. Citizens would be severely adversely affected if public services were not available to prevent homelessness, provide shelter when homeless, provide services to youth to continue and improve their education and to prevent abuse and neglect. The Township will continue to seek opportunities to support public service providers to low-income individuals over the life of the five-year Consolidated Planning period in order to help alleviate issues and concerns for disadvantaged and low-income households

How were these needs determined?

The information obtained through the Citizen Participation process cited in this document was used as a basis to determine these needs. In addition, Public Service needs were determined through the online survey, agency and stakeholder consultation, the public input session, and staff consultation.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Due to the high degree of developed land in Waterford, growth in additional single family and rental housing units will be small in actual numbers. However, Waterford offers a diversity of housing which reflects a wide variety of styles and housing opportunities. A continuous trend towards larger home sizes over the years has brought increased demands on the electrical, plumbing, energy efficiency and storage space needs.

As provided in the table below, Waterford's median housing values between 2015 and 2019 trended upward by \$40,000, or 32 percent. Further, the homeowner vacancy rate by fell slightly by 0.4 and between 2015 and 2019, while the rental vacancy rate decreased by 2.5 percent over the same period.

The condition of occupied housing within Waterford Township remains stable in part because income eligible owner occupied homes are obtaining crucial assistance through the Township's CDBG-funded housing rehabilitation efforts, and rental-occupied units are seeing improvements through the enforcement of the Township's Rental Certification Ordinance. However, per the 2013-2017 ACS, just under a quarter of Waterford Township's owner occupied housing and roughly 40% renter-occupied housing units have at least one selected substandard condition. Further, the challenge of addressing LBP throughout the Township remains high as 65% of the total housing was built prior to 1980.

The Township does not own or maintain public housing nor administer a public housing voucher program. However, staff is aware of three LIHTC housing complexes within the Township Waterford Meadows, Lockwood of Waterford, and Pine Lake Apartments. There are a total of 346 units and there are no vacancies in any of the complexes. Further, there are four project-based Section 8 developments (Springhill #2, Springhill #3, Whispering Woods, and Lakeland Place) with a total of 546 units in the Township. There are no expected unit losses in this category.

In Waterford Township, there are no facilities for the homeless or persons threatened with homelessness. There are three supportive housing facilities available for the frail elderly (Lourdes Nursing Home, Regency at Waterford, and Canterbury on the Lake). Lourdes is an 80-bed complex which is full to capacity, Regency is a 120-bed complex and is near capacity, and Canterbury is a 215-bed complex which is also full to capacity.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Waterford Township residential properties are principally Single-Family in nature. Single-Family detached units were the predominant development style accounting for 73% of residential properties with an additional 5% that were Single-Family attached structures. Duplex, triplex, and quadplex structures accounted for 3% of properties, while multi-unit structures with (5) or more units accounted for 18% of available residential properties. There are (2) mobile home parks which account for 1% of residential properties.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,935	73%
1-unit, attached structure	1,605	5%
2-4 units	1,085	3%
5-19 units	4,035	12%
20 or more units	1,790	5%
Mobile Home, boat, RV, van, etc	165	1%
Total	32,615	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	255	3%
1 bedroom	320	1%	2,645	30%
2 bedrooms	4,105	19%	3,730	43%
3 or more bedrooms	17,150	79%	2,145	24%
Total	21,595	99%	8,775	100%

Table 29 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

No information is available.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No information is available.

Does the availability of housing units meet the needs of the population?

Recent trends have shown insufficient housing stock from the increased demand following the COVID-19 pandemic. It is not clear if the current demand will continue or decline and the Township will continue to monitor the housing market.

Describe the need for specific types of housing:

There has been an increased interest in what has been called the Missing Middle housing. Missing middle housing typically refers to Attached Single-Family, duplex, triplex, and quadplex developments with the intent of transitional-styled housing between traditional single-family and large multi-unit apartment building developments. This type of development only represents 8% of Waterford Township's residential properties.

Discussion

Waterford Township has recognized the need for additional housing options within the Township. As the Township is primarily built out, redevelopment, infill, and policy modifications will be considered to promote increased housing density and variety.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Between 2009 and 2017, median home values decreased by 14% to \$145,900. This data, autofilled by IDIS is likely outdated and does not reflect recent anecdotal trends in which residential housing demand has been seen to have substantially increased following the COVID-19 pandemic.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	169,900	145,900	(14%)
Median Contract Rent	619	710	15%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,215	13.8%
\$500-999	6,010	68.5%
\$1,000-1,499	1,205	13.7%
\$1,500-1,999	230	2.6%
\$2,000 or more	114	1.3%
Total	8,774	100.0%

Table 31 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	390	No Data
50% HAMFI	2,010	1,375
80% HAMFI	5,595	5,380
100% HAMFI	No Data	8,040
Total	7,995	14,795

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 33 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No updated data is currently available. However, increasing housing demand has shown to have raised home prices over the past year.

How is affordability of housing likely to change considering changes to home values and/or rents?

In the short term, it is expected that housing affordability will see higher cost burdens until the housing market restabilizes.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

No data is available.

Discussion

Increasing housing costs in the county continue to put economic pressure on households at the lowest income levels and will likely concentrate poverty in only a few areas.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

In 2017, there were 21,603 owner-occupied and 8,775 renter-occupied units in the Township. Of these, 68% were built prior to 1980. 30378

Definitions

"Standard condition" may be defined as units/structures that meet local building codes.

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room 4) the household is cost burdened by paying more than 30% of their income towards housing costs or severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income and severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income.

"Substandard condition but suitable for rehabilitation" may generally be defined as units/structures where the rehabilitation expenditures are not greater than 25% of the estimated post-rehabilitation appraised value. An estimate of the post-rehabilitation appraised value may be calculated by doubling the State Equalized Value + the costs of the rehabilitation to bring the unit/structure to current state building code and/or local property maintenance codes.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,130	19%	3,550	40%
With two selected Conditions	65	0%	90	1%
With three selected Conditions	8	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,400	81%	5,115	58%
Total	21,603	100%	8,775	99%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,830	8%	544	6%
1980-1999	5,180	24%	2,540	29%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	10,895	50%	4,570	52%
Before 1950	3,690	17%	1,120	13%
Total	21,595	99%	8,774	100%

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,585	68%	5,690	65%
Housing Units build before 1980 with children present	1,330	6%	895	10%

Table 36 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Due to the age of the residential housing stock with 68% built prior to 1980, there is evidence of a high level of need for owner and rental housing rehabilitation including concerns for lead-based paint.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In 1978, the federal government banned consumer uses of lead-containing paint. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. There were 2,225 households built in 1979 or prior that have young children present. This accounted for an estimated 7.3% of the housing stock in the Township.

Discussion

A substantial portion of Waterford Township's CDBG allotment is dedicated to owner-occupied housing rehabilitation.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible income families, the elderly and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by public housing authorities (PHA). Waterford Township does not administer a PHA.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	442	770	4	766	0	358	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Waterford Township does not administer a PHA.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Waterford Township does not administer a PHA.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Waterford Township does not administer a PHA.

Discussion:

Waterford Township does not administer a PHA.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Waterford Township does not have homeless facilities and services available within the community and does not currently provide direct support to this objective. Individuals needing assistance will be directed to providers located within the region that are in close proximity to the township..

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

EMERGENCY/BASIC NEEDS AND SERVICES IN OAKLAND COUNTY

SHELTERS

S1: Grace Centers of Hope
(248) 334-2187
35 E Huron Street, Pontiac MI
Shelter for Men, Women, and Children

S2: HAVEN
(248) 334-1274
801 Vanguard, Pontiac MI
Sexual Assault and Domestic Violence Agency servicing women, children and men. Point of entry for services is to contact the crisis and support line.

S3: South Oakland Shelter
(248) 809-3773
18505 W 12 Mile Rd, Lathrup Village MI
Shelter for Men, Women, and Children, and Housing Assistance. First call first serve each morning - 10 am

S4: Common Ground Sanctuary
(248) 547-2260
1222 S. Washington Ave, Royal Oak MI
Shelter for Teens 10-17 years only
Crisis Hotline available 24/7

S5: Hope Adult Shelter
(248) 499-7345
249 Baldwin Ave, Pontiac MI
Low barrier shelter for single men and women; now open year round. Intake is 7:00pm and exiting guests must leave by 8:00am.

S6: Welcome Inn
21575 W. 10 Mile Rd, Southfield, MI
Provides day-time shelter for men and women (only adults) during the cold winter months.

MENTAL HEALTH, ALCOHOL AND SUBSTANCE ABUSE
A1: Oakland County Community Mental Health – Resource and Crisis Center and PACE
Crisis Hotline (800) 231-1127 / ACCESS: 248-424-6363
1200 N Telegraph, Bldg. 32E, Pontiac MI
Screening and assessment for alcohol and drug treatment for Oakland County residents with Medicaid or no insurance. Appointments Required.

A2: Alcoholics Anonymous of Oakland County
(248) 332-3521
168 University Dr., P.O. Box 43080, Pontiac MI

A3: Catholic Social Services
(248) 548-4044
1424 E 11 Mile, Royal Oak MI
General counseling and substance abuse

A5: Oakland Family Services
Multiple Locations – Outpatient Mental Health and Substance Abuse
A 114 Orchard Lake Road, Pontiac MI (248) 858-7766
B 130 Hampton Circle, Suite 100 Rochester Hills MI (248) 852-0750
C 2351 W. 12 Mile, Berkley MI (248) 544-4004
D 2045 E. West Maple Road D-407, Villed Lake MI (map location west of map boundaries) (248) 624-3812

FOOD PANTRIES
F1: God's Helping Hands
(248) 852-7400
1866 Star-Batt Drive, Rochester Hills MI

F2: Open Hands
(248) 548-5878
26998 Woodward Ave, Royal Oak MI
Oakland Co. residents only
www.openhandspantry.org

F3: Rochester Area Neighborhood House
(248) 651-5836
1720 S Livernois Road, Rochester Hills
Financial case management, budgeting, clothing closet, food pantry and transportation services within service area.

Food Pantry Locator (by zip code)
<http://www.pantrynet.org/ZipCalc.asp>

MORE HELPING SERVICES

C1: Community Housing Network
(248) 928-0111
570 Kirts Blvd, Troy MI
Housing assistance for the homeless and those facing homelessness

C2: Lighthouse
(248) 920-6000
46156 Woodward Ave, Pontiac MI
Offers emergency food, housing, medical, utility and other services to people who need immediate help

C3A: Salvation Army
(248) 585-5600
3015 N. Main St, Royal Oak MI
Offers services including food assistance, rental assistance, youth services, and adult rehabilitation

C3B: Salvation Army
(248) 334-2407
469 Martin Luther King Blvd, Pontiac MI
Free hot meals two days/week, housing and utility assistance, kids and senior programs.

C4: Oakland Livingston Human Services Agency (South)
(248) 542-5860
1956 Hilton, Farmdale MI
Assistance to low-income, elderly, and persons with disabilities in Oakland and Livingston Counties.

C5: Oakland Livingston Human Services Agency (North)
(248) 209-2600
196 Cesar E. Chavez Ave, Pontiac MI
Assistance to low-income, elderly, and persons with disabilities.

C6: Baldwin Center
(248) 332-6101
212 Baldwin Avenue, Pontiac MI
Offers emergency meals, showers, clothing, laundry, prevention assistance and other services.

C7: Open Door Outreach
(248) 360-2930
7170 Cooley Lake Road, Waterford MI
Open Door Service area is 10 communities in the Lakes Area. White Lake, Waterford, West Bloomfield, Keego Harbor, Sylvan Lake, Orchard Lake, Commerce, Walled Lake, Wolverine Lake and parts of Wixom. Food, clothing, and household items.

C8: Jewish Family Service
(248) 592-2313
6555 West Maple Road, West Bloomfield MI
MiBridges electronic benefit application assistance, health care navigation, information and referral services through Resource Center.

C9: Catholic Community Response Team
(248) 499-9621
132 Franklin Blvd #203 Pontiac MI
Pontiac residents only – housing and utility assistance, identification docs, food, clothing and hygiene

HEALTH/HOSPITALS
H1: Havenwyck Hospital
(248) 373-9200
Mental Health Facility
1525 University Drive, Auburn Hills MI

H2: McLaren Oakland
(248) 338-5000
50 N. Perry St, Pontiac MI

H3: St. Joseph's Hospital
(248) 858-3000
44405 Woodward Ave Pontiac, MI

H4: St. John Oakland Hospital
(248) 967-7000
27351 Dequindre Rd, Madison Heights MI

H5: Covenant Community Health Center
Federally Qualified Health Center
(248) 556-4900
27776 Woodward Avenue, Royal Oak MI

H6: Henry Ford Hospital
Map location west of map boundaries
(248) 325-1000
6777 West Maple Road, W. Bloomfield Township MI

H7: Beaumont Hospital – Troy
(248) 964-5000
44201 Dequindre Road, Troy MI

H8: Pontiac General Hospital
(248) 857-7200
461 W. Huron St., Pontiac MI

H9: Oakland Primary Health Services
Federally Qualified Health Center
(248) 322-6747
46156 Woodward Ave Suite B, Pontiac MI

H10: Oakland County Health Division – North Oakland Health Center
(248) 858-1306 Health Division
(248) 858-5416 HIV/AIDS
1200 N. Telegraph, Bldg 34E, Pontiac MI
Dental Services and Anonymous Counseling and Testing for HIV

H11: Oakland Integrated Healthcare Network (OIHN)
Federally Qualified Health Center
General Information Line 248-724-7600

Multiple Locations
A Family Medicine Center 461 W. Huron, Pontiac
B Baldwin Health Center 1701 Baldwin Ave. Pontiac*
C Orchard Lake Center 114 Orchard Lake Rd, Pontiac
D Joslyn Smile Center 816 Joslyn Ave, Pontiac
E Summit Place Center 279 Summit Dr., Pontiac
F Plum Hollow Center 22200 W Nine Mile Rd, Sfld
Primary medical, dental, behavioral health, podiatry, HIV/AIDS care. Same day appointments available – please call for an appointment.

