

Executive Summary

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

1. Introduction

Waterford Township's community development block grant (CDBG) objective is to address the housing and community development needs of low- and moderate-income (LMI) residents by taking advantage of opportunities to ensure decent and affordable housing, suitable living environment and where, applicable, and expand economic development. This document will address the CDBG-funded activities, and how they achieve these objectives, for the Township's CDBG program for PY 2019.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Waterford Township developed the following community needs priorities/objectives to be implemented under the PY 2019 annual action plan:

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.

Code Enforcement - 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.

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

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

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

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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 annual action plan, 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.

As in previous years, priority for PY 2018 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 8 low income homeowners throughout the community and perform over 700 inspections within areas designated as CDBG Target Areas.

In addition to the activities cited above that were primarily funded with the Township's annual allocation, Waterford Township reallocated available pre-2014 residual funds to replace and repair approximately 0.5 miles worth of existing pedestrian walkway in Census Tract 1448 Block Group 2 and also to facilitate 4,431 trips provided via a curb-to-curb senior/disabled persons transit program administered by the Waterford Senior Center. Waterford Township intends to fund these and/or other like activities in future program years with available residual funds.

That said, Waterford Township acknowledges that despite any success under the previous plans, 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

Summary from citizen participation section of plan.

Public participation is an important part of the development process of the annual action plan. During the preparation of the PY 2019 annual action plan, staff consults with organizations, agencies, and residents. Consultation with these groups helps identify priority needs as they have insight on what is happening in their neighborhoods. The Township also undergoes outreach efforts to gain knowledge from residents by posting notices, meetings, availability of documents, etc. Historically, a low percentage of residents provide input.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

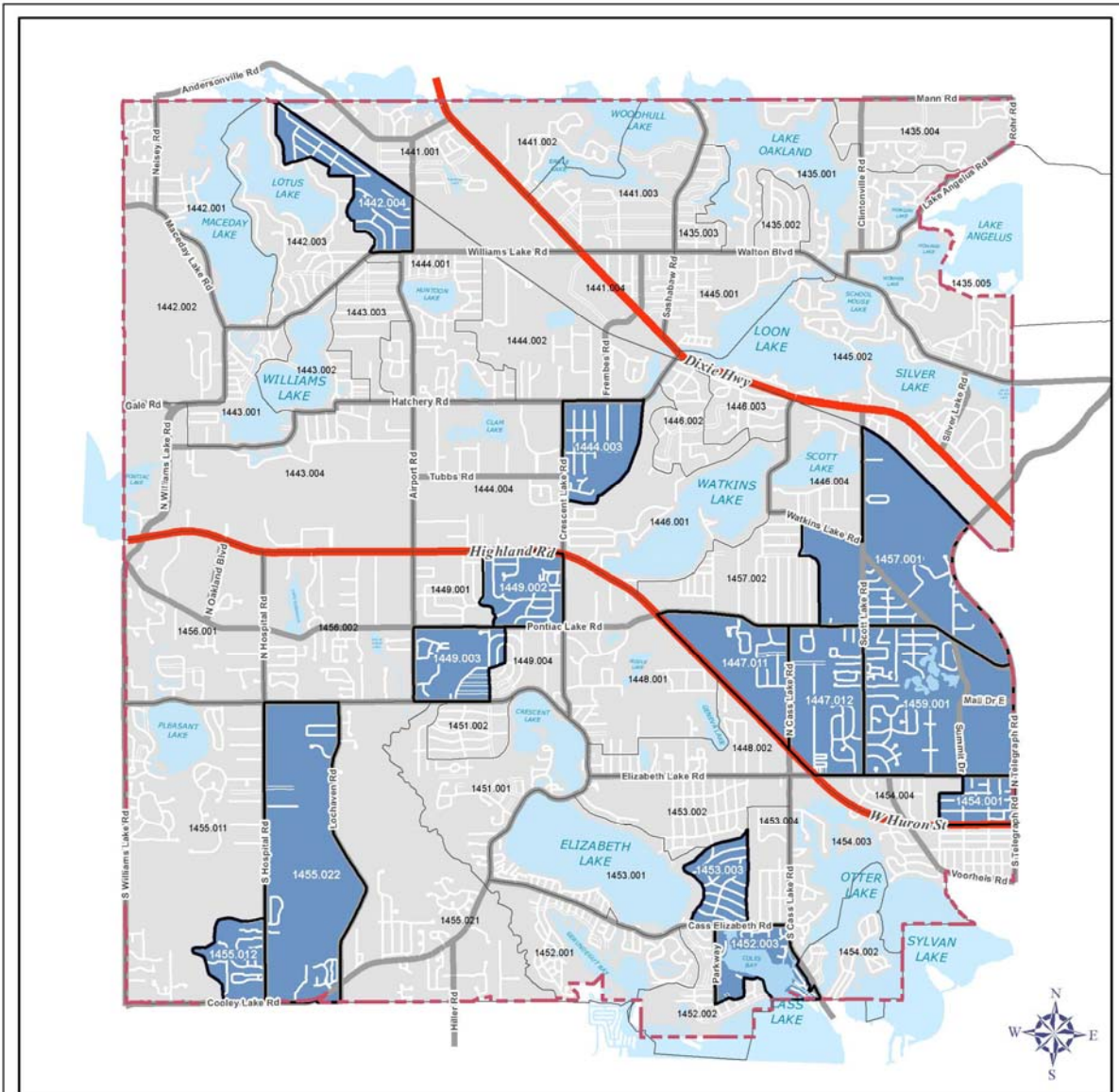
A public hearing was held on May 28, 2019 at the Waterford Township Board Meeting for the proposed PY 2018 annual action plan. No public comment was provided. Subsequently, the Township allowed for a 30 day comment period prior to submitting the annual action plan. No public comment was provided.

