



PROGRAM YEAR 2024

(July 1, 2024 - June 30, 2025)

Oakland County, MI Consolidated Annual Performance and Evaluation Report (CAPER)

A summary and evaluation of how federal housing and community development funds were used from 7/1/24 - 6/30/25 to carry out the Oakland County PY 2021-2025 Consolidated Plan

Submitted to the U. S. Department of Housing & Urban Development by: Oakland County
Neighborhood & Housing Development Division

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Oakland County Neighborhood and Housing Development Division(NHD) is responsible for the preparation of the Consolidated Plan and Annual Action Plan. The County's Consolidated Annual Performance and Evaluation Report (CAPER) for the **2024** Program Year provides a description of activities and update of financial and performance information from **July 1, 2024 to June 30, 2025** with reference to the current Consolidated Plan. This is the fourth reporting year for the 2021-2025 Consolidated Plan that covers the **2024 Program Year**.

For Program Year 2024, the Urban County was allocated **\$3,645,249.00** in Community Development Block Grant (CDBG), and **\$322,021.00** in Emergency Solutions Grant (ESG) funds. The Oakland County Home Investment Partnership (HOME) Consortium is comprised of the Urban County of Oakland (52 communities), and the Cities of Farmington Hills, Royal Oak, Pontiac and Southfield. In 2024, the Consortium received HOME funds of **\$2,293,996.19**.

This document reports the Consortium's HOME Program and the Urban County's CDBG accomplishments. Each of the three (3) Consortium member communities implement their own CDBG programs and activities. This report includes the accomplishments of the Oakland County Urban County CDBG program. The other Consortium members separately report CDBG accomplishments.

Oakland County developed the following goals for the 2021-2025 Consolidated Plan based on data analysis conducted and information collected through citizen participation and consultation efforts:

1. Preserve and/or develop quality affordable housing
2. Support capital improvements and public service programs to meet the needs of the communities
3. Reduce housing discrimination
4. Community Engagement

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing CDBG Admin/HIP Direct Project Costs/RLF and HOME Admin/Project Delivery Costs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	53	0	0.00%	25	0	0.00%
Affordable Housing	Affordable Housing CDBG Admin/HIP Direct Project Costs/RLF and HOME Admin/Project Delivery Costs	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	125	0	0.00%	25	5	20.00%

Affordable Housing	Affordable Housing CDBG Admin/HIP Direct Project Costs/RLF and HOME Admin/Project Delivery Costs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	450	319	70.89%	300	244	81.33%
Affordable Housing	Affordable Housing CDBG Admin/HIP Direct Project Costs/RLF and HOME Admin/Project Delivery Costs	CDBG: \$ / HOME: \$	Jobs created/retained	Jobs	50	0	0.00%			
Affordable Housing	Affordable Housing CDBG Admin/HIP Direct Project Costs/RLF and HOME Admin/Project Delivery Costs	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1500	844	56.27%			

Community Engagement	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$1981677	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	20	8.00%	50	137	274.00%
Community Engagement	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$1981677	Direct Financial Assistance to Homebuyers	Households Assisted	50	0	0.00%	10	0	0.00%

Community Engagement	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$1981677	Homelessness Prevention	Persons Assisted	100	50	50.00%	20	0	0.00%
Community Engagement	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$1981677	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		3	0	0.00%

Community Engagement	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$1981677	Other	Other	15	0	0.00%			
Discrimination	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$4510145 / ESG: \$322021	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		700	0	0.00%

Discrimination	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / HOME: \$4510145 / ESG: \$322021	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	3500	1245	35.57%			
Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150000	240156	160.10%	30000	2043	6.81%
Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	80489	804.89%	2000	0	0.00%
Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	1400	2653	189.50%	280	0	0.00%

Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	500	291	58.20%	100	0	0.00%
Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Buildings Demolished	Buildings	100	137	137.00%	25	0	0.00%
Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	180000	30221	16.79%	36000	0	0.00%
Facilities and Services	Non-Housing Community Development CDBG Administration & Planning	CDBG: \$ / ESG: \$	Other	Other	10	0	0.00%	2	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The overall priority for the PY 2024 Annual Action Plan was to use federal funds to support strong sustainable communities through quality affordable housing, community development, public services, and community engagement. Please see the Attached "Outcomes" for program highlights.

PY 24 - Major Initiatives

Served as lead agency for Oakland County HOME Consortium. Participated on the Continuum of Care Board. Provided participating communities with technical assistance to develop activities that use CDBG allocations to maximum advantage while ensuring program compliance. Sustained HUD certified local housing counseling agency in a barrier free facility that accommodates special needs. Conducted CDBG fiscal and programmatic risk assessments for participating communities. Hosted CDBG 101 Sessions with new staff members of participating communities. Conducted ongoing reviews of subrecipient contract files. Continued monthly virtual Office Hours of the CDBG staff to provide technical assistance to subrecipients (mandatory attendance to subrecipients who do not meet the 1.5 spending performance ratio. Provided routine technical assistance on program design, administration, and compliance efforts for CDBG, HOME and ESG recipients. Monitored housing rehabilitation and construction projects to assure quality, manage change orders and advise contractors concerning unanticipated issues. Provided ongoing telephone technical assistance to CDBG, HOME and ESG entities to ensure program compliance. Engaged the 20-member Citizens Advisory Council to review CDBG, HOME and ESG policies, procedures and performance and provide recommendations for enhanced program delivery. Facilitated the application process for low-income clients of the Home Improvement Program. OCNHD staff performed on-site inspections for CHDO construction projects in PY2024. The annual on-site monitoring included a desk review of tenant files and a physical inspection of all HOME units pertaining to CHDO projects to ensure projects satisfied all HUD and County requirements. OCNHD prioritized participation with developers, contractors, and the HOME Consortium to provide decent and affordable housing and OCNHD additional related services to foster inclusive communities free of barriers to underserved individuals and families. As the HOME program stipulates, OCNHD is focused to creating housing opportunities for households that are below 80% of the area median income. (AMI). Continued partnering with CHDOs, non-profits, and affordable housing developers to create or preserve affordable rental housing throughout the County.