H12: The Wellness Plan
(248) 967-6527
21040 Greenfield, Oak Park MI

H13: Gary Burnstein Community Health Clinic
(248) 309-3752
45580 Woodward, Pontiac MI
Free clinic for low income uninsured and under-insured adults. 9:00am – 4:00pm

H14: William Beaumont Hospital
(248) 898-5000
3601 W 13 Mile, Royal Oak MI

LEGAL AID
L1: Lakeshore Legal Aid
(877) 964-4700 Client Intake
(844) 859-0363 General Office
16250 Northland Dr. Suite 372, Southfield MI
Represent clients in most civil legal matters affecting individuals and families.

VETERANS
V1: Veterans Community Resource and Referral Center (VCRCC)
(313) 576-1580
301 Piquette Street, Detroit MI 48202
Daily: 8AM – 8PM
Agency can pick up and assess homeless veterans for housing, medical, mental health and other needs

V2: Oakland County Veterans Services
A 1200 North Telegraph, Bldg 26E, Pontiac (248) 858-0785
B 1151 Crooks Rd, Troy MI (248) 855-1250
Prepares, submits and monitors applications for Veterans Benefits. Provides transportation to VA Hospitals. Administers emergency veterans relief fund.

Regional Emergency and Basic Needs Services

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Township does not provide any direct support for homelessness prevention or mitigation but will continue to provide support in connecting persons in need with regional support agencies within Oakland County.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

South Oakland Shelter (SOS) is a consortium of approximately 55 sites designed to provide a weekly rotating emergency shelter program. The SOS network consists of faith-based institutions with the capacity to house and provide services to approximately 30 homeless individuals nightly. SOS currently works with MSHDA's local house agents to implement the HCV mainly through the HPV program and their Moving-Up program, a special HCV for those that are in long-term housing programs.

Lighthouse PATH is a transitional housing program for homeless women and their young children. PATH operates 18 private apartments, which are being converted to scattered sites and five adjacent residential structures within a two-block radius. In addition, 19 scattered site apartments are available plus an 11-unit apartment complex for pregnant or parenting young women. Guests can stay up to 24 months. The program currently has 110 beds.

HAVEN serves as an emergency shelter for women and children left homeless due to physical, sexual and/or emotional abuse. The current shelter has a capacity of 45 beds. HAVEN provides food, shelter, clothing, transportation, counseling services, childcare, advocacy, parenting classes and referral services to financial, legal, housing, medical and other family stabilization aid agencies.

Common Ground Sanctuary is a shelter program with 24 beds for homeless runaway/throwaway youth ages 10-17. For those who need less than 24-hour supervision, the Graduated Apartment Program has 22 beds for stays of up to 24 months for those aged 18-22. Programs promote family reunification and self-sufficiency through residential and non-residential services.

HOPE Hospitality & Warming Center acquired its building in Pontiac in 2012 and served as a warming shelter from November to May. Hope began operating a year-round shelter in June 2014. The shelter has a capacity of 60 individuals.

Welcome Inn is a day shelter started as part of the South Oakland Concerned Citizens for the Homeless. It is open from December through the end of March for those who are homeless to stay warm, eat, shower, and receive information and referral for the many programs offered throughout Oakland

County. The Health Department, Mental Health Providers, as well as housing providers can meet the individuals during the day for intake services. Transportation is provided to other shelters and warming centers for night-time hours.

Community Housing Network (CHN) provides affordable housing and housing resources to people who are homeless or at risk of homelessness, people with disabilities and other vulnerable members of the southeast Michigan community. CHN received 2020 ESG funds to provide HMIS administration and Homeless Prevention and Rapid Rehousing Funds.

Chronically Homeless - Through the Housing Prioritization Registry, The Alliance for Housing established a centralized housing registry to provide equitable and consistent access to all potential program participants seeking permanent supportive housing in our local community. Referrals are made to the registry based on self-reported demographic, homeless history, and disability information.

Veterans – The Oakland County Veteran Taskforce is a group of partner agencies that work together to end veteran homelessness in Oakland County. Oakland County has a variety of Veteran-specific housing projects available including Rapid Rehousing (RRH) and Prevention through Supportive Services for Veteran Families (SSVF) and Michigan State Housing Development Authority (MSHDA). Permanent Supportive Housing (PSH) is also available through Veteran Affairs Supportive Housing (VASH) vouchers, Continuum of Care (CoC) PSH and Housing Choice Vouchers (HCV).

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Waterford Township provides support on an as needed basis for elderly, disabled, and low income households through transit support and emergency home repair programs. Limited resources and lack of partner agencies in the community limit other potential support services for groups such as homeless, HIV/AIDS, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and persons with disabilities have been shown to have higher housing cost burdens and mobility difficulties. The Township has focused efforts on targeting these issues with the limited resources available to it.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Waterford Township does not currently have resources or partner agencies within the community that provide supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Township continues to provide funding support for a regional transit service providing rides for elderly and disabled individuals through the Public Services goal as well as emergency home repair support for eligible households.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Township continues to provide funding support for a regional transit service providing rides for elderly and disabled individuals through the Public Services goal as well as emergency home repair support for eligible households.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The recent COVID-19 pandemic negatively impacted affordable housing in the community in a number of ways. The economic impact of much of the state impacted household finances which directly impacted and increased housing cost burdens for residents. With recovery underway, spikes in housing costs driven by pent up demand and slow reinvestment in housing development further increases housing cost burdens for residents.

Waterford Township is also a principally built-out, single-family residential community. Limited development can occur through infill development, which has been required to blend with surrounding developments, without replacement of existing housing areas.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section identifies economic sectors in Waterford Township, where job opportunities exist, and identifies reasons why some employment sector positions are not being filled. Not considering the pandemic, the data indicates the main employment challenges revolve around education, training, and certification deficiencies. However, there is recent evidence to suggest the pandemic has had an adverse impact on the Township. Waterford Township's annual unemployment rate in December 2020 elevated to 8.6%, an increase of 4.6 percentage points from December 2019. The impact to the Township was slightly higher than the rest of Oakland County that experienced a December 2020 unemployment rate of 7.9%, the State of Michigan at 7.5%, and the United States at 6.7. Unemployment remains a barrier to economic recovery.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	63	12	0	0	0
Arts, Entertainment, Accommodations	3,683	2,713	13	16	3
Construction	1,560	935	5	6	1
Education and Health Care Services	5,546	3,069	19	19	0
Finance, Insurance, and Real Estate	2,097	935	7	6	-1
Information	600	1,606	2	10	8
Manufacturing	3,500	665	12	4	-8
Other Services	1,195	915	4	6	2
Professional, Scientific, Management Services	4,187	664	14	4	-10
Public Administration	0	0	0	0	0
Retail Trade	4,300	3,357	15	20	5
Transportation and Warehousing	848	693	3	4	1
Wholesale Trade	1,670	924	6	6	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	29,249	16,488	--	--	--

Table 41 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	39,980
Civilian Employed Population 16 years and over	37,620
Unemployment Rate	5.93
Unemployment Rate for Ages 16-24	17.48
Unemployment Rate for Ages 25-65	4.10

Table 42 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	9,035
Farming, fisheries and forestry occupations	1,645
Service	3,940
Sales and office	9,710
Construction, extraction, maintenance and repair	3,495
Production, transportation and material moving	2,590

Table 43 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,415	54%
30-59 Minutes	13,330	37%
60 or More Minutes	3,025	8%
Total	35,770	100%

Table 44 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,465	230	1,210

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,425	490	3,020
Some college or Associate's degree	11,675	640	3,200
Bachelor's degree or higher	9,780	305	1,325

Table 45 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	30	175	200	590	505
9th to 12th grade, no diploma	905	390	520	1,030	890
High school graduate, GED, or alternative	2,085	2,080	1,885	6,975	3,910
Some college, no degree	2,670	2,775	2,615	5,935	2,545
Associate's degree	490	1,065	1,025	2,095	815
Bachelor's degree	555	2,545	1,720	3,735	1,330
Graduate or professional degree	55	655	925	1,845	835

Table 46 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,200
High school graduate (includes equivalency)	29,085
Some college or Associate's degree	36,585
Bachelor's degree	53,215
Graduate or professional degree	72,875

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

The major employment sectors within Waterford Township are: Education and Health Care Services; Retail Trade; Professional, Scientific, Management Services; Arts, Entertainment, Accommodations; Manufacturing; Finance, Insurance, and Real Estate; Wholesale Trade; and construction.

Describe the workforce and infrastructure needs of the business community:

In order for the business community to succeed, a major portion of the community infrastructure needs to be addressed. Poor road conditions, aging public infrastructure, and misaligned business space threaten to add costs to products and services which are eventually passed onto consumers. Forty-four percent of the workforce is noted to have travel times of 30 minutes or greater adding to congestion and pollution along their daily commutes. Further, deteriorating roads impact delivery times and take a toll on delivery fleets, whose maintenance and repair costs often find their way back into the price of goods and services being delivered. Additionally, reliable and age-appropriate public services like water and sewer are necessary for business growth; as are gas, broadband, and electric utilities, which are delivered by private institutions via public assets. Lastly, as all organizations cope with changing demands, antiquated or obsolete building stock needs to be transformed. Outdated buildings served with outmoded infrastructure limits the ability of the business community to grow in place, thus increasing the likelihood businesses will seek opportunities to expand elsewhere. Therefore, the Township's business community's infrastructure needs include, but not limited too efficient, safe, and reliable transportation systems; access to dependable, affordable potable water and waste sewer services; and high-speed broadband services. Complimented with diverse recreational facilities, entertainment venues and cultural attractions, with quality hospitality services such as hotels and fine dining establishments, good schools, affordable housing and access to post-secondary colleges and universities are all necessary to attract the creative workforce and their families.

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

Opportunity Zone – According to the Internal Revenue Service, Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States. Their purpose is to spur economic growth and job creation in designated low-income target areas while providing tax benefits to investors. Specifically, the deferment of tax on eligible gains generated from economic development. Waterford Township has qualified opportunity zone (QOZ #26125145900) which is essentially the property making up the razed Summit Place Mall, now known as the Oakland County Business Center, and surrounding commercial and residential property. It's anticipated that this economic incentive will stimulate new development during this Con Plan cycle.

Redevelopment Ready Communities (RRC) – The Redevelopment Ready Communities (RRC) program through the Michigan Economic Development Corporation (MEDC) is a voluntary, no-cost certification program designed to promote effective redevelopment strategies through a set of best practices. The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that a community has a vision for the future - and the fundamental practices in place to get there. Waterford Township initiated the RRC certification process in 2020 and has completed the evaluation process. It is anticipated RRC certification will be obtained during this Con Plan cycle.

Master Plan - Master planning is about making the connection between buildings, social settings, and their surrounding environments. A master plan includes analysis, recommendations, and proposals for a community's population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions. In summary, the Master Plan overall should be the community's main planning document to answer the questions "Where do we want to go?" and "How are we going to get there?" Waterford Township's current 20-yr Master Plan was adopted in 2003. The preparation process for the next Master Plan has started and is expected to be complete during this CON Plan cycle.

One Stop Ready® - Waterford Township currently participates in Oakland County's One Stop Ready Program. This program encourages communities to capitalize on their strengths and refine their economic development processes to implement their community vision. Being ready for economic and community development is not simply approving projects. It means understanding the effects of leadership, process and time, and implementing a culture of collaboration with community stakeholders, businesses, developers, residents, and resources. One Stop Ready encourages communities to think of themselves in the context of the developer, a business or a resident making a decision to locate or invest in their community. 32 of the county's 61 cities, villages, and townships currently participate.

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

For the most part, the skills and education corresponds quite closely with the employment opportunities in the area except for three employment sectors. Oversupply of workers to available jobs shows a lack of available positions in Professional, Scientific, Management Services (10%); Manufacturing (8%); Finance, Insurance, and Real Estate (1%).

Conversely, the following sectors all see a shortage of available workforce to available jobs: Information (8%); Retail Trade (5%); Arts, Entertainment, Accommodations (3%); Construction (1%) and Transportation and Warehousing (1%)

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

Many institutions of higher education have training and career support services available within the region. These include Oakland University, Wayne State University, University of Michigan, and Michigan State University. Locally, Oakland Community College has its Highland Lakes campus in Waterford Township. There are also state wide organizations with services: State of Michigan, Workforce Development Agency that offers education, training, programs and services. Skilled Trades Training Program also makes state funding available to companies to train employees for specific skilled trade jobs.

Oakland County Michigan Works! offers free workforce services to businesses and talent in eight locations throughout the County including one in Waterford Township. Services geared towards the workforce include career management, training programs, education resources, and veteran services. Priority is given to veterans and eligible spouses in need of additional help in securing appropriate employment.

Public Service agencies such as Easter Seals Disability Services have workforce programs dedicated to training and finding employment for individuals with disabilities. These organizations offer the opportunity for residents to pursue a career path and find a job that fits their skills.

These programs and training support the Consolidated Plan by providing the education and training needs for many current jobs.

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

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

SEMCOG – The South East Michigan Council of Governments (SEMCOG) is a regional planning partnership of governmental units serving 4.7 million people in the seven-county region of Southeast Michigan striving to enhance the region's quality of life. SEMCOG has several initiatives covering the topics of transportation, economic development, environment, infrastructure and asset management, regional forecast, and parks and recreation that all may be coordinated with the CON Plan.

Discussion

Intentionally left blank.

MA-50 Needs and Market Analysis Discussion

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

Waterford Township does not have areas where households with multiple problems are concentrated.

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

Areas where racial or ethnic minorities or low-income families are concentrated are defined as census tracts where at least 40% of the population are racial or ethnic minorities. Areas where low-income families are concentrated is defined as census tracts where at least 51% of the households have incomes less than 80% AMI.