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

Not Applicable. No public comments were provided.

7. Summary

The annual action plan reflects the coordinated efforts of residents, volunteers, staff, elected officials, local public service agencies and private developers. This plan will help determine how federal funding will be expended to address Waterford Township's community and housing priorities/needs under HUD's CDBG program.



2019 CDBG Eligible Target Areas

- Eligible Target Areas
- Municipal Boundary



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2019 CDBG Target Areas

HOUSING REHABILITATION - Township Wide - Providing minor home and emergency repair services to income-qualified single-family homeowners. For applicants who receive assistance, the amount is contingent upon three factors: 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 will be implemented directly through the Township. This program is eligible in accordance with 24CFR570.202(b) and meets the national objective as described in 24CFR570.208(a)(3);

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);

PROGRAM ADMINISTRATION - Providing for administrative, management, and fair housing costs necessary for CDBG program operation. These funds will be implemented directly through the Township. These funds are eligible in accordance with 24CFR570.206;

PUBLIC SERVICE – SENIOR/DISABLED CURB-TO-CURB TRANSIT SERVICE - The re-allocation of previous program years available funding not to exceed an amount equivalent to 15% of the total 45th PY 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 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);

PUBLIC FACILITIES & INFRASTRUCTURE – SIDEWALK IMPROVEMENT PROJECT - Safe, structurally-sound pedestrian walkways, particularly in urbanized areas, are important components in providing a safe and aesthetically-pleasing community. In order to reach the objective of providing a suitable living environment for citizens of a community, HUD allows CDBG funding to be used, among other public improvements, to install sidewalks. However, such funding can only pay for those sidewalk installations in areas comprised primarily of low- to moderate-income citizens. During the 42nd and 43rd PYs CDBG funds were used to support an inventory and analysis of all the non-motorized pathways located throughout the Township. Based on the findings of this analysis, staff proposes to allocate funds to support needed sidewalk improvements within Census Tract 1454 Block Group 1. These funds are eligible in accordance with 24CFR570.201(c)and meets the national objective as describe in 24CFR570.208(a)(1);

PUBLIC FACILITIES & INFRASTRUCTURE – SENIOR CENTER REHABILITATION PROJECT - The Waterford Recreation Center, formerly called the C.A.I. Building, was originally built in 1947 and has about 38,000 square-feet of space. The center is home to the Waterford Parks and Recreation Department's programs and activities mostly geared towards the senior citizen community. Specifically, the Golden Age Club which is to further health, recreational, and sports activities for persons 50 years of age and older who reside in Waterford Township and surrounding areas, and to promote friendship and leisure time activities. Improvement projects to be supported through the reallocation of available previous program years residual funds include partial roof rehabilitation, wall repairs/upgrades to active recreation areas throughout the building, installation of single action hardware for all egress doors, installation of security doors, and installation of compliant emergency exit signage/lighting. These funds are eligible in accordance with 24CFR570.201(c) and meets the national objective as describe in 24CFR570.208(a)(2);