PY 24 - Outcomes

Goal 1. Preserve and/or develop quality affordable housing. Strengthen the County's housing market to address the need for quality affordable

housing and create housing choice and opportunity for low-income households. One hundred forty-one (141) homes of low-income homeowners were rehabilitated through the County Home Improvement Program, totaling \$3,801,860.. Participating communities expended \$460,523.72 in minor home repair grant programs for 72 eligible low-income homeowners within their communities. The County also invested \$1,000,000 into affordable rental housing and completed a 53-unit affordable housing development in Ferndale with 5 of the units supported by HOME funds. The County also invested \$7,152,865 into the development or preservation of rental communities totaling 307 units over 5 properties. These units are currently under construction/rehabilitation.

Goal 2. Support capital improvements and public service programs to meet the needs of the communities. Investing in public facilities, infrastructure, enhancing human service programs and economic opportunities improves the quality of life of vulnerable and low to moderate income populations. Participating communities expended \$614,415.97 in Code Enforcement activities and \$1,278,149.99 in Sidewalk improvements. Public facility projects were completed including \$415,922.66 in Removal of Architectural Barriers and \$193,577.50 in Senior Centers. The County expended \$499,565.77 towards public service programs for Battered and Abused Spouses, Disabled Services, Emergency Services, Senior Services, Transportation Services, Yard Services and Childcare Services and Youth Services. ESG funded emergency shelters served 1,868 homeless people and \$217,675.94 was expended for shelter operations, and \$8,169.19 for HMIS. The ESG Rapid Re-Housing Program provided \$17,957 to the Community Housing Network and South Oakland Shelter to help people who were homeless or at risk of homelessness. This money was used to provide rental assistance, housing relocation, and stabilization services.

Goal 3. Reduce housing discrimination. Promote diverse, inclusive and equitable communities, affirmatively further fair housing and equal opportunity, and educate communities on housing related issues. \$233,390.45 was expended by the Housing Counseling Unit to provide comprehensive housing counseling services including fair housing education and assistance to resolve mortgage defaults. Approximately 164 households received individualized housing counseling on issues such as the homebuyer process, mortgage and/or property tax default intervention, reverse mortgages, rental issues and financial management, while 2,470 households received referrals by phone, email or in-person. Actions were taken to promote Fair Housing Choice, address potential losses in Section 8 and other subsidized housing, and promote Anti-Poverty programs. All County-assisted rental communities described in Goal 1 with either have project-based vouchers or will accept housing choice vouchers.

Goal 4. Community engagement. Engage community partners and stakeholders to deepen collaboration and community engagement. OCNHD staff held meetings and participated on various community-based and related taskforce. The Community Liaison attendance at twenty (20) community resource fairs and on-site visits to local housing communities has proven to be instrumental in expanding the County reach to various underrepresented resident populations. By promoting the departments programs at the community events, the 1,217 citizens received information (verbal and print) on the County programs. On-site outreach at County mobile home communities resulted in increased awareness and applications for assistance through the County Mobile Home Minor Home Repair program. Continual update to the department website and physical resources to meet the growing need and convenience of online access to resources.

Performance Measures

Consistent with federal guidelines, the Oakland County Neighborhood Housing & Development Division (OCNHD) developed a performance measurement system that identifies standardized objectives and outcomes for activities that can be reported and analyzed on a national level. The following are the statutory program goals that guide the allocation of investments: Preserve and/or develop quality Affordable Housing, Enhance Suitable Living Environments through the support of capital improvements and public service programs, reduce barriers to housing access and increase community engagement. Projects are required to meet performance outcomes that relate to at least one of the following: Availability/Accessibility, Affordability or Sustainability (Promoting Livable or Viable Communities).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	9,424	99
Black or African American	807	65
Asian	431	0
American Indian or American Native	22	0
Native Hawaiian or Other Pacific Islander	14	0
Total	10,698	164
Hispanic	144	1
Not Hispanic	10,554	163

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	6
Asian or Asian American	6
Black, African American, or African	806
Hispanic/Latina/e/o	17
Middle Eastern or North African	6
Native Hawaiian or Pacific Islander	0
White	385
Multiracial	87
Client doesn't know	0
Client prefers not to answer	1
Data not collected	25
Total	1,339

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CAPER includes a description of the race and ethnicity of those assisted. Totals shown for CDBG and HOME are pre-populated based on the accomplishments entered in IDIS. The Clients Assisted Table describes additional demographic information to include those assisted with ESG funds. Oakland County maintains data on the extent to which each racial and ethnic group have applied for,

participated in, or benefited from any program or activity funded in whole or in part by CDBG, HOME and ESG funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,645,249	13,068,168
HOME	public - federal	3,993,996	3,262,171
ESG	public - federal	322,021	252,366

Table 3 - Resources Made Available

Narrative

Since 1975, Oakland County has invested more than \$388 million in HUD funds. In PY 2024, the County utilized federal funds and recycled paybacks, program income, county match and competitive grant funds to further PY 2021-2025 Con Plan goals. The OCNHD is committed to assisting low-income persons and households through infrastructure improvements, housing rehabilitation, rental assistance (ESG) and human services. Available sources were leveraged to help meet established goals. Additional funds are received from other programs (federal/state/local), private donations and grants.