Waterford Township does not have any significant areas of racial or ethnic minority concentrations.

Census Tract 1442, Block Group 4; Census Tract 1444, Block Group 3; Census Tract 1447.1, Block Group 1; Census Tract 1447.1, Block Group 2; Census Tract 1449, Block Group 2 ; Census Tract 1449, Block Group 3 ; Census Tract 1452, Block Group 3 ; Census Tract 1453, Block Group 3; Census Tract 1454, Block Group 1; Census Tract 1455.1, Block Group 2; Census Tract 1455.2, Block Group 2; Census Tract 1457, Block Group 1; Census Tract 1459, Block Group 1 have the greatest concentration of low-income families, where 51% or more of families are low-income.

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

The Census tracts identified in this section are considered the more distressed areas of the Township due to concentrations of poverty and households experiencing higher cost burdens, older housing which have not been properly maintained, higher rates of vacancy, higher crime rates and code violations, and a lower quality of life. Property values are typically lower in these areas than in other parts of the Township and have generally experience higher foreclosure rates.

Are there any community assets in these areas/neighborhoods?

All of the listed areas have various schools, churches, non-motorized pathways, and parks available within the Census Tract or very close by.

Are there other strategic opportunities in any of these areas?

Opportunity Zone – According to the Internal Revenue Service, Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States. Their purpose is to spur economic growth and job creation in designated low-income target areas while providing tax benefits to investors. Specifically, the deferment of tax on eligible gains generated from economic

development. Waterford Township has qualified opportunity zone (QOZ #26125145900) which is essentially the property making up the razed Summit Place Mall, now known as the Oakland County Business Center, and surrounding commercial and residential property in census tract 1459 block group 1. It's anticipated that this economic incentive will stimulate new development during this Con Plan cycle.

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

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

FCC maps of Michigan for 2019 indicate that 100% of the population have access to broadband services at or above 25 Megabits per second (Mbps), although it is easy to conclude that this does not match up with the actual experience of many residents. Even if the maps were correct, a substantial number of Michiganders experience speeds below the federal and state broadband standard of 25 Mbps download and 3Mbps upload.

Per the maps, broadband wiring and connections exist in all urban areas of Oakland County and most developed rural areas. Low-income households may have access, but affordability remains a barrier. The monthly subscription cost for connection to broadband is not a priority and may go beyond what some low-income households can afford.

There are existing programs such as Internet Essentials available through Comcast that provide low-cost internet access to eligible low-income households. However, it is reasonable to conclude that these programs alone cannot address the overall need. A total number of households with no broadband connections in Waterford Township is unknown.

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

There are over 20 providers of broadband in Waterford Township. Further, five of those providers offer residential broadband including AT&T Internet, Xfinity, Viasat, HughesNet, and AT&T fiber

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

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

The Township's Emergency Operations Plan adopted in February 2021 assigns responsibilities to departments for coordinating emergency response activities before, during, and after any type of emergency or disaster. The goal of the EOP is to coordinate emergency response efforts to save lives, reduce injuries, and preserve property. The EOP addresses emergency issues before and after an emergency but its primary goal is to assemble, mobilize and coordinate a team of responders that can respond to any emergency.

The EOP found that the community is vulnerable to many hazards, all of which have the potential to disrupt the community, cause damage, create casualties, and will require the activation of this EOP. Hazards include terrorist actions, flooding, tornados, snow and ice storms, train derailments, hazardous materials discharges, nuclear, biological, pandemics, air plane crashes, fuel dumping and other possible threats.

Of all the hazards identified, flooding is the most common hazard occurring in the Township. Heavy, prolonged storm events often result in flooding and high stream flows. The Township is vulnerable to these large or intense storm events due to an overload of older drainage systems. Storms have caused major damage to portions of Waterford Township in the past, especially when accompanied by high winds. The main effects of local storms include disruption of electrical power, accidents and transportation problems, flooding and damage to buildings. Climate change could negatively impact the Township if it causes more frequent and severe storms.

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

The areas of Waterford Township with the most housing occupied by low- and moderate-income households are in older, urbanized neighborhoods. These areas are most vulnerable to the risk of urban flooding due to overload experienced by aged drainage systems servicing these areas during large storm events. Housing located in low-lying lots located within these areas are most at risk. The vulnerability to other risks such as power disruption, and transportation problems varies by location.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan presents the priority needs and goals that will guide Waterford Township's allocation of CDBG funds during the 2022-2026 planning period. A number of priority needs have been identified including infrastructure needs, maintaining decent housing, sustaining suitable living environments, and blight removal to achieve the greatest possible return to the community. The Strategic Plan also provides comprehensive procedures for how Waterford Township will continue to maintain compliance in managing its federal funds, the resources expected to be available, the structure in place for delivering services, and how to overcome various barriers. Also included are discussions on the Township's anti-poverty strategy and lead-based paint initiatives.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Waterford Township does not plan to identify any Neighborhood Revitalization Strategy Areas. Activities will be selected for the ability to meet the CDBG program National Objectives and Goals of the Consolidated Plan. All activities will benefit low and moderate income individuals and families. The Township will work with service agencies to monitor populations. If this population increases significantly, Waterford Township may chose to direct CDBG funds to implement activities in low to moderate income areas (see map of CDBG Target Areas in Executive Summary). The Township will consider activities designed to improve the physical condition of the neighborhood to benefit all residents.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Housing Rehabilitation
	Description	Maintain, preserve, and/or develop quality of affordable housing for low income households.
	Basis for Relative Priority	67% of the Waterford Township's housing stock was built prior to 1980. Housing programs are designed to rehabilitate aging housing stock, allow elderly and low income homeowners affordability, retain existing residents, eliminate mobility/accessibility concerns and develop affordable housing.
2	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Code Enforcement
	Description	Support efforts to enforce code compliance to ensure decent, safe and sanitary living conditions, as well as blight ordinance enforcement.

	Basis for Relative Priority	Code enforcement, which includes housing code and blight enforcement, within LMA areas of the Township is a high priority for improving the local economy and making Waterford attractive to residents and businesses as a place to live work and play
3	Priority Need Name	Public facilities and infrastructure improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Public Facilities and Infrastructure Projects
	Description	Create suitable living environments through public facilities and infrastructure improvements.
	Basis for Relative Priority	Improvements in low-income census tract/block groups help provide identity to neighborhoods and benefits to residents. There are plenty of non-compliant, dangerous, outdated or deteriorated public facilities/improvements. These need to be addressed to reduce liability and improve opportunities.
4	Priority Need Name	Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Fair Housing
	Description	Reduce housing discrimination, promote a diverse inclusive community and affirmatively further fair housing and equal opportunity.
	Basis for Relative Priority	This is required by Federal law
5	Priority Need Name	Slum and Blight Remediation
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Clearance and Removal of Unsafe Structures; Slum and Blight Remediation
	Description	To address and remediate slum and blighted conditions within the community to include community cleanup efforts and to support the demolition of blighted and condemned properties and structures which pose a health and safety hazards in CDBG eligible areas of the Township.

	Basis for Relative Priority	Demolition of blighted residential structures within CDBG eligible areas is seen as a priority to improve local economy and making Waterford Township attractive for residents and businesses as a place to live, work, and play.
6	Priority Need Name	Public Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Public Services; Emergency Grant Income Payments

	Description	Support human service programs/providers and opportunities for LI and special needs populations.
	Basis for Relative Priority	Even though there have been limited to no funds available to support them in the under the previous CP, feedback indicated a need for greater access to essential human services such as food and emergency assistance within the community. Waterford Township recognizes that compelling needs exist despite overextended municipal resources and pressure on existing local private resources and will seek to partner with local service providers if, and when, financial resources become available under this CP.
7	Priority Need Name	Program Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Entitlement Community
	Associated Goals	Administration/Planning
	Description	Staff and related costs required for overall program management, planning, coordination, monitoring, reporting and evaluation.
	Basis for Relative Priority	The Waterford Township Board of Trustees designated the Development Services Department as the entity for administering the CDBG program. Administration is a high priority for the proper oversight of grant funds.
8	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Entitlement Community

	Associated Goals	Economic Development; Special Economic Development Assistance
	Description	To provide financial and technical assistance to encourage and assist economic development in low / moderate income areas.
	Basis for Relative Priority	The Waterford Township Board of Trustees designated the Development Services Department as the entity for administering the CDBG program. Administration is a high priority for the proper oversight of grant funds.

Narrative (Optional)

Intentionally left blank.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

As a CDBG entitlement community, it is anticipated Waterford Township will continue to receive annual formula allocations under each grant for the duration of the Five-Year Consolidated Plan. These expected federal resources will be combined with other federal, state and local funding opportunities that may become available to further the goals and strategies of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	366,089	20,000	100,000	486,089	1,480,000	Approximately \$400,000 in CDBG entitlement grant funds each program year plus approximately \$20,000 in program income generated each program year

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG funds may be utilized in capital projects to leverage local funds, if they become available, to complete important projects within low/moderate income areas for necessary physical improvements. CDBG funds considered to support public services will be leveraged with other funding sources by the organizations receiving them to leverage private contributions. The Township does not have matching requirements for organizations/agencies to provide “matching” of non-CDBG funds.

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

Waterford Township will not utilize publicly owned land to address the needs in the plan. However, Waterford Township regularly considers using tax forfeited properties that Oakland County manages. These lands range from homes that are in need of rehab, to severely damaged/condemned buildings, to open parcels. Often the Township looks to remove the blighted structures and encourage redevelopment. Often said parcels contain regulated wetlands or are otherwise undevelopable tracts of land that the Township looks to combine with adjacent park property increasing the overall area preserved for passive recreation activities.

Discussion

Intentionally left blank.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Open Door Outreach Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
HAVEN	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
OAKLAND FAMILY SERVICES	Non-profit organizations	Non-homeless special needs public services	Region
Lighthouse of Oakland County	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public services	Region
Catholic Charities of Southeast Michigan	Community/Faith-based organization	Non-homeless special needs public services	Region
Oakland County Veteran's Services	Government	Non-homeless special needs public services	Region
Oakland County Community Mental Health Authority	Non-profit organizations	Homelessness public services	Region
Oakland County Community & Home Improvement	Government	Non-homeless special needs public services	Region
Alliance for Housing Oakland County Continuum of Care	Continuum of care	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY	Government	Public Housing	State
WATERFORD TOWNSHIP	Government	Non-homeless special needs Planning	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
Other			

Table 53 - Homeless Prevention Services Summary

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

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

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

Strength: HMIS is an excellent service delivery system that tracks progress on an individual basis.

Gap: The rotating shelter program does not require daily clients utilize HMIS to receive assistance. Their participation is voluntary. While it provides immediate shelter, it does not help the client with long term issues causing homelessness.

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

In order to close the gap identified above, the rotating shelter organizations should be encouraged to connect clients with HMIS organizations.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2022	2026	Affordable Housing	Waterford Township	Housing	CDBG: \$670,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Code Enforcement	2022	2026	Non-Housing Community Development	Waterford Township	Code Enforcement	CDBG: \$694,795	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
3	Public Facilities and Infrastructure Projects	2022	2026	Non-Housing Community Development	Waterford Township	Public facilities and infrastructure improvements	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
4	Clearance and Removal of Unsafe Structures	2022	2026	Non-Housing Community Development	Waterford Township	Clearance and removal of unsafe structures	CDBG: \$10,000	Buildings Demolished: 1 Buildings
5	Fair Housing	2022	2026	Affordable Housing	Waterford Township	Fair Housing	CDBG: \$16,000	Other: 1 Other
6	Administration/Planning	2022	2026		Waterford Township	Program Administration	CDBG: \$367,729	Other: 1 Other
7	Public Services	2022	2026	Non-Homeless Special Needs	Waterford Township	Public Services	CDBG: \$82,565	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Provide assistance to low and moderate income residents in the form of Deferred Payment Loans (D.P.L.) to income eligible Township residents of owner-occupied, single-family residential households in an effort to bring sub-standard housing up to current federal housing quality standards and meet local housing codes.
2	Goal Name	Code Enforcement
	Goal Description	Support efforts to enforce code compliance to ensure decent, safe and sanitary living conditions, as well as blight ordinance enforcement.
3	Goal Name	Public Facilities and Infrastructure Projects
	Goal Description	Create suitable living environments through public facilities and infrastructure improvements.
4	Goal Name	Clearance and Removal of Unsafe Structures Slum and Blight Remediation
	Goal Description	Provide funding to support the demolition of blighted and condemned properties and structures which pose a health and safety hazards in LMA eligible areas of the Township. Provide funding to support the elimination and remediation of slums and blighted condition on properties and structures which pose a health and safety hazards in LMA eligible areas of the Township.
5	Goal Name	Fair Housing
	Goal Description	Administrative funding to further fair housing in the Township.
6	Goal Name	Administration/Planning
	Goal Description	Overall program management, planning, coordination, monitoring, reporting and evaluation.

7	Goal Name	Public Services
	Goal Description	Support human service programs/providers and opportunities for low income and special needs populations.
8	Goal Name	Economic Development
	Goal Description	To provide financial and technical assistance to encourage and assist economic development in low / moderate income areas.

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

Waterford Township will assist approximately 12 families through its CDBG Housing Rehabilitation program annually for a total of 60 families under this 5 year Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

During the Analysis of Impediments to Fair Housing Choice, Public Housing Commissions throughout Oakland County were contacted to discuss fair housing issues and housing needs for their clients. There was no response from the Pontiac and Southfield Housing Commissions. The Plymouth Housing Commission and the Ferndale Housing Commission responded. Both Commissions saw a need for more affordable housing in the County and surrounding areas. Additionally, there is a need for more units for seniors that allows for a more independent living style, but with access to help when necessary. There is also a lack of landlords willing to accept Housing Choice Vouchers. The landlords that are willing to accept vouchers tend to have their housing concentrated in high-poverty areas throughout the county.

Activities to Increase Resident Involvements

No information available.