PUBLIC FACILITIES & INFRASTRUCTURE – PARKS, RECREATION FACILITIES PROJECT -The development of open space areas or facilities intended primarily for recreational use located within a CDBG Target. Specifically, Waterford Township intends to reallocate available previous program year's residual funds to make certain improvements to Herrington Park located in Census Tract 1455 Block Group 2. Improvement projects include the replacement of the facility's incandescent light fixtures with energy efficient LED fixtures. These funds are eligible in accordance with 24CFR570.201(c) and meets the national objective as describe in 24CFR570.208(a)(1).

45th Year CDBG Program Activities

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Consolidated Plan Public Contact Information

Rob Merinsky, Development Services Director

5200 Civic Center Drive

Waterford, MI 48329

(248) 674-6247

rmerinsky@waterfordmi.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Waterford Township, in cooperation with other governmental, non-profit and private agencies, Oakland County HOME Consortium members, and Oakland County's CoC, developed a five-year consolidated plan. A wide variety of agencies, groups, organizations were invited to participate in the process via consultation. The five-year consolidated plan allowed the Township to develop its priority needs. The strategic plan portion provides an overview of why the Township may spend CDBG program funds over the next five years to address its priority needs. During these five years, the Township will focus its consultation efforts toward agencies that will assist with meeting its priority needs.

Waterford Township receives an annual allocation of Community Development Block Grant (CDBG) funding. It is anticipated that 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(l)).

Staff will continue to communicate with local CoC, 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 approximately 100 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. The Alliance general membership meets on the second Tuesday of the month six times a year at the Oakland County Conference Center in Waterford. The Alliance board of directors meets on the third Wednesday of the month six times a year at the Oakland County Community Mental Health Authority in Auburn Hills.

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 Oakland County Taskforce on Homelessness and Affordable Housing (OCTH). 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 through 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Waterford Township does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WATERFORD SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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 annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.
2	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 Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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 annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.

3	Agency/Group/Organization	Open Door Outreach Center
	Agency/Group/Organization Type	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
	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
	Briefly describe how the Agency/Group/Organization was consulted. 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 annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.
4	Agency/Group/Organization	COMMON GROUND SANCTUARY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Formal and informal consultation occurred with various agency/group/organization types during the development of the annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.</p>
<p>5 Agency/Group/Organization</p>	<p>City of Royal Oak</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Other government - Local</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. 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 annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.
6	Agency/Group/Organization	city of Southfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.
7	Agency/Group/Organization	FARMINGTON HILLS
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.
8	Agency/Group/Organization	Oakland County Community & Home Improvement
	Agency/Group/Organization Type	Other government - County

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Formal and informal consultation occurred with various agency/group/organization types during the development of the annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.</p>
<p>9 Agency/Group/Organization</p>	<p>Road Commission For Oakland County</p>
<p>Agency/Group/Organization Type</p>	<p>Other government - County</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Economic Development</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Formal and informal consultation occurred with various agency/group/organization types during the development of the annual action plan. This agency was consulted to help determine the level of need for the service they provide to the community. There was no anticipated outcome prior to consultation.</p>

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 of Housing	Overlapping goals to end/prevent homelessness.
Analysis of Impediments of 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 2014-2018	HUD	Overlapping goals to maintain strong resilient neighborhoods.
Regional Housing Needs and Neighborhood Resiliency	SEMCOG	Overlapping goals of promoting housing consultation and economic development

Table 3 - Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 91.105, 91.200(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. Waterford Township adopted its current Citizen Participation Plan (CPP) October 2012 and it was integral in goal-setting and developing strategies in the consolidated plan. Further, the CPP describes the public process that the Development Services Department utilizes throughout the year. While the Township provided the opportunity for public participation during the development of the PY2019 annual action plan, the Township's goals have already been established in the strategic plan portion of the 2016-2020 Con Plan. Any comments generated during the PY2019 annual action plan would not modify these goals.