The above table provides a comparison between the expected amount of funds available from each resource to the amount expended in the program year. Resources made available were entered into HUD's Integrated Disbursement and Information System (IDIS) during the development of the PY 2021-2025 Consolidated Plan and PY 2024 Annual Action Plan. The expenditure data is also generated by IDIS based on drawdowns completed during PY 2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Oakland County	67		Urban County
Oakland County HOME Consortium	33		Consortium

Table 4 – Identify the geographic distribution and location of investments

Narrative

OCNHD administers HUD CPD grant programs through authorization of the Oakland County BOC. Current programs consist of CDBG, HOME and ESG. OCNHD targets program funds to LMI areas, individuals and households as determined by HUD, based on Oakland County demographics and U.S. Census Bureau estimate. The County contains sixty-one units of general local government, including twenty-one townships, ten villages and thirty cities. The following fifty-two (85%) of Oakland County communities participate in the County's "Urban County" CDBG housing and community development programs:

Cities - Auburn Hills, Berkley, Birmingham, Bloomfield Hills, Clarkston, Clawson, Farmington, Ferndale, Hazel Park, Huntington Woods, Keego Harbor, Lathrup Village, Madison Heights, Northville, Novi, Oak Park, Orchard Lake Village, Pleasant Ridge, Rochester, Rochester Hills, South Lyon, Sylvan Lake, Troy, Walled Lake, Wixom. **Townships** - Addison, Bloomfield, Brandon, Commerce, Groveland, Highland, Holly, Independence, Lyon, Milford, Oakland, Orion, Oxford, Rose, Royal Oak, Springfield, West Bloomfield, White Lake. **Villages** -Beverly Hills, Franklin, Holly, Lake Orion, Leonard, Milford, Ortonville, Oxford and Wolverine Lake.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG: No match requirement. Funds used for admin, infrastructure, public services. RLF funds from CDBG housing rehab loans supplement HIP. County received \$490,310.50 in CDBG Revolving Funds in PY 2024, to be recycled into HIP for single-family home rehab for LI residents.

HOME: 25% match requirement. Funds used for housing rehab, rental development and HOME-eligible projects. County matched \$516,149 in PY 2024.

ESG: 100% match requirement. Funds used for staff, noncash contributions, volunteer services, property, equipment, goods, and services.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,533,203
2. Match contributed during current Federal fiscal year	516,149
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,049,352
4. Match liability for current Federal fiscal year	287,842
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,761,510

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1	07/01/2024	0	0	0	0	0	0	516,149,220,613

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
1,873,785	1,431,420	546,228	0	2,758,976

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	540	0	0	140	0	400
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	1,648,353	0	0	528,396	0	1,119,957
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,835,903	187,550	1,648,353			
Number	61	7	54			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,500	1,618
Number of Non-Homeless households to be provided affordable housing units	388	908
Number of Special-Needs households to be provided affordable housing units	173	0
Total	2,061	2,526

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	150	0
Number of households supported through The Production of New Units	29	1
Number of households supported through Rehab of Existing Units	167	244
Number of households supported through Acquisition of Existing Units	3	0
Total	349	245

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The COVID-19 pandemic impacted housing in Oakland County. During the pandemic new affordable housing production significantly decreased, simultaneously, housing rental rates dramatically increased. The demand for affordable housing exceeds the current supply. As a result of the current housing market, OCNHD exceeded our goal of supporting homeless and non-homeless households. OCHCD exceeded our goal of rehabilitating existing low-moderate income homes as more families elected to stay in their homes instead of moving out. Our home improvement program continues to receive

inquiries from interested contractors, and we are optimistic that we will be able to meet our future production goals. OCNHD met our goal with the production of new housing units.

Discuss how these outcomes will impact future annual action plans.

The County was successful in meeting or exceeding most of its affordable housing goals in 2024. No program changes are needed at this time. Our programs are continuing to run as efficiently as possible, and we are confident that we will be able to meet our goals in 2025. We appreciate the patience and understanding of our community partners and stakeholders during this time. We are committed to providing affordable housing to the residents of Oakland County, and we will continue to work hard to overcome these challenges.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	57	11
Low-income	280	18
Moderate-income	62	34
Total	399	63

Table 13 – Number of Households Served

Narrative Information

OCNHD fosters relationships by working alongside non-profit and for-profit agencies throughout the year to promote the development, construction, production and maintenance of affordable housing. Maintaining and developing new affordable housing stock is one of the primary functions of HOME grant funds. The County has funded single family housing activities throughout the HOME jurisdiction through CHDO's. Activities include homebuyer assistance and a program to build new or acquire, rehabilitate if necessary, and then resell units to qualified low-income (LI) individuals or families.

Additionally, in 2024,

- OCNHD anticipated the completion of 3 new homes for sale to low-income buyers through the CHDO set aside. 1 new home was completed and sold to a low-income household in PY24.
- OCNHD also contracted with Community Housing Network (CHN) for development of the Unity Park development in Pontiac, contributing \$880,000 towards the 15-unit low-income rental development project.
- OCNHD allocated \$1,000,000 in HOME funds to Shepherd House, a 53 unit affordable housing development. The project was completed in PY24.

- OCNHD entered in contract for the development or preservation of an additional 307 affordable housing units spread over 5 communities using HOME and CDBG funding. The communities are currently under construction or rehabilitation.
- 141 homes were completed through the County Home Improvement Program (HIP).

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The OCNHD has administered the ESG program since 1987 and is a member of the Alliance for Housing of Oakland County, the Continuum of Care (CoC) body. The Alliance is a 501(c) (3), non-profit organization working toward a common goal to end homelessness and increase affordable housing opportunities. The Alliance is made up of many organizations from the private and public sector including emergency shelters, warming centers, providers of health services including mental health and developmental disability services, affordable housing developers, supportive housing programs, municipalities, government agencies, faith-based service providers and more. The Alliance competes for funding grants at the state and federal level including annual applications for HUD CoC Homeless Assistance Grants.

Oakland County supports the Alliance for Housing Oakland County's Continuum of Care (CoC) through staff time used for planning purposes. County staff participate on the CoC and at outreach events for homeless and at-risk people to access shelter, housing, support services, a meal, medical screenings and clothing. While not funded with HUD funds from Oakland County, the CoC performs outreach and assessments to local those experiencing homelessness. The CoC has a team that does street outreach. They use an assessment tool to assess individual needs and make appropriate referrals.