Is the public housing agency designated as troubled under 24 CFR part 902?

Yes

Plan to remove the 'troubled' designation

Pontiac Housing Commission is listed as Troubled in the most recent listing released April 2019.

https://www.hud.gov/program_offices/public_indian_housing/reac/products/prodphasintrule

OWaterford Township does not administer a public housing commission. The plan for Pontiac Housing Commission to remove it's "Troubled" designation is currently unknown.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The recent COVID-19 pandemic negatively impacted affordable housing in the community in a number of ways. The economic impact of much of the state impacted household finances which directly impacted and increased housing cost burdens for residents. With recovery underway, spikes in housing costs driven by pent up demand and slow reinvestment in housing development further increases housing cost burdens for residents.

Waterford Township is also a principally built-out, single-family residential community. Limited development can occur through infill development, which has been required to blend with surrounding developments, without replacement of existing housing areas.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to loosen development regulation in various areas of the Township has been partially implemented to permit increased density and smaller residential unit sizes to permit increased development. These areas are targeted along the more heavily trafficked corridors in anticipation of any future public transportation becoming available.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Waterford Township will continue to reach out to local non-profit organizations such as churches to evaluate need and to provide information for regional support organizations.

Addressing the emergency and transitional housing needs of homeless persons

The Township does not have any emergency shelter or transitional housing services available in the community. The Township will continue to provide support for affected individuals in reaching out to regional support services in the county.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Township does not have any homelessness prevention or mitigation services available in the community. The Township will continue to provide support for affected individuals in reaching out to regional support services in the county.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Due to the Township's limited resources, the Township has focused funding efforts on relieving housing cost burdens through emergency home repair programs.

SP-65 Lead based paint Hazards – 91.215(i)

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

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

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

According to the 2019: ACS 1-Year Estimates Subject Table(s), there are 32,003 homes in Waterford Township and approximately 9,856 homes have constructed prior to 1980 with one or more children aged six (6) or under present. In total, an estimated 65% of the total housing units were built prior to 1980.

According to the 2019: ACS 1-Year Estimates Subject Table(s), approximately 1,926 households in Waterford Township have one or more children aged six (6) or under. If you consider that 65% of the housing stock were built prior to 1980, then approximately 1,250 households built before 1980 in the Township have one or more children aged six (6) or under.

How are the actions listed above related to the extent of lead poisoning and hazards?

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

The Township's housing activities fully integrate the provisions of the Lead Based Paint Hazard Reduction Act, including: notifying residents of pre1978 housing of the potential of lead based paint in their homes, providing information to occupants on the dangers of lead-based paint hazards, completing Lead Risk Assessments and Clearances per EPA and HUD

standards, implementing required interim controls and Lead Safe Practices during abatement and/or lead hazard mitigation.

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

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

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Waterford Township has neither the resources nor facilities to carry out programs directly targeted at reducing the number of households at or below the poverty level. Through the use of CDBG funds, the Township offers services and programs to assist its low- and moderate-income residents to ensure they have decent, safe and sanitary housing to reside in and safe, clean neighborhoods. These services and programs include, but are not limited to, code inspections and homeowner rehabilitation loans.

Waterford Township will also refer persons in need of social services to agencies with programs that assist with a variety of services for independent living.

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

To the extent funding is available for the above described activities, Township staff will continue its efforts to ensure decent, safe and sanitary housing for income-qualified homeowners who may lack the skills or financial resources to fix and maintain their homes. This and code compliance of dilapidated housing will continue to allow neighbors the opportunity to enjoy the outdoors, for children to safely play and walk to school, increase property values and restore the beauty and charm the homes once had.

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

SP-80 Monitoring – 91.230

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

The Development Service Department monitors the Township's performance in meeting goals and objectives set forth in the 5-Year Consolidated Plan. Results are reported in the Consolidated Annual Performance and Evaluation Report (CAPER), which is submitted to HUD each year.

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

Staff monitors projects to ensure program compliance with Federal regulations. Interdepartmental staff will be utilized to monitor improvement projects with random on-site monitoring and financial reviews. Further, internal fiscal controls are in place and generate accounting system reports that are regularly reviewed by staff

When necessary, staff will conduct sub-recipient monitoring during the program year for outside agencies. The results of the monitoring will be provided to the sub-recipient and placed in the project file.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

As a CDBG entitlement community, it is anticipated Waterford Township will continue to receive annual formula allocations under each grant for the duration of the Five-Year Consolidated Plan. These expected federal resources will be combined with other federal, state and local funding opportunities that may become available to further the goals and strategies of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	366,089	20,000	100,000	486,089	1,480,000	Approximately \$400,000 in CDBG entitlement grant funds each program year plus approximately \$20,000 in program income generated each program year

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG funds may be utilized in capital projects to leverage local funds, if they become available, to complete important projects within low/moderate income areas for necessary physical improvements. CDBG funds considered to support public services will be leveraged with other funding sources by the organizations receiving them to leverage private contributions. The Township does not have matching requirements for organizations/agencies to provide “matching” of non-CDBG funds.

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

Waterford Township will not utilize publicly owned land to address the needs in the plan. However, Waterford Township regularly considers using tax forfeited properties that Oakland County manages. These lands range from homes that are in need of rehab, to severely damaged/condemned buildings, to open parcels. Often the Township looks to remove the blighted structures and encourage redevelopment. Often said parcels contain regulated wetlands or are otherwise undevelopable tracts of land that the Township looks to combine with adjacent park property increasing the overall area preserved for passive recreation activities.

Discussion

Intentionally left blank.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Provide assistance to low and moderate income residents in the form of Deferred Payment Loans (D.P.L.) to income eligible Township residents of owner-occupied, single-family residential households in an effort to bring sub-standard housing up to current federal housing quality standards and meet local housing codes
2	Goal Name	Code Enforcement
	Goal Description	Support efforts to enforce code compliance to ensure decent, safe and sanitary living conditions, as well as blight ordinance enforcement in LMA areas.
3	Goal Name	Public Facilities and Infrastructure Projects
	Goal Description	Create suitable living environments through public facilities and infrastructure improvements.

4	Goal Name	Clearance and Removal of Unsafe Structures
	Goal Description	Provide funding to support the demolition of blighted and condemned properties and structures which pose a health and safety hazards in LMA eligible areas of the Township.
5	Goal Name	Fair Housing
	Goal Description	Administrative funding to further fair housing in the Township.
6	Goal Name	Administration/Planning
	Goal Description	Staff and related costs required for overall program management, planning, coordination, monitoring, reporting and evaluation.
7	Goal Name	Public Services
	Goal Description	Support human service programs/providers and opportunities for low income and special needs populations.

Projects

AP-35 Projects – 91.220(d)

Introduction

Program Year 2022 remains challenging for Waterford Township the stagnant CDBG allocation received from HUD. HUD allocated \$366,098 in CDBG funds to the Township; coupled with \$20,000 in anticipated program income, resulting in \$386,098 in new funding to support ongoing activities. In addition, Waterford Township will re-allocate approximately \$100k in previous unspent program year funding towards Program Year 2022 activities.

Projects

#	Project Name
1	48th Year CDBG Program
2	FY 2022 CD048 Housing Rehabilitation
3	FY 2022 CD048 Code Enforcement
4	FY 2022 CD048 Fair Housing
5	FY 2022 CD048 Public Service - Senior/Disabled Persons Curb-to-curb transit service
6	FY 2022 CD048 Public Improvement and Infrastructure
7	FY 2022 CD048 Program Administration and Planning
8	FY 2022 CD48 Clearance of Unsafe Structures

Table 57 – Project Information

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

Steadily decreasing funding has severely limited the ability of Waterford Township to affect meaningful improvements. Prioritization was given to those areas which may see the most effective results or have the most immediate needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	48th Year CDBG Program
	Target Area	Waterford Township
	Goals Supported	Housing Rehabilitation Code Enforcement Public Facilities and Infrastructure Projects Clearance and Removal of Unsafe Structures Fair Housing Administration/Planning Public Services
	Needs Addressed	Housing Code Enforcement Public facilities and infrastructure improvements Fair Housing Clearance and removal of unsafe structures Public Services Program Administration
	Funding	:
	Description	Charter Township of Waterford, Michigan Community Development efforts funded through the 2022-2023 CDBG program funding. Includes an estimated \$20,000 in funds from program income. For Reference Only - This is not a funded project!
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Summary section for all active projects. Refer to specific projects for estimated goals.
	Location Description	Encompasses projects covering all of Waterford Township.
	Planned Activities	Summary section for all active projects. Refer to specific projects for planned activities.
2	Project Name	FY 2022 CD048 Housing Rehabilitation
	Target Area	Waterford Township
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$146,472

	Description	Provide assistance to low and moderate income residents in the form of Deferred Payment Loans (D.P.L.) to income eligible Township residents of owner-occupied, single-family residential households in an effort to bring sub-standard housing up to current federal housing quality standards and meet local housing codes.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	A total of 12 families are anticipated to be helped each program year.
	Location Description	All of Waterford Township is included though properties must meet eligibility requirements.
	Planned Activities	Provide financial assistance for emergency repairs to eligible households. These repairs can include, but are restricted to repairs of: roofs, heat and air conditioning, water services, and other safety issues.
3	Project Name	FY 2022 CD048 Code Enforcement
	Target Area	Waterford Township
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$178,959
	Description	CODE ENFORCEMENT - Township CDBG Target Areas - Payment of a portion of the costs necessary to enforce the Township's codes in the CDBG Target Areas. This project shall be implemented directly through the Township. This project is eligible in accordance with 24CFR570.202(c) and meets the national objective as describe in 24CFR570.208(a)(1)An additional \$50k in previous years unspent funds will be allocated to this project.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 families per year.
	Location Description	
	Planned Activities	

4	Project Name	FY 2022 CD048 Fair Housing
	Target Area	Waterford Township
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$3,200
	Description	Administrative funding to further fair housing in the Township
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	FY 2022 CD048 Public Service - Senior/Disabled Persons Curb-to-curb transit service
	Target Area	Waterford Township
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$54,913
	Description	Curb-to-curb transit service currently administered by the West Oakland Transportation Authority (WOTA) for seniors and disabled persons who live in Waterford Township. Clients are transported to any location in Waterford Township. Transportation will also be provided to medical appointments scheduled in surrounding areas on specific days and rides to nearby hospitals and other medical buildings directly surrounding the hospital are also provided on specific days. These funds are eligible in accordance with 24CFR570.201(e) and meets the national objective as describe in 24CFR570.208(a)(2);An additional \$50k in prior years unspent funds, not to exceed 15% of the program year funds, will be reallocated for this project.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 senior and disabled individuals are expected to benefit from this program.
	Location Description	Program area covers all of Waterford Township,
	Planned Activities	Curb-to-curb transit services for seniors and disabled persons. Approximately \$50k in prior year funding will go to support this program.
6	Project Name	FY 2022 CD048 Public Improvement and Infrastructure
	Target Area	Waterford Township
	Goals Supported	Public Facilities and Infrastructure Projects
	Needs Addressed	Public facilities and infrastructure improvements
	Funding	CDBG: \$25,000
	Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	250 families
	Location Description	Low mod areas and public facilities serving low mod individuals
	Planned Activities	Sidewalk improvements and replacements; streetlight retrofits; parks. youth and senior center improvements
7	Project Name	FY 2022 CD048 Program Administration and Planning
	Target Area	Waterford Township
	Goals Supported	Administration/Planning
	Needs Addressed	Program Administration
	Funding	CDBG: \$73,545
	Description	Staff and related costs required for overall program management, planning, coordination, monitoring, reporting and evaluation.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Program covers activities throughout Waterford Township.
	Planned Activities	Staff and related costs required for overall program management, planning, coordination, monitoring, reporting and evaluation.
8	Project Name	FY 2022 CD48 Clearance of Unsafe Structures
	Target Area	Waterford Township
	Goals Supported	Clearance and Removal of Unsafe Structures
	Needs Addressed	Clearance and removal of unsafe structures
	Funding	CDBG: \$4,000
	Description	Provide funding to support the demolition of blighted and condemned properties and structures which pose a health and safety hazards in LMA eligible areas of the Township.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Waterford Township LMI areas.
	Planned Activities	Demolition of blighted and condemned properties and structures which pose a health and safety hazards in LMA eligible areas of the Township.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In general, the Township's projects will focus on the Township as a geographic whole. There are no significant areas of minority concentration. Where necessary, the Township will direct assistance to those areas designated as CDBG Target Areas, as shown in the CDBG Target Area Map included in appendix of this document, which are the Township's areas of highest concentration of low- and moderate-income citizens.

Geographic Distribution

Target Area	Percentage of Funds
Waterford Township	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In recognition of the many needs of the Township and its limited resources, the primary mission of the Township's CDBG funds shall be to act as a catalyst for change by providing seed funding for eligible projects that may attract other resources, especially those of the private sector. The basis for allocating investments geographically within Waterford is through approval by the Township Board.

Discussion

Intentionally left blank.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Intentionally left blank

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

n/a

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

Intentionally left blank

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Township will continue to support homeless and special needs persons within the community. Support for seniors and disabled persons will continue through the localized door-to-door transit services that receives funding from the Township.

The Township does not have any direct support for preventing or mitigating homelessness but will continue to provide support for connecting homeless persons with available regional resources.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Waterford Township will continue to reach out to local non-profit organizations and faith-based institutions to evaluate need and to provide information for regional support organizations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Township does not have any emergency shelter or transitional housing services available in the community. The Township will continue to provide support for affected individuals in reaching out to regional support services in the county.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Township does not manage any homelessness prevention or mitigation. The Township will continue to provide support for affected individuals in reaching out to regional support services in the county.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs

Due to the Township's limited resources, the Township has focused funding efforts on relieving housing cost burdens through emergency home repair programs for eligible households but will continue to provide support through connecting persons in need with available regional resources in Oakland County.

