



Waterford Township, MI Five Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The purpose of this planning document is to establish a viable five-year working plan with full CDBG funding for developing housing, community, and economic development projects and related programs in Waterford Township that achieve the goals and objectives of Waterford's 2003-2023 Master Plan, as well as compare this with a five-year plan based on the amount of CDBG funding that will likely be available during the next five years.

Federal mandates have established requirements for communities, such as Waterford Township, to prepare this five-year Consolidated Plan in order to continue receiving federal funding for the purpose of meeting the housing, community, and economic development needs. The federal government's stated intent of requiring production of this Plan is to help local governments focus and effectively implement their community development strategies. If this purpose as stated does not devolve into an attempt by the federal government to micro-manage local affairs, then this tool may prove to be helpful as a supplemental tool to Waterford Township's existing municipal planning tools and efforts to focus and effectively implement Waterford's community development strategies and achieve national goals and objectives. The Consolidated Plan must be on file with the Township and available for public review when applying for federal funding.

To satisfy the Federal requirements, the Community Development Plan must: (1) identify housing and community development needs of the Township; (2) specify both short-and long-term community development goals that have been developed in accordance with the Housing and Community Development Act primary objectives to: (a) benefit low-and moderate-income persons; or (b) aid in the elimination of slums or blight; or (c) address serious threats to community health or welfare; and (3) clearly indicate that at least 70 percent of the five-year CDBG funds (the period covered by the Plan) will be used for activities that benefit low-and moderate-income persons.

The Consolidated Plan for 2011-2016 consists of three required sections presented in this document: Housing and Homeless Needs Assessment; Housing Market Analysis; and the Strategic Plan; along with the Annual Action Plan and Certifications that will be submitted to HUD for the 2011-2012, 2012-2013, 2013-2014, 2014-2015, and 2015-2016 Program Years.

The Housing and Homeless Needs Assessment is a description of Waterford's estimated housing and supportive services needs for the Plan period. It breaks the need for assistance down into extremely low-income (0-30 percent of area median income), very low-income (31-50 percent of area median income), and moderate-income (81-100 percent area median income) categories for renters, homeowners, seniors, large families, and disabled persons. The narrative also includes an analysis of cost-burdened (30-49

percent of gross income is dedicated to pay for housing costs) and severely cost-burdened (50 percent or more of gross income is dedicated to pay for housing costs) persons. This section also contains a description of the nature and extent of homelessness in Waterford and a narrative on the extent of lead-based paint hazards in housing units in the Township.

The second required section, Housing Market Analysis, is a description of the significant characteristics of the Township's housing market, including the supply, demand, condition, and cost of housing. A discussion of the housing needs of persons with disabilities, persons with HIV/AIDS, and their families is included. Areas of minority and low-income concentration are identified, and the amount and condition of public housing units in Waterford is outlined. The final subject covered in this section is the institutional structure Waterford has constructed to carry out its housing and community development plan, as well as the means of cooperation and coordination with the state and local governments in submitting the Consolidated Plan.

The Strategic Plan section discusses the Township's priority housing and community development needs and why they were chosen. In particular, one of the Township's major initiatives during the next five years will be focusing on continuing its urgent needs home repair and code enforcement efforts. While the Township recognizes the need for assistance to senior citizens, disabled citizens, at-risk youth, and domestic abuse victims, especially in these severely tough economic times, sustainable sources of federal or state revenue to fund programs to address such needs are near extinction. This recognition also extends to expanding and improving non-motorized pathways throughout the Township. This section references all resources available to the Township and how, where, and when they will be expended. It also contains the Township's plan for providing affordable housing, assisting homeless persons, removing barriers to affordable housing, reducing lead-based paint hazards, and reducing the number of poverty-level households. This section also contains a description of the Township's plan to overcome gaps in its institutional structure and coordinating public/assisted housing providers with service agencies. There is also a narrative on the cooperation and coordination efforts taken between the Township and other governmental entities to achieve the goals of this Plan.

The Annual Action Plan that will be submitted each year will incorporate the annual application for federal funds available to the Township in its efforts to implement the components of this Plan. Historically for Waterford Township, this includes only CDBG funding. However, if the Township becomes eligible for other HUD funding, the application for those funds will also be included in this section. The Annual Action Plan will also incorporate all of the certifications that the Township must make in order to satisfy federal requirements to receive funding. Such items as citizen participation, fair housing efforts, no-drugs-in-the-workplace, and anti-lobbying are covered.

The Consolidated Plan covers numerous programs funded by the U.S. Department of Housing and Urban Development (HUD). An approved plan must exist before grantees can receive funding through the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships
- Emergency Shelter Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)
- HOPE I, II, and III
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities
- Supportive Housing
- Single Room Occupancy (SRO)
- Shelter Plus Care

Application responsibility for the HOPWA program is automatically assigned to the largest community in the metropolitan area. The City of Detroit holds this responsibility for southeastern Michigan. For the Low-Income Housing Preservation and Permanent Housing for the Handicapped programs, the

administrative entity is the State of Michigan. Each state must also have an approved Consolidated Plan before funding will be allocated through these programs.