In January 2025 Oakland County started a program called Wellness Wednesday, a one-stop shop strategy that brings services and resources, which includes but is not limited to a hot meal, showers, laundry and clothes to the homeless and low-income community.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG subrecipient agencies conduct an initial evaluation to determine each individual or family's eligibility for assistance and the amount and types of assistance needed to regain stability in permanent housing. Evaluations are conducted in accordance with Oakland County CoC requirements. After initial evaluation, a housing plan is developed. Unless prohibited under the Violence Against Women Act of 1994 or the Family Violence Prevention and Services Act, ESG recipients are connected to appropriate supportive services.

Individualized plans are developed to assist program participants to retain permanent housing after assistance ends, considering all relevant considerations. Each participant is linked to available permanent supportive housing programs or local Housing Choice Voucher (HCV) Programs,

public housing commissions and project based rental assistance when waiting lists are open. Emergency Shelter and Transitional Housing allow the homeless to stay longer, if waiting for a unit to be ready and progressing toward their goals. Oakland County expended \$217,675.94 to provide shelter operations and essential services to four (4) emergency shelters during PY 2024.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Oakland County Emergency Solutions Grant, the Michigan State Housing Development Authority, and HUD all fund homeless prevention and rapid rehousing programs. Oakland County Housing Counselors and local non-profit agencies provide information, education, referrals, foreclosure prevention, and tenant/rental counseling to avoid eviction, and housing search assistance via the Michigan State Housing Authority website at:

<http://www.michiganhousinglocator.com/Portals/mshda/Default.aspx>.

CDBG funds from participating communities allocate funding to non-profit organizations to provide services to LI residents to help free up resources for their housing costs. Besides housing assistance, CDBG funds public services such as emergency food to residents, transportation, youth assistance, Domestic Violence assistance, as well as lawn care services to allow seniors and disabled residents to remain in their homes were available. The Homeless Healthcare Collaboration partners housing providers with hospital social workers to ensure that patients are not discharged from healthcare facilities directly into the streets; HOPE Hospitality has a recuperative care facility for those who are homeless and have a current health crisis to be housed and receive full-time nursing care. Michigan's Department of Health and Human Services work with local agencies to ensure that youth being discharged from the foster care system have a safe place to stay. Oakland Community Health Network (formerly the Oakland County Community Mental Health Authority) works with four (4) core providers to ensure those who have a mental illness or are developmentally delayed have the support system they need to locate and remain housed. There is a diversion program that allows individuals who are homeless to be taken to Hope Hospitality Shelter instead of jail if more appropriate.

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

ESG funds were provided to four (4) emergency shelters to pay operating costs with the goal of assisting homeless clients to become housed and self-sufficient. Oakland County collaborates with the CoC, by attending meetings and consulting on homeless matters, working towards the mutual goal of ending homelessness.

Through the members of the Alliance for Housing-Oakland County's Continuum of Care and HUD's Homeless Assistance Programs, the local Public Housing Commissions, Veteran's Affairs, MSHDA, Oakland County's ESG and other non-profits, there is an array of housing programs available to help those who are homeless, especially the chronic homeless, families with children, veterans, and unaccompanied youth to regain and maintain permanent housing. This includes (but is not limited to) Housing Choice Vouchers (MSHDA has a homeless preference), Veteran's Affairs Supportive Housing (VASH) vouchers, Permanent Supportive Housing Programs, Transitional Housing Programs, Rapid Rehousing for Families, Homeless Prevention and Rapid Rehousing, Public Housing, Section 811, Low-Income Tax Credit Programs, Housing Opportunities for Persons with AIDS (HOPWA), Supportive Services for Veterans and their Families (SSVF), and other Section 8 subsidized housing projects. These programs often link the families with other supportive services to remain housed. Members of the Alliance are working together to significantly shorten the time a household remains homeless and a performance outcome.

Oakland County as part of its commitment to ending homelessness through prevention, housing with services, reforming the system of care, and engaging the community formed and chair's, along with the Alliance For Housing, the Blueprint to End Homelessness, which represents a collaboration of providers across Oakland County's homelessness service system to develop a framework on how Oakland County will prioritize actions towards eliminating homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Oakland County does not administer public housing. However, several communities within the County operate public and assisted housing. The public housing commissions in Ferndale, Pontiac, Southfield and Royal Oak Township are entities separate from Oakland County Government and, therefore, the County has no control over the quality of the housing and resident initiatives. The cities of Ferndale, Pontiac, South Lyon and Royal Oak Township have public housing. The cities of Southfield, Ferndale and Pontiac offer Housing Choice Vouchers (HCV). In addition, the Michigan State Housing Development Authority (MSHDA) has HCV in the Urban County. The Oakland County Housing Trust Fund has approved investments in partnership with the Housing Commissions of Ferndale, Pontiac, Royal Oak Township, and Southfield to support their public housing goals through the acceptance of Housing Choice Vouchers and/or the placement of Project-Based Vouchers on the properties.

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

The mission of the Housing Authorities/Commissions is to assist low-income families by expanding their housing opportunities to access safe, sanitary, decent, and affordable housing, thereby promoting economic self-sufficiency. OCNHD Division provides timely response to requests for Certificates of Consistency from Public Housing Commissions in participating communities, consults with Public Housing Commissions on the development, amendments to and performance of the Con Plan and provides referrals.

Our staff will continue to partner and work with the local PHAs as needed to ensure the housing stability of its residents.