Discussion

Due to the lack of resources and partner organizations in the community, Waterford Township is limited in its ability to provide substantial support to homeless persons. However, Oakland County, in general, has a vast network for providing support for homeless and other special needs persons. The township will continue to assist connecting persons in need with available regional resources.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Waterford Township will work to evaluate and address impediments to housing development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Township has begun promoting infill developments in certain areas of the Township . As part of this, the Township has modified the zoning ordinance to remove some limitations and include more areas with a focus on multiple-family development to foster increased unit development.

Discussion:

Limited resources require the Township to be reliant on developers to facilitate projects. The Township will continue to work to eliminate unnecessary obstructions where appropriate while protecting the existing developed areas from degrading.

AP-85 Other Actions – 91.220(k)

Introduction:

Waterford Township will continue to seek ways to ameliorate the negative effects of public policies that serve as barriers to affordable housing during the upcoming PY48.

Actions planned to address obstacles to meeting underserved needs

Waterford Township proposes to re-allocate available previous program year funds in an amount not to exceed 15% of the total 2022 PY allocation to help support a curb-to-curb transit service for seniors and disabled persons administered by the WOTA (**Western Oakland Transportation Authority**).

Due to the commitment to WOTA, the Township is unable to provide any further assistance to public and private service providers or faith-based ministries that help alleviate underserved needs within the community on an individualized basis. The service infrastructure is in place, but with little funding, only a small fraction of the overall needs are able to be met in a timely manner. The Township and its service partners will continue to strive to meet these needs as best as possible until funding levels are restored to reasonable levels. Until then, the Township will carefully focus its allocation toward investments and improvements to uplift the economic conditions of the community as a whole.

Actions planned to foster and maintain affordable housing

Those public policy barriers that pose a threat to the affordability component to Waterford's Housing Stock are still those barriers that are beyond the control of the municipal government of the Charter Township of Waterford. The Township is still dependent upon the outcome of revisions and improvements in the federal tax system so that tax benefits in which developers previously were able to earn for creating and constructing affordable housing units will once again be offered. Again, this policy, pursued innovatively, while avoiding past pitfalls, will do more for creating affordable housing throughout the nation, including the Charter Township of Waterford, than any changes in local policies.

According to the Township Master Plan, with the exception of 1,100 acres, all land zoned for housing units has been developed. Of the remaining 1,100 acres, the majority is located in areas determined to be wetlands. Past development policies have resulted in enabling over 71,000 persons the ability to reside within Waterford Township. Affordability has not been a victim of these development policies; instead, they have encouraged over the past decades one of the strongest affordable housing stocks within the Detroit-Metro area.

That said, Waterford Township will continue to administer a housing rehabilitation program that provides assistance in the form of Deferred Payment Loans (D.P.L.) to income eligible Township residents of owner-occupied, single-family residential households in an effort to bring sub-standard housing up to current federal housing quality standards and meet local housing codes. These efforts assist in the long term maintenance and livability of a residential property. Further, continued and

consistent code enforcement efforts focused within CDBG target areas will help ensure decent, safe and sanitary living conditions.

Actions planned to reduce lead-based paint hazards

The challenge of addressing LBP throughout the Township remains high as 67% of owner occupied homes were built prior to 1980 (2007-2011 ACS). With that, Waterford has rarely experienced occurrences of lead-based paint problems due to property maintenance failure. In fact, previous individualized notifications to low- and moderate-income homeowners produced no evidence of lead-based paint hazards resulting from the owner's failure to maintain their property. Waterford Township shall continue to monitor and inspect for lead-based poisonings within its jurisdiction in accordance with the federal government's current regulations.

Specifically, Waterford shall address what lead-based paint problems that might exist through the following actions:

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

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

Actions planned to reduce the number of poverty-level families

The Township currently possesses no control over any anti-poverty resources save its annual CDBG funds. These funds have been utilized primarily for housing preservation through rehabilitation and for public improvements; all of which have been implemented to assist the Township's low- and moderate-income citizens. These projects undoubtedly do have an indirect anti-poverty effect by ensuring that the low-moderate income housing stock and neighborhood public facilities are kept in such condition as to prevent families and individuals from becoming impoverished attempting to maintain the structural upkeep of their homes and neighborhood facilities with scarce or nonexistent financial resources. Furthermore, the assistance provided to rehabilitate homes and neighborhoods enables families and individuals to escape the dangers of becoming entrapped in the psychological poverty triggered by a

surrounding environment that is deteriorating at a pace over which individuals believe they have no control.

In the past, the Township has utilized its CDBG funds for projects that can fight poverty when funding is at a viable level. For instance, when funding was at a viable level, the Township had helped to maintain a food bank for needy citizens, assisted with the provision of domestic abuse prevention and care services, and expanded services for developmentally disabled citizens. The Township had also utilized its CDBG funds to expand the Township's Senior Center kitchen so that the Senior Center could cook and deliver meals to homebound senior citizens.

The Township's future desire is to continue funding such projects to do all it can to fight poverty. The Township stands ready to continue its responsibility of ensuring that all of its citizens have an opportunity to participate in an economic structure that transcends the boundaries of this community and which now has expanded beyond the shores of this nation.

Actions planned to develop institutional structure

The Charter Township of Waterford will carry out its housing and community development strategy through an institutional structure with its Development Services Department at the center. The Township's Parks and Recreation Department, and Public Works Department will be instrumental in achieving the goals and objectives of this plan as well. Overall, staff will continue to participate in developing institutional relationships through direct contact with other public and private agencies, and participating in community-based boards and commissions to remain cognizant of the area's needs. Specifically, continued coordination between public, private, and faith-based entities will be encouraged to increase institutional structure to provide the greatest benefit to the community and constituents.

Actions planned to enhance coordination between public and private housing and social service agencies

Waterford Township will actively engage with surrounding communities, other entitlement communities, and Oakland County and coordinate with housing and social service agencies and other entities to enhance collective efforts to achieve the Township's housing and community development goals within the current funding restrictions.

Waterford Township is a member of the Oakland County HOME Consortium. Members of the Consortium met on a regular basis throughout the consolidated planning process to share data and discuss ideas.

Waterford Township will cooperate with social service agencies, other government and local agencies to help provide affordable housing and assistance to persons living in poverty. The Township will work with social service agencies, government and local agencies to further identify the needs of those threatened with poverty and to find resources to meet their needs. Grant application proposals by service

organizations for programs that would assist poverty level persons will be supported with Certificate of Consistency with the Consolidated Plan.

Discussion:

Intentionally left blank.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	20,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

A one-year period (2023) will be used to determine that a minimum overall benefit of 70% of CDBG funds are used to benefit persons of low and moderate income.

Attachments

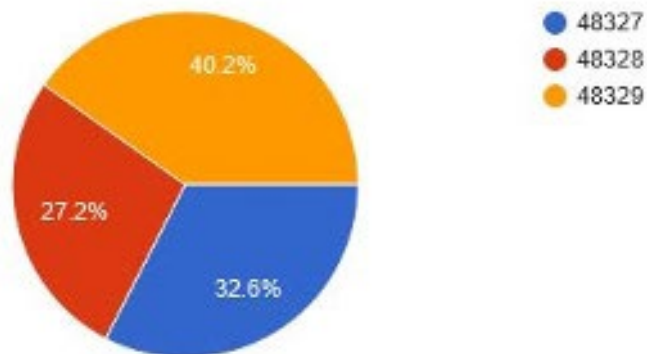
Citizen Participation Comments

Waterford Township CDBG Allocation Survey

368 responses

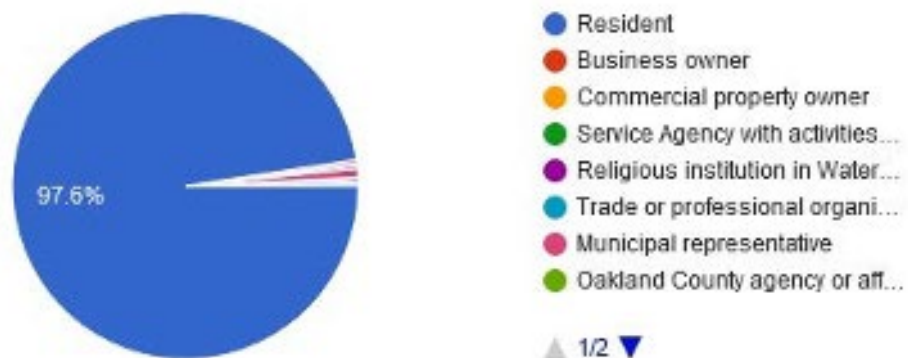
Zip Code?

368 responses



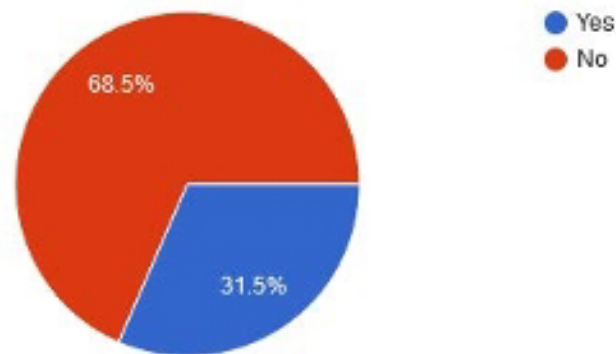
2. Select the identity that describes you best:

368 responses



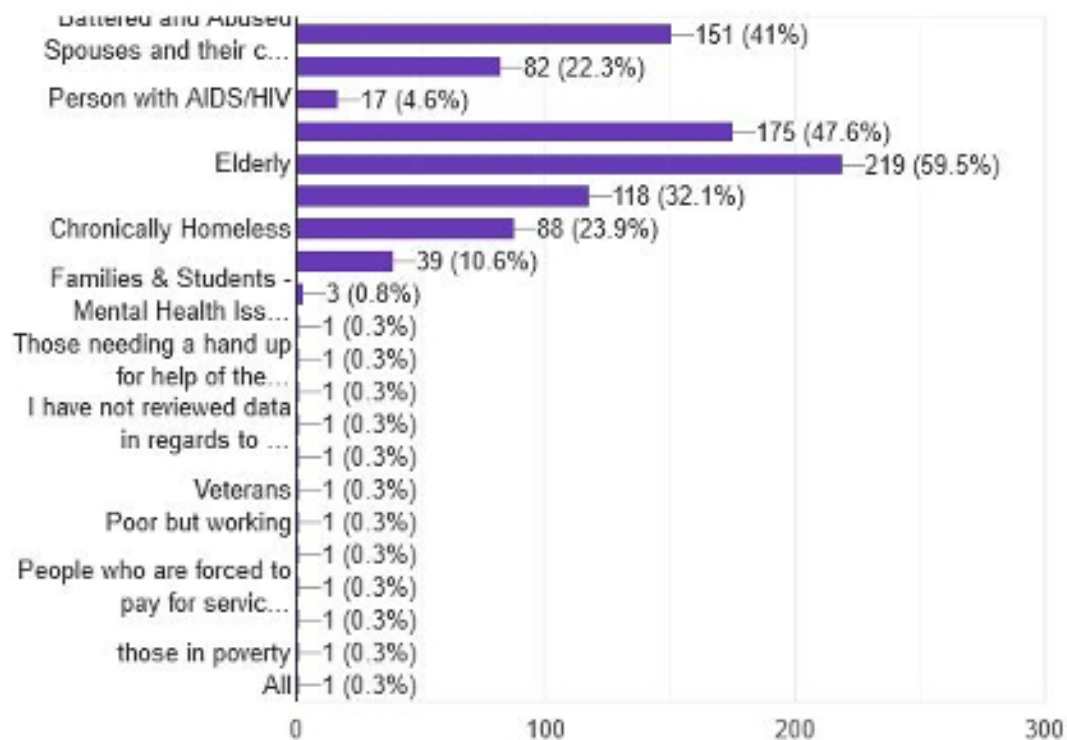
Did you know that Waterford Township currently uses CDBG funds to provide housing rehabilitation assistance to low income residents and to support Code Enforcement efforts?