A public hearing was held on May 28, 2019 at the Waterford Township Board Meeting for the proposed PY 2019 annual action plan. No public comment was provided. Subsequently, the Township allowed for a 30 day comment period prior to submitting the annual action plan. No public comment was provided. Notice for the public hearing and the Final Statement were published in the Oakland Press.

Citizen Participation Outreach

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)
1	Public Hearing	Non-targeted/broad community	A public hearing was held to hear public comment pertaining to the Township's community development needs for the PY2019 annual action plan. No one attended the public hearing	None	None	
2	Newspaper Ad	Non-targeted/broad community	Notice of the public hearing and 30 day public comment period was published in the Oakland Press.	None	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 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	368,099	50,000	557,483	975,582	675,000	Waterford Township expects to receive approximately \$400,000 in CDBG entitlement grant funds each program year plus approximately \$40,000 in program income generated each program year.

Table 5 - 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

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2016	2020	Affordable Housing	Waterford Township	Housing	CDBG: \$171,420	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Code Enforcement	2016	2020	Non-Housing Community Development	Waterford Township	Code Enforcement	CDBG: \$179,782	Housing Code Enforcement/Foreclosed Property Care: 400 Household Housing Unit
3	Fair Housing	2016	2020		Waterford Township	Fair Housing	CDBG: \$4,000	Other: 1 Other
4	Administration/Planning	2016	2020		Waterford Township	Administration	CDBG: \$62,897	Other: 1 Other
5	Public Services	2016	2020	Homeless Non-Homeless Special Needs	Waterford Township	Public Services	CDBG: \$55,200	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
6	Public facilities and infrastucture improvements	2016	2020	Non-Housing Community Development	Waterford Township	Public facilities and infrastructure improvements	CDBG: \$195,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	
2	Goal Name	Code Enforcement
	Goal Description	
3	Goal Name	Fair Housing
	Goal Description	
4	Goal Name	Administration/Planning
	Goal Description	
5	Goal Name	Public Services
	Goal Description	
6	Goal Name	Public facilities and infrastructure improvements
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Program Year 2019 remains challenging for Waterford Township the stagnant CDBG allocation received from HUD. HUD allocated \$368,099 in CDBG funds to the Township; coupled with \$50,000 in anticipated program income, resulting in \$418,099 in new funding to support ongoing activities. In addition, Waterford Township will re-allocate \$252,200 of available previous program year funding towards Program Year 2019 activities.

#	Project Name
1	Housing Rehabilitation
2	Code Enforcement
3	Program Administration
4	Public Service - Senior/Disabled Persons Curb-to-curb transit service
5	Public Facilities & Infrastructure - sidewalk improvement project
6	Public Facilities & Infrastructure - Senior Center Rehabilitation Project
7	Public Facilities & Infrastructure - Parks, Recreation Facilities Project

Table 7 – Project Information

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

Waterford Township allocated funding as described above to align with its adopted program, goals, visions and strategies. Unfortunately, there are insufficient federal, state and local financial resources to address all the identified needs within the community. However, by concentrating the annual CDBG allocation to improve residential living conditions, revitalize neighborhoods, administer fair housing efforts, and oversee the planning activities as described above the greatest possible return on investment will be realized.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	Waterford Township
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing
	Funding	CDBG: \$171,420
	Description	HOUSING REHABILITATION - Township Wide - Providing minor home and emergency repair services to income-qualified single-family homeowners. For applicants who receive assistance, the amount is contingent upon three factors: 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 will be implemented directly through the Township. This program is eligible in accordance with 24CFR570.202(b) and meets the national objective as described in 24CFR570.208(a)(3);
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Waterford Township's mission is to assist low-income Waterford Township homeowners improve their quality of housing. The upgrading of these homes and neighborhoods is important in keeping Waterford a desirable place to live and work. Through funding from the Federal Government (HUD) we are able to provide zero percent (0%) interest, deferred payment loans (D.P.L.) to eligible homeowners for repairs to their homes. Waterford Township's ongoing urgent needs housing rehabilitation program seeks to assist 12 low income sigle family homeowner households during PY 2019.
	Location Description	Township wide.
Planned Activities	Provide minor home and emergency repair services to income-qualified single-family homeowners.	
2	Project Name	Code Enforcement
	Target Area	Waterford Township
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$179,782