Actions taken to provide assistance to troubled PHAs

Oakland County is not aware of any troubled PHAs.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Based on Michigan State Law at MCL 117.1 et seq. Oakland County does not have control over local land use, certain tax policies, zoning ordinances, building codes, fees and charges and growth limitations. During PY 2024, the County continued to work to create and improve public policies that address obstacles, support the development of affordable housing and eliminate barriers to affordable housing as follows:(See attached text)

CR-35 Other Actions 1

During PY 2024, the County was an active participant in MSHDA Regional Housing Partnership for Oakland County. Collaboration with local planners and government officials was identified as a targeted activity to allow for more robust housing development. The partnership is in the process of working with Zoning Atlas to map the zoning of all parcels in the County to identify new opportunities for the creation and preservation of affordable housing. The partnership also began mapping out strategies to implement a state housing tax credit program to provide more resources for housing development and preservation. Oakland County participated in conjunction with the Continuum of Care by implementing Consolidated Plan, Annual Action Plan, and Blueprint to End Homelessness activities in support of the development of affordable housing, permanent supportive housing, and shelter capacity. The County encourages low-income participation in the preparation of annual plans. Oakland County also utilized plans, goals and input from participating communities in performance measurement system that reflects goals and outcome measures by offering HUD certified Housing Counselors to address fair housing and affordable housing needs, promoting fair housing and equal opportunity in all CDBG, HOME and ESG programs, working with Oakland County Treasurer to help homeowners resolve or remediate property tax delinquencies and prevent tax default, and distributing Fair Housing Toolkit to educate communities on actions they can take to eliminate obstacles to fair housing choice.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Consolidated Plan regulations require an analysis of Census data to determine if there are any instances of housing problems. Two types of priority problems constitute worst case needs for federal housing assistance.

1. Severe rent burden means a renter is paying more than one-half of their income for gross rent (rent and utilities).
2. Severely inadequate housing refers to units having one or more serious physical problems related to heating, plumbing, and electric systems or maintenance.

CR-35 Other Actions (2)

Rent burden is the sum of rent plus utilities plus the cost of renter insurance, if any, divided by household income. Rent burden ratios equal to or greater than 50% are considered excessive because, for these households, the cost of renting may leave inadequate resources for other needs. The threshold for determining disproportionate need is a difference of 10%; when the percent of an ethnic/racial group experiencing a problem exceeds the County-wide norm by more than 10% for that income group, it is classified as disproportionate need. Oakland County Housing Counseling meets with households who have rental issues. A spending plan is prepared, and ratios (31/42) are calculated so that a prospective renter is aware of affordability. The unit provides residents with the Oakland County Affordable Housing List containing over 13,000 units in Oakland County within 75 projects and 26 communities. The County is on a list serve and knows when any Housing Commission within the Detroit Metro Area will open their Housing Choice Voucher Waiting List. Referrals are made to www.michiganhousinglocator.com, a database of rental properties, many of which are considered affordable in Michigan. They are provided other resources for utilities, food, medical, diapers, gas cards, etc. which may free up additional income to be used toward housing. The Oakland County Housing Trust Fund also invests in the development of low-income housing with rental rates at 30% of a household income. The County Board of Commissioners (BOC) has allocated \$24M in local and federal ARPA-SLFRF funds to the Fund.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

OCNHD continues to address lead-based paint (LBP) through implementation of the Lead-Safe Housing Regulations. LBP abatement has been an integral component of the HIP since 2000 and includes LBP risk assessments on rehabilitation work which disturbs painted surfaces pursuant to 24 CFR Part 35. LBP hazards are addressed using lead abatement work practices. Contractors performing the work are licensed LBP abatement contractors. During PY 2024 16 (11%) of HIP jobs had LBP hazards that were abated.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The following actions have been taken to reduce the number of poverty-level families: (See attachment)

CR 35 - Actions to Reduce Poverty-Level Families

The County's Anti-Poverty Strategy is composed of services to help LI persons stay in their homes, services for LI persons in crisis, and job creation activities. The County HOME program provides funding for non-profits, local units of government and developers to provide affordable housing opportunities. The CDBG program allows local units of government to offer services for LI residents that may include emergency services, housing, housing counseling and job creation services. Many communities provide crisis services such as emergency food and clothing for families in crisis, minor home repair programs and yard services for eligible clients that are unable to perform tasks due to age and/or disability and

transportation services for senior and disabled residents. The County will continue to encourage local communities to use CDBG funds for anti-poverty projects. Approximately 164 households received individualized housing counseling on issues such as the homebuyer process, mortgage and tax default intervention, reverse mortgages, rental issues, and financial management. Additionally, 2,470 households received referrals by phone.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The institutional structure, through which the PY 2024 Annual Action Plan was implemented included agencies of County government, local communities, non-profit organizations, and private industry. During PY 2024, OCNHD staff continued to provide CDBG, HOME and ESG workshops and meetings to keep participating communities, agencies and developers current on new developments and policies. These workshops provide technical assistance on program eligibility; establishing and undertaking correct program processes; measuring performance; furthering collaboration between partners and building capacity with subrecipients. CHDOS and developers have opportunities to ask questions, share ideas and provide feedback.

CR 35 - Institutional Structure continued

The County also continued to track CDBG expenditures and program progress to ensure overall compliance. The County uses documentation, including labor certifications, and invoices to monitor individual CDBG projects for compliance. Each participating community corrects emergent problems and OCNHD provides technical assistance as needed. OCNHD continues to provide monthly virtual Office Hours with the CDBG staff to provide technical assistance to subrecipients (mandatory attendance to subrecipients that do not meet the 1.5 spending performance). Mandatory in-person workshops are also provided to discuss program changes. The changes and improvements made to the County Institutional Structure over the previous two Program Years has resulted in the County meeting its timeliness ratio in for the first time in several years. OCNHD monitors fund use to ensure timeliness and compliance with HOME requirements including continuing affordability, affirmative marketing, procurement, and labor standards and shares the results with Oakland County HOME Consortium members. OCNHD also monitors subrecipients, developers, and CHDO activities as prescribed by regulation. The continued to work with the Continuum of Care to overcome gaps in institutional structure and support the work of enhancing coordination of services to residents experiencing or at risk of experiencing homelessness through outreach events, training and workshops and committee work to assist organizations to overcome system gaps and client barriers. Staff hosted pre-bid and pre-construction meetings prior to the start of CDBG and HOME assisted projects; providing education and technical assistance to ensure that affirmative marketing, procurement, Section 3, U.S. Department of Labor and Davis-Bacon Act requirements are met. OCNHD provided Home Improvement Program (HIP) contractors with technical assistance to build their capacity. Staff also recertify Oakland County CHDOs before the application process. The County also maintained a MSHDA and HUD certified housing counseling unit.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The following actions have been taken to enhance coordination between public and private housing and social service agencies: (See attachment)