368 responses



4. Which underserved group(s) in Waterford Township has the greatest needs for public services?

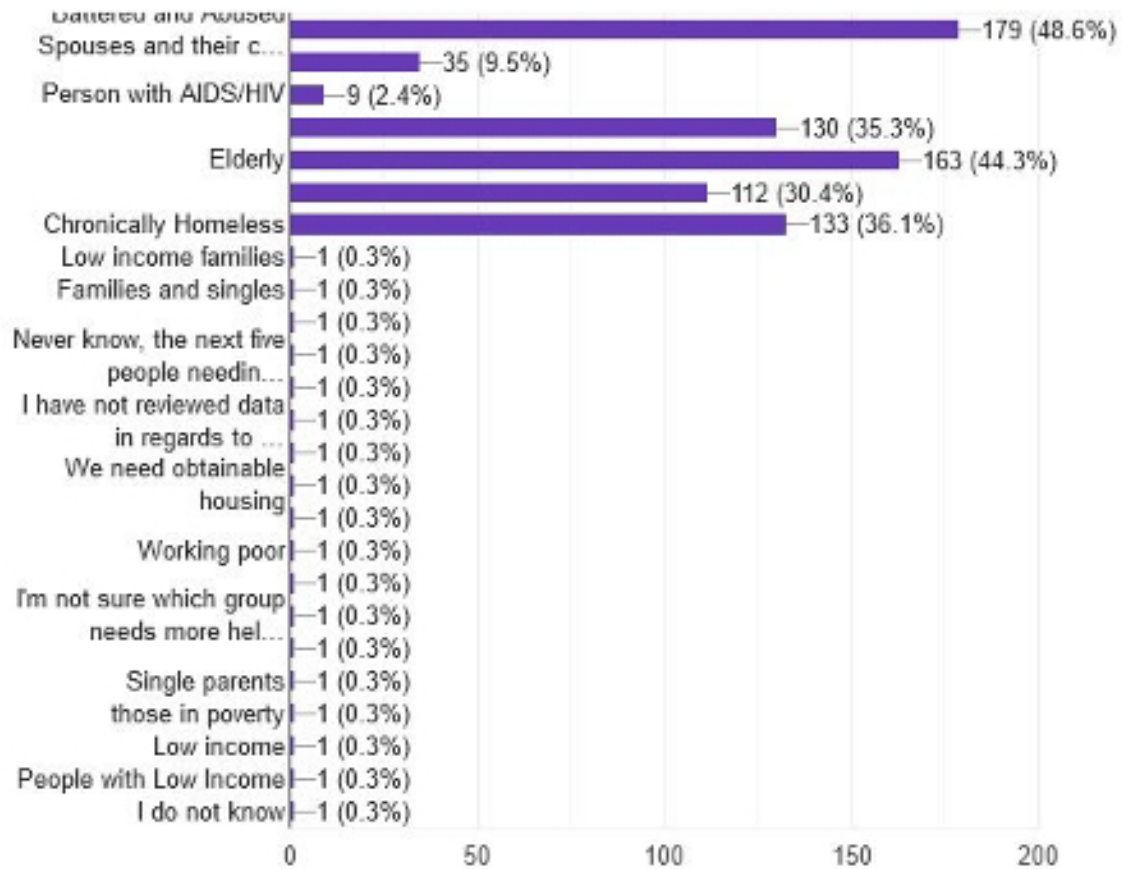
368 responses



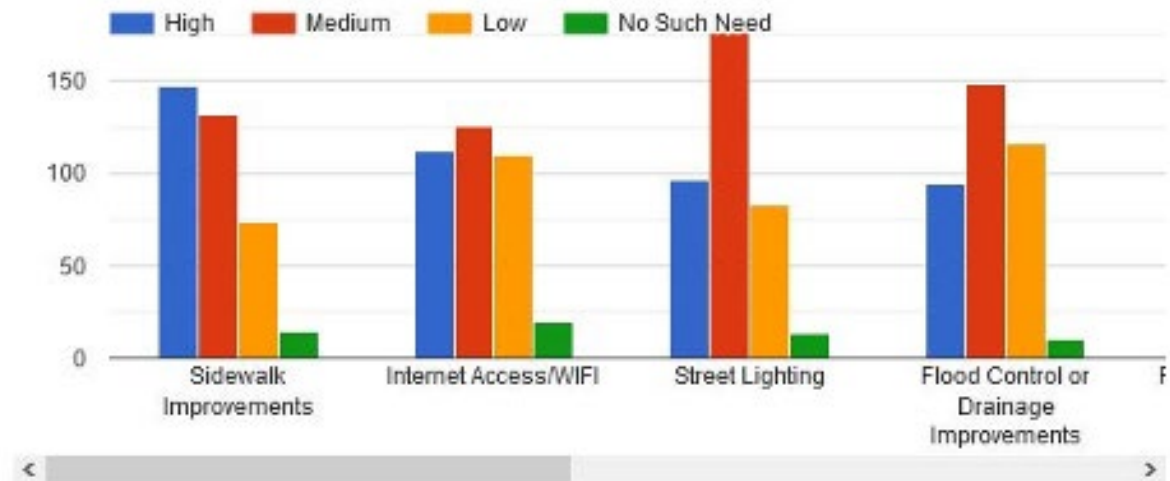
Which underserved group(s) have the greatest housing needs?



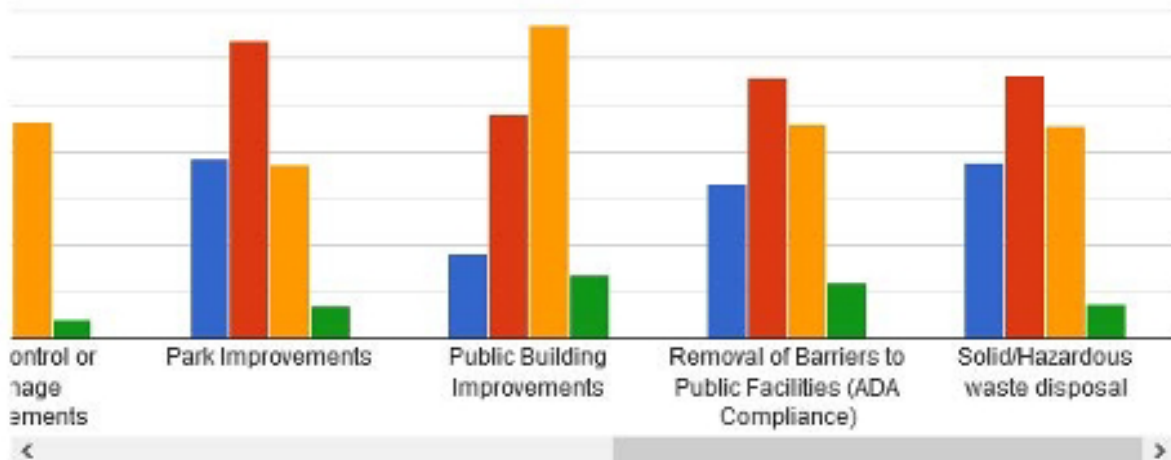
368 responses



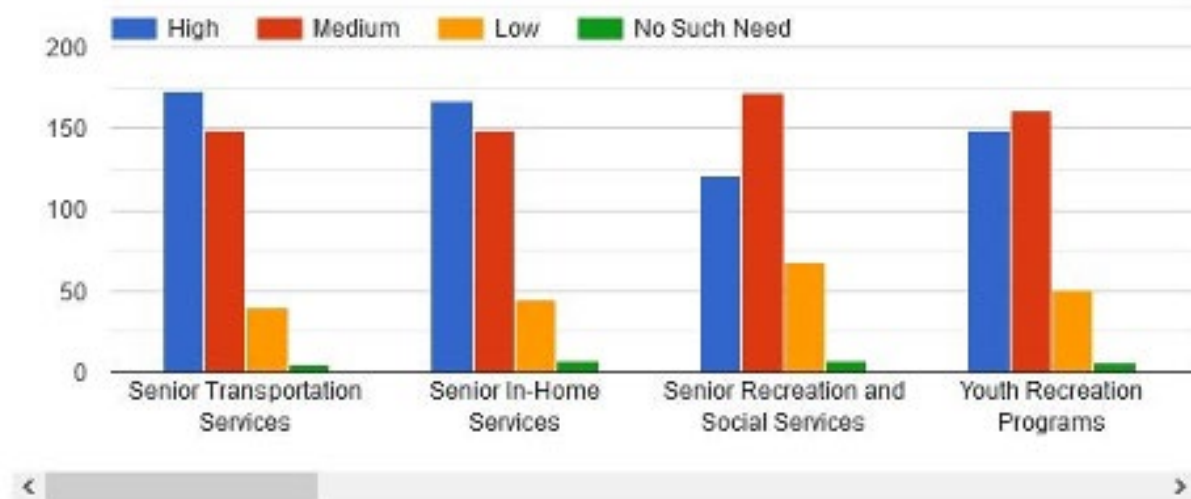
Use the following designation to identify the current relative priority to be given each category of need. Responses should reflect the priority need within Waterford Township, not the region.



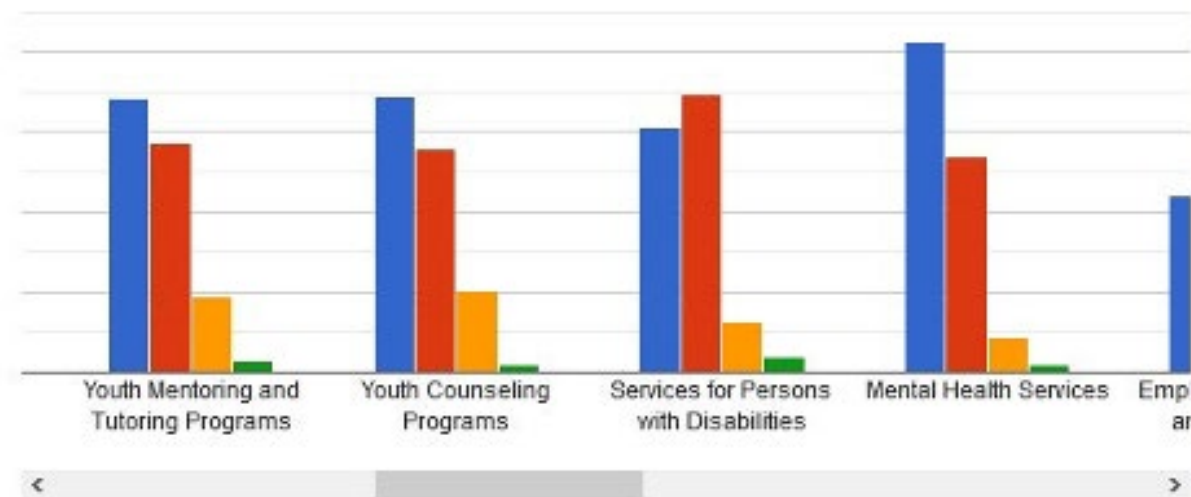
Use the following designation to identify the current relative priority to be given each category of need. Responses should reflect the priority need within Waterford Township, not the region.



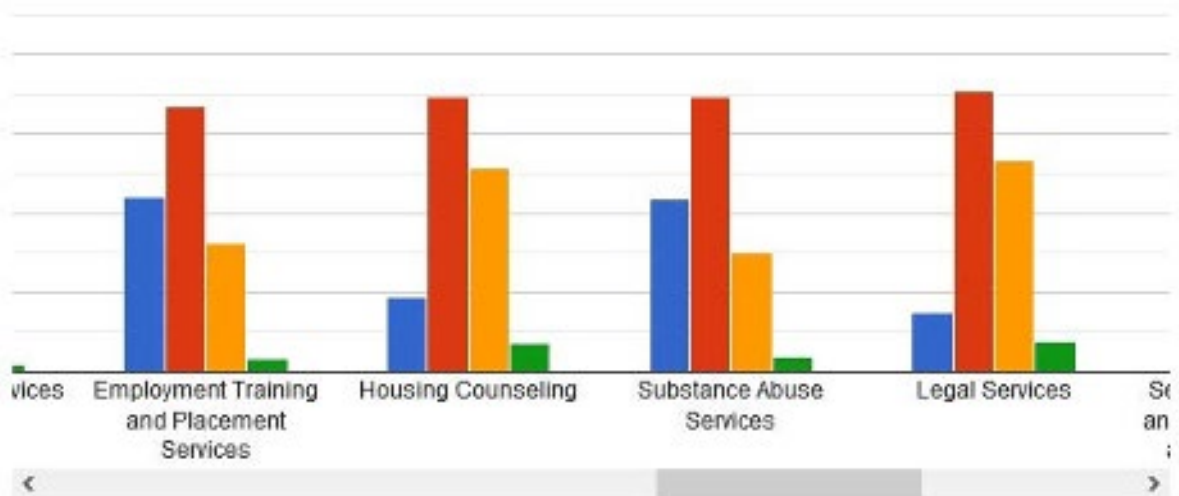
Set a priority for each Public Service item:



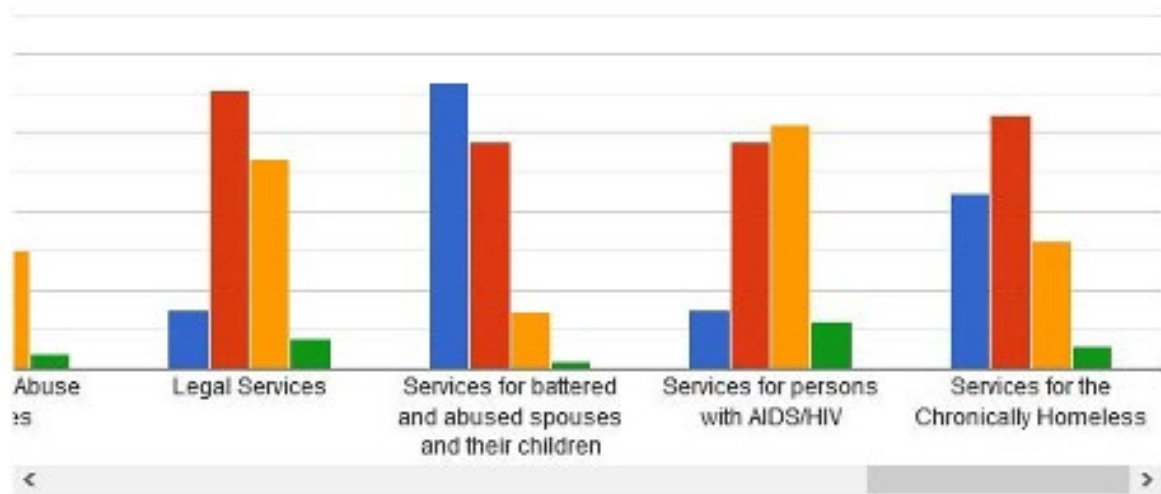
Set a priority for each Public Service item:



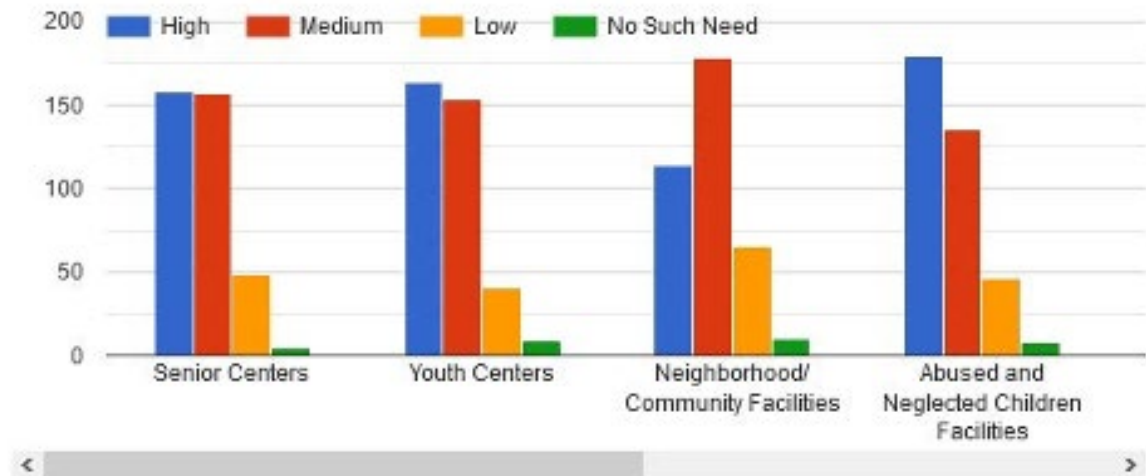
Set a priority for each Public Service item:



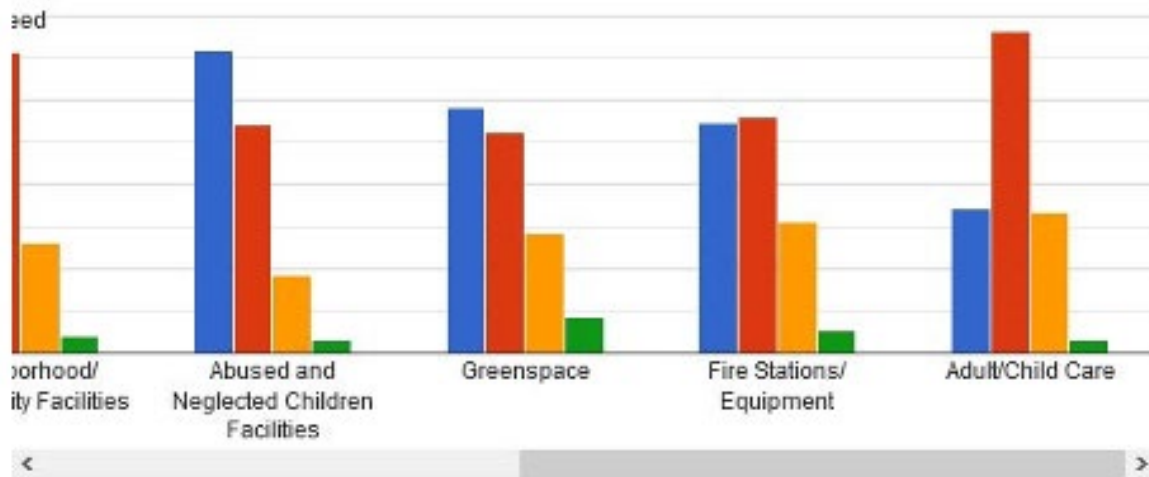
Set a priority for each Public Service Item:



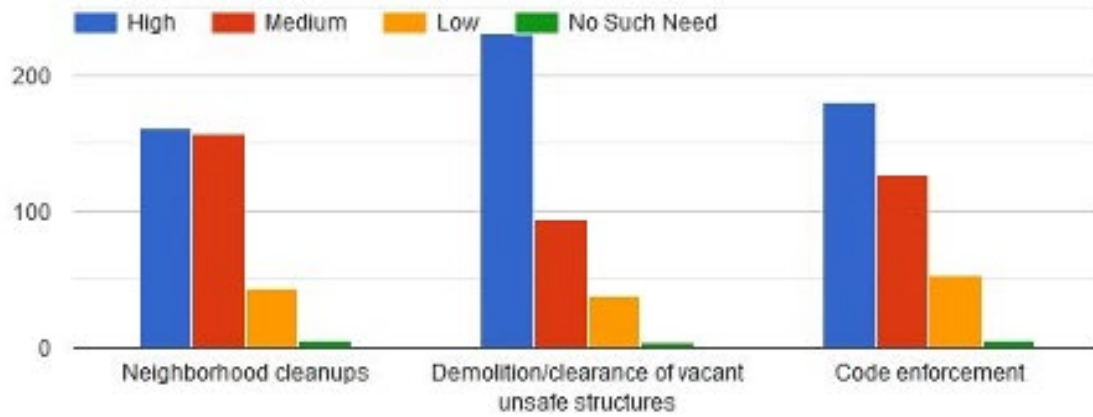
Set a priority for each Public Facility item:



Set a priority for each Public Facility item:

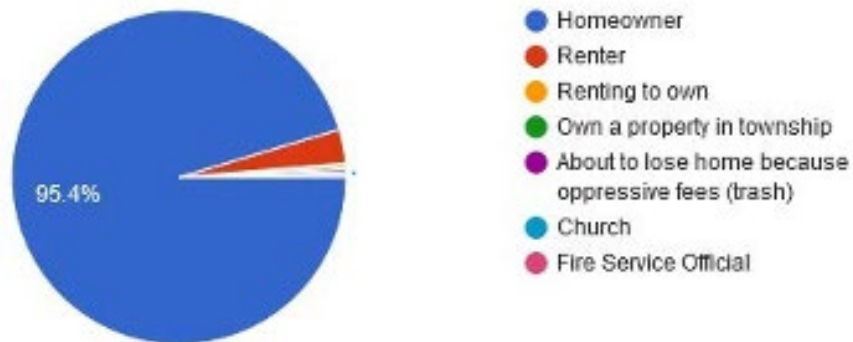


Set priority to prevent neighborhood blight



Housing Status?

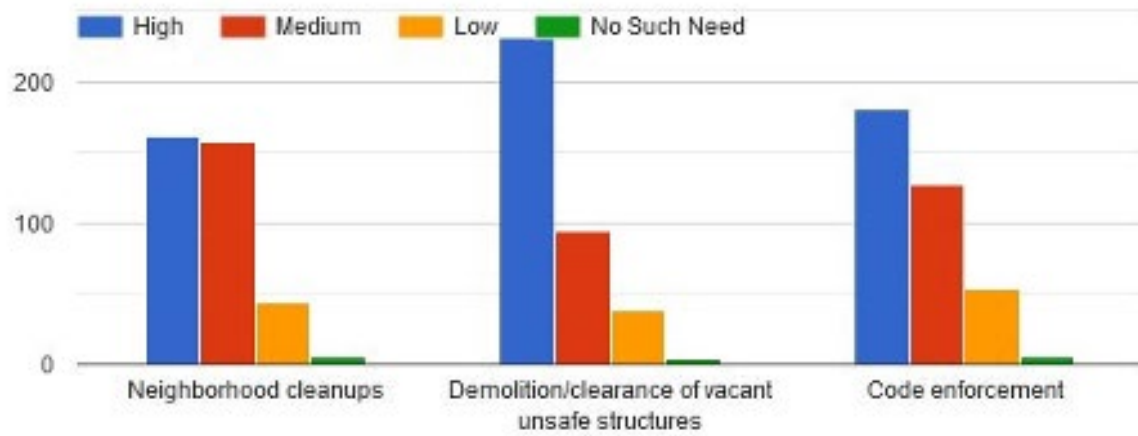
368 responses



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Set priority to prevent neighborhood blight



Grantee Unique Appendices



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2125 Butterfield Dr, Suite 102N • Troy MI 48064

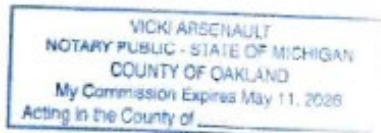
WATERFORD TOWNSHIP
5200 CIVIC CENTER DRIVE

WATERFORD, MI 48329
Attention: Scott Alef

STATE OF MICHIGAN,
COUNTY OF OAKLAND

The undersigned Gandy Skelton Gandy Skelton, being duly sworn the he/she is the principal clerk of Oakland Press, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

WATERFORD TOWNSHIP
Published in the following edition(s):
Oakland Press 06/12/22



Sworn to the subscribed before me this 15 June 2022
Vicki Arsenault
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NOTICE OF PUBLIC COMMENT PERIOD
WATERFORD TOWNSHIP
DRAFT 2022-2027 CONSOLIDATED PLAN
Community Development Block Grant (CDBG)
DRAFT 2022 ACTION PLAN FOR CDBG

Waterford Township is a Community Development Block Grant (CDBG) entitlement community and this notice invites public comment on Waterford Township's 5-year (2022-2027) Consolidated Plan and first year Action Plan (2022) for the use of allocated funds from the U.S. Department of Housing and Urban Development (HUD).

The CDBG grant can be used to support a variety of programs to assist low-income persons. The Consolidated Plan is a 5-year comprehensive planning document that identifies Waterford Township's overall housing and community development needs. It also outlines a strategy that establishes priorities for meeting those needs, identifies resources anticipated to be available, reports on the local housing market, population profile and other information to assist in making informed decisions. The Consolidated Plan includes the first year (2022) Action Plan. The Action Plan discusses how Waterford Township will implement the Consolidated Plan during the next year and includes a list of eligible programs and projects to be funded with CDBG resources.

The DRAFT Consolidated Plan and DRAFT Action Plan will be available for a 30-day public review and comment period from June 29, 2022 through July 29, 2022 at the following link: <https://www.waterfordmi.gov/287/Community-Development>. A hard copy can be viewed at Waterford Township Development Services Department, 5200 Civic Center Drive, Waterford, MI 48329.



MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

**WATERFORD TOWNSHIP
5200 CIVIC CENTER DRIVE**

**WATERFORD, MI 48329
Attention: Scott Alef**

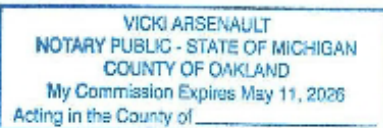
**STATE OF MICHIGAN,
COUNTY OF OAKLAND**

The undersigned Gandy Slater Gandy Slater, being duly sworn the he/she is the principal clerk of Oakland Press, theoaklandpress.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

WATERFORD TOWNSHIP

Published in the following edition(s):

Oakland Press	07/31/22
theoaklandpress.com	07/31/22



Sworn to the subscribed before me this 3 August, 2022

Vicki Arsenault
Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 644448

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PQ:

Sales Person: 200308

**NOTICE OF PUBLIC HEARING
WATERFORD TOWNSHIP'S
DRAFT 2022-2026 CONSOLIDATED PLAN &
DRAFT 2022-2026 ACTION PLAN FOR THE COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

Notice is hereby given that Waterford Township has prepared a Five-Year Consolidated Plan for 2022-2026 and an Annual Action Plan for 2022-2023. Waterford Township's Five-Year Consolidated Plan for 2022-2026 identifies the goals and objectives for the use of the expected funds from HUD through the CDBG program. The Annual Action Plan for 2022-2023 identifies the activities that will be undertaken to address priority needs that help meet identified objectives during Waterford Township's 2022-2023 CDBG Program Year, which is under the HUD, and will begin on July 1, 2022.

In accordance with the Housing and Community Development Act, and related regulatory requirements, the Charter Township of Waterford will conduct a public hearing for all interested residents during a virtual meeting on the Waterford Township Board of Trustees on August 15, 2022 beginning at 6:00 p.m. to be held in the Waterford Township Library Community Room at 5105 Civic Center Dr., Waterford, MI 48308.

The purpose of the hearing, among other requirements, will be to discuss the Five-Year Consolidated Plan for 2022-2026 and the proposed annual plan for the 2022-2023 CDBG Program Year (referred to as the CDBG Year), to obtain citizen views on housing and community development needs and program performance, and to discuss and obtain citizen views on the submission of an application to the U.S. Department of Housing and Urban Development (HUD) for guaranteed loan funds.

A copy of Waterford Township's 2022-2026 Consolidated Plan and the 2022-2023 Annual Action Plan was made available for a 30-day public review and comment period at Waterford Township Development Services Department, 5200 Civic Center Drive, Waterford, MI 48308 and <https://www.waterfordmi.gov/2022-2026-Consolidated-Plan> from June 29, 2022 to July 28, 2022.

Further, Waterford Township understands that as CDBG entitlement amount for the 2022-2023 CDBG Program Year will be \$300,000. The Township also projects meeting approximately \$50,000 in program needs from Housing Rehabilitation Loan repayments during the 48th Program Year and the Township will be requesting \$100,000 of total funds of available program money for housing. In keeping with the national objectives of the CDBG Program for maximum feasible priority, the Charter Township of Waterford proposes to allocate the funding to be received by the Township during FY 2022-2023 to the following activities, which will primarily benefit low- and moderate-income persons:

- (1) **HOUSING REHABILITATION** - Housing Stock - Providing minor home and emergency repair services to income-qualified single-family homeowners. For applicants who receive maintenance, but are not in need of major repairs, the number of necessary improvement items determined by the Township and the availability of program funds, applications are accepted first-come, first-served basis on an ongoing basis. The program of the implementation directly through the Township. This program is eligible in accordance with 24CFR570.202(b) and meets the national objective as described in 24CFR570.202(a)(1).
- (2) **CODE ENFORCEMENT** - Township Code Enforcement - Personnel appointed to code enforcement to enforce the Township codes in the CDBG target areas. This project also be implemented directly through the Township. This project is eligible in accordance with 24CFR570.202(c) and meets the national objective as described in 24CFR570.202(a)(1).
- (3) **PROGRAM ADMINISTRATION** - Providing for administrative, management, and for housing code enforcement for CDBG program operations. These funds will be implemented directly through the Township. These funds are eligible in accordance with 24CFR570.202.
- (4) **PUBLIC SERVICE - SENIOR/DISABLED CURB-TO-CURB TRANSIT SERVICE** - The reallocation of previous program funds available funding not to exceed an amount equivalent to 15% of the 2021-2022 FY allocation will be used to support a curb-to-curb transit service currently administered by the Waterford Senior Center for seniors and disabled persons who live in Waterford Township. Clients are transported to any location in Waterford Township. Transportation will also be provided to medical appointments, dental visits, and other necessary medical and administrative appointments and other medical buildings directly surrounding the hospital. Also provided on specific days. These funds are eligible in accordance with 24CFR570.202(d) and meets the national objective as described in 24CFR570.202(a)(2).
- (5) **PUBLIC FACILITIES & INFRASTRUCTURE - SIDEWALK IMPROVEMENT PROJECT** - Safe, sturdy, well-maintained and pedestrian walkways, particularly in urbanized areas, are important components in providing a safe and livable working community. In order to reach the objective of providing a safe and livable environment for citizens of a community, HUD allows CDBG funding to be used among other public improvements, to build, reconstruct, renovate, or improve such funding can only pay for those sidewalk improvements in those categories primarily of low- to moderate-income citizens. During the 48th and 49th FYs CDBG funds were used to support an inventory and analysis of all the reconstructed pathways located throughout the Township. Based on the findings of this analysis, staff proposed to allocate funds to support needed sidewalk improvements within Census Tract 1454 Block Group 1, Census Tract 1454 Block Group 2, and Census Tract 1454 Block Group 3. These funds are eligible in accordance with 24CFR570.202(d) and meets the national objective as described in 24CFR570.202(a)(1).