	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)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Waterford Township intends to inspect 400 households within CDBG target areas.
	Location Description	
	Planned Activities	
3	Project Name	Program Administration
	Target Area	Waterford Township
	Goals Supported	Fair Housing Administration/Planning
	Needs Addressed	Fair Housing Administration
	Funding	CDBG: \$66,897
	Description	PROGRAM ADMINISTRATION - Providing for administrative, management, and fair housing costs necessary for CDBG program operation. These funds will be implemented directly through the Township. These funds are eligible in accordance with 24CFR570.206.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Township wide

	Planned Activities	Funds will be provided for the general administration of the CDBG Program and Fair Housing efforts. This will include necessary supplies, services, capital expenses, and the wages and fringe benefits for the percentage of time spent by staff in administering the overall CDBG Program.
4	Project Name	Public Service - Senior/Disabled Persons Curb-to-curb transit service
	Target Area	Waterford Township
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$55,200
	Description	PUBLIC SERVICE & SENIOR/DISABLED CURB-TO-CURB TRANSIT SERVICE - The re-allocation of previous program years available funding not to exceed an amount equivalent to 15% of the total 45th PY 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 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);
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that this funded activity will benefit at least 50 senior and/or disabled persons.
	Location Description	Township Wide

	Planned Activities	The re-allocation of previous program years available funding not to exceed an amount equivalent to 15% of the total 45th PY 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. Clients are transported to any location in Waterford. 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.
5	Project Name	Public Facilities & Infrastructure - sidewalk improvement project
	Target Area	Waterford Township
	Goals Supported	Public facilities and infrastructure improvements
	Needs Addressed	Administration
	Funding	CDBG: \$60,000
	Description	PUBLIC FACILITIES & INFRASTRUCTURE SIDEWALK IMPROVEMENT PROJECT - Safe, structurally-sound pedestrian walkways, particularly in urbanized areas, are important components in providing a safe and aesthetically-pleasing community. In order to reach the objective of providing a suitable living environment for citizens of a community, HUD allows CDBG funding to be used, among other public improvements, to install sidewalks. However, such funding can only pay for those sidewalk installations in areas comprised primarily of low- to moderate-income citizens. During the 42nd and 43rd PYs CDBG funds were used to support an inventory and analysis of all the non-motorized pathways located throughout the Township. Based on the findings of this analysis, staff proposes to allocate funds to support needed sidewalk improvements within Census Tract 1454 Block Group 1. These funds are eligible in accordance with 24CFR570.201(c) and meets the national objective as describe in 24CFR570.208(a)(1)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that this funded activity will benefit at least 50 families within a CDBG target area (Census Tract 1454 Block Group 1).
Location Description	Census Tract 145400 Block Group 1 (Huron Gardens subdivision)	