CR 35 - Public and Private Service Coordination

During PY 2024, OCNHD staff continued to provide information to local units of government and assist them in identifying and coordinating funding opportunities, with a focus on increasing actions aimed at expanding community development improvements and services to low-income persons and limited clientele populations. OCNHD staff serve on the CoC and provide referrals and resources to those who are at risk of or experiencing homelessness. OCNHD's Community Liaison continues to be an essential connection to furthering the knowledge of the department's programs in Oakland County. The County now has representation and connection in various community endeavors as well as aided in the coordination and attainment of public and private resources for many organizations throughout the County. Participating communities partnered with social service agencies to expand a variety of public services for low-income persons and households during PY 2024. Public services included Battered and Abused Spouses, Childcare Services, Disabled Services, Down Payment Assistance, Emergency Services, Food Banks, Housekeeping, Neighborhood Cleanups, Senior Services, Transportation Services, Yard Services, and Youth Services. OCNHD continued to coordinate the provision of CPD Grant resources in efforts to further affordable housing development and homebuyer assistance as well as continuing financial assistance to individuals and families who are either homeless or in immediate risk of losing their housing. OCNHD staff provided information from HUD and MSHDA to public agencies, individuals and/or non- and for-profit developers interested in utilizing their entity's programs for producing affordable housing projects. Staff reviewed and approved appropriate requests for Certificates of Consistency with the Consolidated Plan to ensure that proposed programs met goals and objectives. In addition, staff provided technical assistance and information about fair housing and the advancement of housing related projects for populations in need of affordable and barrier-free housing to local governments, non-profits, CHDO and for-profit developers. OCNHD coordinated with service providers by facilitating and participating in community-wide committees and engaging local experts to recommend and provide programs for target populations. Primarily, this is done through the collaborative relationship with the Alliance for Housing, Oakland County's Continuum of Care. OCNHD participated in and provided support to work groups of the CoC, assisted the CoC with its responsibilities for monitoring, evaluating and applying for funds through the HUD CoC funding process and the ESG funding process. Efforts to support partners and develop new affiliations to assist serving low-income populations continued. Initiatives focused on disseminating educational information through virtual workshops, partner meetings and traditional and innovative media advertising which helped to inform the public about OCNHD programs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The following fair housing initiatives and activities have been undertaken by Oakland County to overcome the effects of fair housing impediments: (See attachment)

CR 35 - Fair Housing Initiatives and Actions (1-4)

1. Housing Counseling Services - The OCNHD Division HUD certified Housing Counseling unit continues to promote fair housing to address and prevent housing discrimination under state and federal fair housing laws. The Unit, with three full time staff, is both a MSHDA and HUD certified agency and has adopted the National Industry Standards. All counselors are HUD and MSHDA certified and complete mandatory annual continuing education for all certifications as well as fair housing. Two counselors are on the HUD HECM roster. The staff maintains NCHCEC certifications in program management, homeownership counseling, financial capability counseling and foreclosure intervention and default counseling. Services address mortgage and property tax default, predatory lending, housing discrimination, home buying, affordable housing mortgages, reverse mortgages, tenant rights/responsibilities, preventing homelessness, home repairs, subsidized housing, rental assistance for low-income households and credit/budget issues. Housing Counselors receive ongoing Fair Housing training each year. Oakland County Housing Counseling is a barrier free facility and offers interpreter services to clients with language barriers or hearing-impairments and works to accommodate other special needs. 2. Housing Counseling & Help with Housing Discrimination Public Awareness - Oakland County offers housing counseling brochures, palm-cards and posters promoting help with housing discrimination for distribution countywide and specifically within communities having substantial minority and lower income population concentrations. OCNHD continued its partnership with the Oakland County Treasurer to resolve property tax delinquency and foreclosure. The Treasurer Office promotes OCNHD housing counseling services including fair housing in all past due property tax notices to residents for resource and referral. 3. Community Development Block Grant (CDBG) improves access to public facilities and services - Many CDBG sub-recipients prioritize the use of CDBG funds to improve barrier free access to public facilities. Projects improve access to street crossings, sidewalks, parking, public buildings, parks, public restrooms, meeting spaces, private single-family owner-occupied homes, mobile (manufactured) homes, etc. Communities also prioritize equal opportunity public services to address the special needs of low income, disabled and senior residents including home chore, yard services transportation, emergency food/clothing. 4. Equal Opportunity to Improve Homes - OCNHD administers a full service county-wide, equal opportunity Home Improvement Program for low-income residents to upgrade their home and neighborhood. Promotion includes direct mailings to households with lower housing values countywide to help sustain neighborhoods. These mailings also include housing counseling information.

CR 35 - Fair Housing Initiatives and Actions (5-7)

5. Access to Affordable Housing - OCNHD invested HOME, CDBG and other non-CPD federal funds into the development or preservation of affordable housing. This included for-sale and rental communities. This activity allows low- to moderate-income families to have safe, decent, and affordable housing without being housing cost burdened. 6. The County, led by the Neighborhood and Housing Development Division, has undertaken the funding of a Landlord Mitigation Fund to encourage landlords

to lease to those on publicly funded programs (homeless assistance programs and housing choice vouchers, primarily held by persons of color who are low income), contracted for a Blueprint to End Homelessness (disparate racial equity) and has introduced legislation to ban income discrimination and eliminate other barriers to fair housing in Oakland County. This legislation all included resolutions to call on all Oakland County cities, villages, and townships to adopt local policies to prohibit Source of Income housing discrimination.7. Equal Opportunity and Access - Oakland County ensures equal opportunity and access to all federally funded programs and activities. Community & Agency Fair Housing Outreach, and sub-recipient communities, housing development agencies and public service agencies funded by federal U.S. Department of Housing & Urban Development programs prominently place fair housing posters and information for the public to view and are required to affirmatively further fair housing in providing services.