PROJECT	PROPOSED BUDGET
(1) HOUSING REHABILITATION	\$150,000
(2) CODE ENFORCEMENT	\$120,000
(3) PROGRAM ADMINISTRATION	\$77,217
(4) PUBLIC SERVICE	\$50,000
(5) PUBLIC FACILITIES AND INFRASTRUCTURE	\$25,000

NOTES: The project budgets proposed above are to be funded through the following sources: about \$200,000 is requested in new CDBG funds to be received by the Township after July 1, 2022 plus an estimated \$20,000 to be received during the 48th Program Year as income from payoffs of deferred Payment Loans totaling \$20,000 in new funds. In addition, the reallocation of \$100,000 of previous program funds available funding.

DISPLACEMENT PLAN

The Charter Township of Waterford's proposed 48th Year CDBG Program does not include any projects that would result in displacement of low- and moderate-income persons. However, if displacement does occur due to a federally-funded Community Development project, eligible displaced persons (in accordance with 24CFR570.80(b), Section 104(j) of the Community Development Act, the Uniform Relocation Act, and the Township's CDBG Displacement Plan) will be provided with moving expenses and, where required, replacement housing, financial and technical assistance. This will be accomplished by working closely with Section 1 of the U.S. Department of Housing and Urban Development and other appropriate agencies available to find suitable housing for those displaced.

Waterford Township invites to submit the Five-Year Consolidated Plan for 2022-2026 and the Annual Action Plan for 2022-2023 to HUD on or about August 15, 2022. The Waterford Township Board of Trustees is scheduled to take action on the Five-Year Consolidated Plan for 2022-2026 and the Annual Action Plan for 2022-2023 following the close of the aforementioned public hearing on August 15, 2022. Interested persons are encouraged to express their views at the public hearing. Written comments will be accepted by mail to the Development Services Department, 5200 Civic Center Drive, Waterford, MI 48308. Persons requiring information in alternative formats should contact the Department at (248) 674-8226. All comments received by August 15, 2022 will be considered.

Members of the public will only be able to speak during the public comment period and at the end of the meeting and each comment will be limited to three minutes per person. To provide for orderly public participation, a person wishing to speak must first state their name and request to be recognized by the Chairperson of the meeting. The Chairperson will accept all persons wishing to speak during the public comment period. Prior to the meeting, members of the public may contact the members of the Township Board to provide input or ask questions by email or mail to the Township employee/official and at the addresses listed below. Persons with disabilities in need of accommodations to be able to participate in the meeting should request at least 24-hour advance notice to the Waterford Township employee by phone, email, or mail and an attempt will be made to provide necessary accommodations.

Kit: Waterford Township Clerk
Charter Township of Waterford, 5200 Civic Center Drive
Waterford, Michigan 48308, Phone: (248) 674-8226
Email: publiccomments@waterfordmi.gov

**CHARTER TOWNSHIP OF WATERFORD
RESOLUTION OF AUTHORITY**

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

WHEREAS, the Charter Township of Waterford has participated in the U.S. Dept. of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) program as an entitlement community for over 48 years and desires to continue its participation in order to provide federal funding for eligible CDBG and other available HUD projects; and

WHEREAS, the Charter Township of Waterford has reached out to interested parties and conducted the required public hearing on the 2022/2026 Consolidated Plan that includes the 2022/2023 Community Development Block Grant Program (48th) Year Action Plan to receive input from citizens on the needs of the community and to explain the Township's proposed uses for the CDBG program funds.

WHEREAS; the fiscal year 2022/2023 Community Development Block Grant Program (48th) Year funding for the Charter Township of Waterford is estimated to be about \$366,089 in new grant funds; in addition to the new grant funds, the Township expects at least \$20,000 in program income anticipated to be received during the 48th Program Year period; and the Township will be reallocating \$100,000 of available previous program year CDBG funds; and

WHEREAS; all U. S. Department of Housing and Urban Development (HUD) funding recipients under the Community Development Block Grant program are obligated by law to reduce barriers to fair housing. Therefore, reducing housing discrimination, promoting diverse inclusive communities and affirmatively furthering fair housing (AFFH) and equal opportunity have been and remain a priority for Waterford Township.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Waterford Board of Trustees hereby adopts the 2022/2026 Consolidated Five Year Plan that includes the 2022/2023 Community Development Block Grant Program (48th Year) Action Plan.

BE IT FURTHER RESOLVED; that the Charter Township of Waterford Board of Trustees does hereby authorize the Township Supervisor to be the official representative of the Township in accordance with 24 CFR 570.303 for the certifications relative to submitting the 2022/2026 Consolidated Plan that includes the 2022/2023 Community Development Block Grant Program (48th Year) and receiving approval from HUD for such Plan; and

BE IT FURTHER RESOLVED; that the Charter Township of Waterford Board of Trustees does hereby authorize the Development Services Director and designated staff to prepare, publish, and submit all 2022/2026 Consolidated Plan documentation as drafted to HUD.

BE IT FURTHER RESOLVED; that the Charter Township of Waterford Board of Trustees does hereby authorize the Development Services Director and designated staff to prepare, publish, and implement the Final Statement of Community Development Objectives for the 2022/2023 Action Plan to be submitted to the U.S. Department of Housing and Urban Development, with projected and adjusted funding needed to achieve the following projects established as the 2022/2023 Community Development Block Grant Program (48th) Year Action Plan.

CDBG GRANT AND PROGRAM INCOME FUNDS

PROJECT	PROPOSED BUDGET
(1) HOUSING REHABILITATION	\$146,472
(2) CODE ENFORCEMENT	\$178,959*
(3) PROGRAM ADMINISTRATION	\$73,546
(4) PUBLIC SERVICE (WOTA - Curb-to-curb Senior/Disabled persons Transit Program)	\$54,913*
(5) PUBLIC IMPROVEMENT AND INFRASTRUCTURE (Sidewalk Rehabilitation)	\$25,000
(6) FAIR HOUSING	\$3,200
(7) CLEARANCE OF UNSAFE STRUCTURES	\$4,000
TOTAL	\$486,089

NOTE: * includes an additional \$50,000 in reallocated previously unspent program funds.

BE IT FURTHER RESOLVED; that the Waterford Township Board of Trustees authorizes the Development Services Director to consider continuing a contractual relationship with the Fair Housing Center of Metropolitan Detroit (FHCMD) to provide fair housing services for Waterford Township for the 2022/2023 Community Development Block Grant (CDBG) program for a sum not-to-exceed \$4,000. The FHCMD has provided such services for over twenty-seven years to the Township. These costs are part of the overall Program Administration budget.

RESOLUTION DECLARED ADOPTED.

YEAS: 7

NAYS: 0

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Waterford, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken at a regular meeting of the Township Board, held on the 15th day of August, 2022, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 15th day of August, 2022.




Kimberly F. Markee
Clerk, Charter Township of Waterford

Grantee SF-424's and Certification(s)

OMB Number: 4840-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		* If Revision, enter appropriate letter(s): <input type="text"/>	
		* Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/> 09/15/2022		4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>	
State Use Only:			
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:			
* a. Legal Name: WATERFORD TOWNSHIP			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 20-0007099		* c. DUNS: <input type="text"/> 077294296000	
d. Address:			
* Street: <input type="text"/> 5200 CIVIC CENTER DRIVE			
Street2: <input type="text"/>			
* City: <input type="text"/> WATERFORD			
County/Parish: <input type="text"/>			
* State: <input type="text"/> ID: Idaho			
Province: <input type="text"/>			
* Country: <input type="text"/> USA: UNITED STATES			
* Zip / Postal Code: <input type="text"/> 83029-3715			
e. Organizational Unit:			
Department Name: <input type="text"/> Waterford Township Services		Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:	<input type="text"/> Mr.	* First Name:	<input type="text"/> Brenda
Middle Name:	<input type="text"/> J.		
* Last Name:	<input type="text"/> ALAR		
Suffix:	<input type="text"/>		
Title: <input type="text"/> Community Development Grant Coordinator			
Organizational Affiliation: <input type="text"/>			
* Telephone Number: <input type="text"/> 208-674-6247		Fax Number: <input type="text"/>	
* Email: <input type="text"/> bse@waterfordmi.gov			

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
01: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
U. S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT		
11. Catalog of Federal Domestic Assistance Number:		
CFDA Title:		
* 12. Funding Opportunity Number:		
11.210 ENTITLEMENT GRANT		
* Title:		
COMMUNITY DEVELOPMENT BLOCK GRANT		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachment	Delete Attachment
		View Attachment
* 16. Descriptive Title of Applicant's Project:		
WATERFORD TOWNSHIP'S 40TH FY CDBG PROGRAM		
Attach supporting documents as specified in agency instructions.		
Add Attachments	Delete Attachments	View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: MI-011	* b. Program/Project: MI-011
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: 09/01/2022	* b. End Date: 05/30/2023
18. Estimated Funding (\$):	
* a. Federal	366,000.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	20,000.00
* g. TOTAL	386,000.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: GARY
Middle Name: <input type="text"/>	
* Last Name: WALL	
Suffix: <input type="text"/>	
* Title: TOWNSHIP SUPERVISOR	
* Telephone Number: 248-674-6202	Fax Number: <input type="text"/>
* Email: 98031038@WATERFORDMI.GOV	
* Signature of Authorized Representative: 	* Date Signed: 7/26/22

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0346-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant

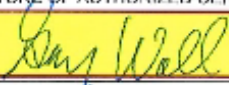
1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§1726-1763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. §300, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1686-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 and 290a-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1964 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination on the basis of race, color or national origin; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE SUPERVISOR
APPLICANT ORGANIZATION CHANDLER TOWNSHIP NC WATERBORN	DATE SUBMITTED 7/26/22

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/26/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0346-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:




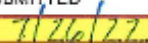
- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1861-1883, and 1865-1866), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-256), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1942 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §275c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-335) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11989; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 170(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	
APPLICANT ORGANIZATION	DATE SUBMITTED
	

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

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

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official



Date



Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official



Date



Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official



Date



Title

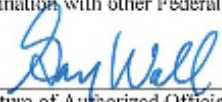
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official



Date



Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy — The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Gay Well
Signature of Authorized Official

7/26/22
Date

SUPERVISOR
Title

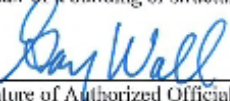
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official



Date



Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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

Appendix - Alternate/Local Data Sources

1	Data Source Name
	Waterford Township Needs Assessment Survey
	List the name of the organization or individual who originated the data set.
	Waterford Township Development Services Department
	Provide a brief summary of the data set.
	The Waterford Township Needs Survey consisted of 10 questions including location, community development needs, public service needs, housing needs, and funding priorities for PY 2021-2025
	What was the purpose for developing this data set?
	Waterford Township receives approximately \$400,000 annually in Community Development Block Grant funds. These funds help create a viable community by providing decent housing, a suitable living environment and expanded economic opportunities for low income residents. Waterford Township Develops a Consolidated Plan every five years to reset priorities in housing, community development and public service needs. The purpose of the survey is to invite public input on how these funds are spent.
	Provide the year (and optionally month, or month and day) for when the data was collected.
	The online survey was made available from January 26, 2021 until February 26, 2021. Notice of the survey was provided on the Townships website, the Townships quarterly e-newsletter, the Townships FaceBook page, and in an informational e-mail. Agencies without a known e-mail were provided with a hard copy of the survey upon request. Hard copies of the survey were made available at Town Hall, the Public Library, and Townships Senior/community centers during the same time period.
	Briefly describe the methodology for the data collection.
	Google was used to create the needs survey. The survey was made available online and at various public locations.
	Describe the total population from which the sample was taken.
	There were 368 participants in the needs survey with 100% from inside Waterford Township.

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Survey Participants:</p> <p>residents - 97.6</p> <p>business owners - 2.4%</p> <p>respondents were evenly ditributed across all three (3) zip codes of the Township.</p>
2	<p>Data Source Name</p> <p>Needs Assessment</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>Waterford Township</p> <p>Alliance for Housing Oakland County's Continium of Care (CoC)</p> <p>American Community Survey (ACS)</p> <p>City of Farminton Hills</p> <p>City of Royal Oak</p> <p>HAVEN</p> <p>Michigan Department of Community Health (MDCH)</p> <p>Michigan State Housing Development Authority(MSHDA)</p> <p>Oakland County</p> <p>Pontiac Housing Commission</p> <p>Southeast Michigan Council of Governments (SEMCOG)</p> <p>U.S. Census Bureau</p> <p>U.S. Department of Housing and Urban Development</p> <hr/> <p>Provide a brief summary of the data set.</p> <p>Data was collected and used in the Needs Assessment from a variaty of administrative sources including local, state, regional, and federal level sources.</p> <hr/> <p>What was the purpose for developing this data set?</p> <p>To support existing HUD pre-populated data and narative questions.</p> <hr/> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data sets are comprehensive and address needs through out the Oakland County HOME Consortium.</p>

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Specific information is provided in Needs Assessment
	What is the status of the data set (complete, in progress, or planned)? Complete