	Planned Activities	Safe, structurally-sound pedestrian walkways, particularly in urbanized areas, are important components in providing a safe and aesthetically-pleasing community. In order to reach the objective of providing a suitable living environment for citizens of a community, HUD allows CDBG funding to be used, among other public improvements, to install sidewalks. However, such funding can only pay for those sidewalk installations in areas comprised primarily of low- to moderate-income citizens. During the 42nd and 43rd PYs CDBG funds were used to support an inventory and analysis of all the non-motorized pathways located throughout the Township. Based on the findings of this analysis, staff proposes to allocate funds to support needed sidewalk improvements within Census Tract 1454 Block Group 1 (Huron Gardens)
6	Project Name	Public Facilities & Infrastructure - Senior Center Rehabilitation Project
	Target Area	Waterford Township
	Goals Supported	Public facilities and infrastructure improvements
	Needs Addressed	Public facilities and infrastructure improvements
	Funding	CDBG: \$100,000
	Description	PUBLIC FACILITIES & INFRASTRUCTURE – SENIOR CENTER REHABILITATION PROJECT - The Waterford Recreation Center, formerly called the C.A.I. Building, was originally built in 1947 and has about 38,000 square-feet of space. The center is home to the Waterford Parks and Recreation Department’s programs and activities mostly geared towards the senior citizen community. Specifically, the Golden Age Club which is to further health, recreational, and sports activities for persons 50 years of age and older who reside in Waterford Township and surrounding areas, and to promote friendship and leisure time activities. Improvement projects to be supported through the reallocation of available previous program years residual funds include partial roof rehabilitation, wall repairs/upgrades to active recreation areas throughout the building, installation of single action hardware for all egress doors, installation of security doors, and installation of compliant emergency exit signage/lighting. These funds are eligible in accordance with 24CFR570.201(c) and meets the national objective as describe in 24CFR570.208(a)(2);
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this funded activity will benefit at least 50 senior persons.
	Location Description	Waterford Recreation Center
	Planned Activities	The Waterford Recreation Center, formerly called the C.A.I. Building, was originally built in 1947 and has about 38,000 square-feet of space. The center is home to the Waterford Parks and Recreation Department's programs and activities mostly geared towards the senior citizen community. Specifically, the Golden Age Club which is to further health, recreational, and sports activities for persons 50 years of age and older who reside in Waterford Township and surrounding areas, and to promote friendship and leisure time activities. Improvement projects to be supported through the reallocation of available pre-2014 residual funds include partial roof rehabilitation, wall repairs/upgrades to active recreation areas throughout the building, installation of single action hardware for all egress doors, and installation of compliant emergency exit signage/lighting.
7	Project Name	Public Facilities & Infrastructure - Parks, Recreation Facilities Project
	Target Area	Waterford Township
	Goals Supported	Public facilities and infrastructure improvements
	Needs Addressed	Public facilities and infrastructure improvements
	Funding	CDBG: \$35,000
	Description	PUBLIC FACILITIES & INFRASTRUCTURE - PARKS, RECREATION FACILITIES PROJECT -The development of open space areas or facilities intended primarily for recreational use located within a CDBG Target. Specifically, Waterford Township intends to reallocate available previous program year's residual funds to make certain improvements to Herrington Park located in Census Tract 1455 Block Group 2. Improvement projects include the replacement of the facility's incandescent light fixtures with energy efficient LED fixtures. These funds are eligible in accordance with 24CFR570.201(c) and meets the national objective as describe in 24CFR570.208(a)(1).
	Target Date	6/30/2020

Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that this funded activity will benefit 50 low to moderate income families.
Location Description	Census Tract 1455 Block Group 2 (Herrington Park)
Planned Activities	The development of open space areas or facilities intended primarily for recreational use located within a CDBG Target. Specifically, Waterford Township intends to reallocate available previous program year's residual funds to make certain improvements to Herrington Park located in Census Tract 145502 Block Group 2. Improvement projects include the replacement of all of the facility's incandescent light fixtures with energy efficient LED fixtures, making the existing restroom facilities ADA compliant.

AP-50 Geographic Distribution - 91.420, 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 8 - 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

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Waterford Township will continue to be open to create and improve public policies that support the development of affordable housing and/or eliminate barriers to affordable housing. However, 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 73,000 persons the ability to reside within Waterford Township. Affordability has not been a victim of local development policies; instead, they have encouraged over the past decades one of the strongest affordable housing stocks within the Detroit-Metro area. Further, 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. Specifically, the Township remains dependent upon 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. Said revisions and improvements, 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.

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

During PY 2019, Waterford Township intends to pursue the following actions

- Distribute the forty-two-page Oakland County Fair Housing Build a better community with equal opportunity for all resident's toolkit
- Support the Continuum of Care Board with outreach efforts to educate local municipalities on the need for affordable housing
- Implement Consolidated Plan and Annual Action Plan activities funded in support of affordable housing
- Partner with the FHCMD to Affirmatively furthered fair housing and equal opportunity

- Initiate efforts to prepare an Analysis of Impediments to Fair Housing Choice as required by HUD

Discussion

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

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Actions planned to address obstacles to meeting underserved needs

Waterford Township proposes to re-allocate available pre-2014 funds in an amount not to exceed 15% of the total 2019 PY allocation to help support a curb-to-curb transit service for seniors and disabled persons administered by the Waterford Senior Center. Otherwise, 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 - 91.420, 91.220(I)(1,2,4)

Introduction

Waterford Township is an entitlement community and receives approximately \$400,000 per year from HUD through the Community Development Block Grant (CDBG) program. This section refers to program specific requirements that HUD expects all entitlement communities to report.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 | 0 |
| 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: | 0 |

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% |

Discussion

See introduction above