CR 35 - Fair Housing Initiatives and Actions (8-9)

8. CHDOS - Oakland County Supports Equal Opportunity Affordable Housing Development OCNHD funds Community Housing Development Organizations (CHDOs) to develop and expand affordable homeownership opportunities and create and preserve affordable rental units for low-income families. Advocacy for Affordable Housing Developers - OCNHD provides Certificates of Consistency and advocacy for affordable housing developers and non-profit agencies to obtain low-income tax credits and/or other state and federal housing assistance in developing multifamily rental housing. 9. Homelessness Prevention and Rapid Rehousing - OCNHD provides equal opportunity and access to rental housing through Emergency Solutions Grant. All households should have the opportunity to make personal housing choices that are within their economic means while best meeting needs and preferences. The County will continue to review identified impediments to fair housing choice and develop strategies to affirmatively further fair housing.

CR-40 - Monitoring 91.220 and 91.230

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

To ensure long-term compliance with program requirements, including minority business outreach and comprehensive planning, the following standards and procedures have been implemented

Subrecipient Selection and Monitoring: A documented process is used to select subrecipients for monitoring based on risk factors and program requirements. Monitoring objectives are identified for each subrecipient, and regular on-site visits and desk reviews are conducted to assess compliance. Procurement and Labor Compliance: Close monitoring is maintained throughout the procurement, contract award, and project implementation phases to ensure compliance with procurement and labor regulations. Expenditure Review: Expenditures are reviewed to verify their alignment with approved activities and eligibility. Contractual Compliance: Adherence to applicable federal, state, and local regulations are ensured through contractual compliance monitoring. Technical Assistance: NHD staff provides technical assistance to subrecipients in areas such as program design, administration, and compliance. Housing Construction Monitoring: On-site property inspections of HOME rental projects are conducted at least every three years to ensure quality and compliance. Subrecipient Training: CDBG 101 orientations are provided to new and previous subrecipient staff to enhance their understanding of program requirements and expectations.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This report was prepared in accordance with Part 91 of the Federal Register, and in accordance with the County's Citizen Participation Plan which provides citizens with a 15-day public comment period. A notice seeking public comment and participation in a public hearing was published on August 31, 2025, in the Oakland Press. The public hearing was held at 4:00PM. on September 9, 2025 where no comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

For PY 2024, Oakland County used 20% of the grant allocation for administration. The remaining 80% of CDBG funds is split with 33% going to the County and 67% for local communities to provide housing, public facility, public infrastructure and public service programs and the County to improve affordable housing.

The County's program is on target. The activities undertaken by the County with CDBG funds are succeeding in meeting the goals and objectives of the County's Con Plan. While the overall goals and objectives are being met, the County is working on the following programmatic changes:

1. Increase the rate of expenditure of funds to reduce the balance of unexpended funds being carried forward from year to year by emphasizing to subrecipients the need for pre-design of projects.
2. Increase technical assistance efforts geared toward subrecipient timely spending performance accomplishment reporting and exploration and selection of eligible activities.
3. Institute Quarterly reporting from CDBG subrecipients on their performance of their activities and accomplishments.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The County's rental portfolio during PY 2024 consists of 3 HOME units that are under lease in Pontiac, Michigan, 5 are under lease in Ferndale, and one additional rental in Royal Oak Township. Four units are currently under construction by a certified CHDO. The County staff inspects the homes on a periodically basis to determine the condition of the properties in accordance with 91.520. Additional inspections were provided for the HOME unit rentals in Pontiac and Ferndale by a private property management company that oversees the property inspections on an annual basis as reported. Ongoing inspections will continue from Oakland County.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Participating CHDOs and affordable housing developers implement affirmative marketing procedures for HOME-assisted homebuyer projects of five or more units. This involves actions to market to and attract all eligible individuals to housing opportunities supported by HOME funding. The efforts below aim to inform and attract individuals from all backgrounds:

1. All promotional materials use the Equal Housing Opportunity logo or slogan in press releases and solicitations.
2. Each CHDO/property manager has a written plan detailing efforts to reach individuals unlikely to apply without special outreach.
3. Oakland County reviews each s marketing plan to assess success and discuss corrective measures if requirements are not met.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In fiscal year 2024, Oakland County received \$1,431,419.66 in HOME program income. Of this amount, \$588,368.49 was spent and \$2,758,976.17 remained at the end of the reporting period. As outlined in the County's Annual Action Plan, program income is allocated for housing rehabilitation, with 10% (\$1,43141.96) set aside for program administration as permitted by regulations.

Total project costs vary based on the required health, safety, and lead-based paint (LBP) remediation. An

Oakland County HIP Technician inspects each home to determine the necessary work, and all projects are then cost-estimated by the assigned technician. During fiscal year 2024, 63 homes were completed using HOME funds, which included grant, match, and program income. The following statistics pertain to households that received Home Improvement Program projects funded with program income during this period.

Table 16 PY 2023 Owner Characteristics of Home Improvement Program Projects funded with HOME PI

Table 16 - PY 2024 Owner Characteristics of Home Improvement Program Projects funded with HOME Program Income

Income Levels (AMI)			
80%	50-60%	30-50%	Under 30%
26	8	8	11
Characteristics			
Female Head	Elderly	Handicap	
34	53	16	
White	Minority	Hispanic	
42	19	2	
Small family (1-4 Persons)		Large family (5+ Persons)	
59		4	

PY2024 Owner Characteristics HIP Projects

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The Oakland County HIP provides 0% interest, no payment loans to low-income homeowners to help them maintain their homes. The program has been in place since 1975 and has helped over 3,300 homeowners. In 2024, the program completed 141 jobs. The County also offers CDBG funding for minor home repairs and mobile home repairs. CDBG funds also support the County Housing Counseling Unit, which provides first time homebuyer, landlord/tenant, and foreclosure prevention counseling. To develop and preserve affordable rental housing, the County provides HOME and CDBG gap funding to Community Housing Development Organizations (CHDOs) and other affordable housing developers using long-term, low-interest repayable loans. The County currently has 307 affordable housing units under construction that are supported using HOME/CDBG gap financing. This funding is generally combined with LIHTC, developer equity, private loans, and state funding. The County recognizes the need for affordable housing and continues to work to expand opportunities through the HOME and ESG programs. In 2024, the County continued to prioritize funding the CHDO Homebuyer Program to address affordable housing needs and provide homeownership opportunities. The County has also approved almost \$24M in non-CPD funding to be invested in affordable housing throughout the county to spur the development of 649 mixed-income units through the Oakland County Housing Trust Fund. See the attached Tables to view program performance and demographic information for PY 24.

Table 16 PY 2023 Owner Characteristics of Home Improvement Program Projects funded with HOME PI

Table 16 - PY 2024 Owner Characteristics of Home Improvement Program Projects funded with HOME Program Income

Income Levels (AMI)			
80%	50-60%	30-50%	Under 30%
26	8	8	11
Characteristics			
Female Head	Elderly	Handicap	
34	53	16	
White	Minority	Hispanic	
42	19	2	
Small family (1-4 Persons)		Large family (5+ Persons)	
59		4	

PY2024 Home Improvement SE Jobs

Table 16 PY 2023 Owner Characteristics of Home Improvement Program Projects funded with HOME PI

Table 16 - PY 2024 Owner Characteristics of Home Improvement Program Projects funded with HOME Program Income

Income Levels (AMI)			
80%	50-60%	30-50%	Under 30%
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Characteristics			
Female Head	Elderly	Handicap	
34	53	16	
White	Minority	Hispanic	
42	19	2	
Small family (1-4 Persons)		Large family (5+ Persons)	
59		4	

PY2024 Owner Characteristics HIP Projects

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	5	3	0	0	0
Total Labor Hours	3,949	46,939			
Total Section 3 Worker Hours	0	1,381			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		1			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.		1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	5				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1				
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The Oakland County Neighborhood & Housing Development Division is committed to providing opportunities for Section 3 residents and business concerns to participate in productive and meaningful employment. We integrate Section 3 components into our contracting opportunities to the greatest extent feasible, with the aim of providing Section 3 residents with employment options that will promote self-sufficiency, enhance employability, and financial independence. Our outreach efforts include our website, job fairs, and signage. We distribute data collection forms at pre-construction meetings and collect them at the end of the job. We also provide financial assistance to contractors to attend technical trainings to obtain their Lead Paint License through the state of Michigan.

CR-60 - ESG 91.520(g) (ESG Recipients only) ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	OAKLAND COUNTY
Organizational DUNS Number	136200362
UEI	HZ4EUKDD7AB4
EIN/TIN Number	386004876
Identify the Field Office	DETROIT
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Pontiac/Royal Oak/Oakland County CoC

ESG Contact Name

Prefix	Ms
First Name	Khadija
Middle Name	
Last Name	Walker-Fobbs
Suffix	
Title	Housing Officer

ESG Contact Address

Street Address 1	1200 N. Telegraph Rd. 34 E
Street Address 2	

City	Pontiac
State	MI
ZIP Code	48341-0414
Phone Number	2482304536
Extension	
Fax Number	
Email Address	walker-fobbsk@oakgov.com

ESG Secondary Contact

Prefix	Mr
First Name	Stephen
Last Name	O'Donnell
Suffix	
Title	Housing Counseling Supervisor
Phone Number	2484529200

Extension

Email Address odonnells@oakgov.c
om

**2. Reporting Period—All Recipients
Complete**

Program Year 07/01/2024
Start Date

Program Year 06/30/2025
End Date

**3a. Subrecipient Form – Complete one
form for each subrecipient**

Subrecipient or Contractor Name:

OAKLAND COUNTY

City: Pontiac

State: MI

Zip Code: 48341, 1032

DUNS Number: 136200362

UEI: HZ4EUKDD7AB4

Is subrecipient a victim services

provider: N

Subrecipient Organization Type: Unit of
Government

ESG Subgrant or Contract Award

Amount: 323720

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	11
Children	16
Don't Know/Refused/Other	0
Missing Information	0
Total	27

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	9
Children	3
Don't Know/Refused/Other	0
Missing Information	0
Total	12

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	983
Children	317
Don't Know/Refused/Other	0
Missing Information	0
Total	1300

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1003
Children	336
Don't Know/Refused/Other	0
Missing Information	0
Total	1339

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	336
18-24	119
25 and over	884
Don't Know/Refused/Other	0
Missing Information	0
Total	1339

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	43	1	0	42
Victims of Domestic Violence	473	2	1	470
Elderly	200	1	1	198
HIV/AIDS	8	0	0	8
Chronically Homeless	130	0	0	130
Persons with Disabilities:				
Severely Mentally Ill	514	3	5	506
Chronic Substance Abuse	140	0	1	139
Other Disability	386	10	1	375
Total (Unduplicated if possible)	1894	17	9	1868

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	124,000
Total Number of bed-nights provided	86,290
Capacity Utilization	69.59%

Table 24 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

See SAGE Report.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	14,471.56	44,324.93	8,172.80
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	650.81	26,569.97	900.05
Expenditures for Housing Relocation & Stabilization Services - Services	0	2396.28	2,405.50
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	15,122.37	73,291.18	11,478.35

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	0	7,958.55	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	1,726.75	3,536.89
Expenditures for Housing Relocation & Stabilization Services - Services	0	2,404.50	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	12,089.80	3,536.89

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	0	32,681.46	54,341.22
Operations	0	22,9963.48	107,656.78
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0