When CDBG funding is provided to the Township at a sufficient level, non-governmental agencies such as nonprofits may also apply for programs covered by the Consolidated Plan. In order to ensure compliance with Plan requirements, these agencies must secure a certification of consistency with the Township's Plan before applying for funds covered by the Plan. The Township will continue its efforts to support such agencies by providing certifications of consistency when the programs to receive funding achieve the Township's Consolidated Plan goals.

This Five Year Plan has been prepared to meet the requirements of the federal regulations pertaining to CDBG funding and is intended to be in existence for the full five year period specified by this document. The two major information resources that the Township utilized to create its Plan are the Township's 2003-2023 Master Plan and the most recent data from the U.S. Census Bureau. Along with this data, those needs that have been brought to the Township's attention through citizen comments were shaped into the project goals described within this Plan.

The Township's major housing, community development, and economic development assessed needs during the next five year plan period continue from the previous five-year period. These needs continue to be maintaining and improving the Township's single-family housing stock, finding means to provide assistance to senior citizens, disabled citizens, at-risk youth, and domestic abuse victims, finding funding for the construction and ongoing operation of a new community senior center, expanding and improving non-motorized pathways throughout the Township, and continuing implementation of its Master Plan goals and objectives.

The table on the following page summarizes the Township's needs as well as the reality of the availability of funding to satisfy such needs.

Charter Township of Waterford 2011-2016 HUD Consolidated Plan Funding Priorities

Activity Priorities	Estimated Five-Year New Grant CDBG Funding Needed for Full Funding	Projected Five-Year New Grant Available CDBG Funding	HUD Eligible Activity/ National Objective Designations	Anticipated 5-year Outcomes with full-funding
				Anticipated 5-year Outcomes with projected available funding
Single-Family Housing Rehabilitation	\$3,750,000	\$940,000	14A/LMC	250 single-family low-moderate income households assisted units rehabilitated 75 single-family low-moderate income households assisted units rehabilitated
Code Enforcement	\$850,000	\$690,000	15/LMA	4,000 properties brought into compliance 3,300 properties brought into compliance
Program Administration	\$520,000	\$150,000	21A	CDBG program oversight and management CDBG program oversight and management
Fair Housing	\$50,000	\$20,000	21D	Fair housing services Fair housing services
Sidewalk Improvements	\$500,000	-0-	03L/LMA	Remove and replace 30,000 lineal ft. of deteriorated sidewalk/bikepath sections Insufficient funding available for this project
Street Improvements	\$6,500,000	-0-	03K/LMA	Remove and repave 57,700 lineal ft. of deteriorated neighborhood streets, and pave 2,000 lineal ft. of gravel road Insufficient funding available for this project
Acquisition	\$1,000,000	-0-	01/LMA	Acquire 16 acre parcel from Road Commission for Oakland County to create new community park Insufficient funding available for this project
Community Senior Center	\$15,000,000	-0-	03A/LMC	construct and house a new full-service senior center Insufficient funding available for this project
Senior Services	\$250,000	-0-	05A/LMC	assist 500 senior citizens with chore services 0 persons assisted, insufficient funding
Handicapped Services	\$250,000	-0-	05B/LMC	assist 250 disabled citizens through assistance programs 0 persons assisted, insufficient funding
Youth Services	\$250,000	-0-	05D/LMC	assist 3,500 youth through youth programs 0 persons assisted, insufficient funding
Substance Abuse Services	\$250,000	-0-	05F/LMC	assist 300 substance abusers through assistance programs 0 persons assisted, insufficient funding
Battered and Abused Spouses Services	\$250,000	-0-	05G/LMC	assist 300 domestic abuse victims through assistance programs 0 persons assisted, insufficient funding
Totals	\$29,420,000	\$1,800,000		

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The mission of this strategic plan, a five-year plan covering the years 2011 through 2016, is to improve the quality of life for all citizens, strengthen community pride, and provide equality of opportunity for low- and moderate-income citizens.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

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 through 2000 census data, as shown in Map 4, which are the Township's areas of highest concentration of low- and moderate-income citizens. These target areas will be adjusted if necessary to reflect any changes in low-moderate income population densities identified by the 2010 Census. The basis for allocating investments geographically within Waterford is established annually by the Township Board, which decides on a recommendation of highest priority allocations for each program year. The only obstacle to meeting underserved needs is the continuing slashing of the funding required to meet these needs, to the point where such funding sources are near elimination. The Township and its service partners will continue to struggle in meeting these needs as long as funding levels for such programs remain significantly low.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Waterford's Community Planning and Development 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. The Community Planning and Development Department is responsible for administering all facets of the Township's CDBG funds.

In developing its plan, the Township has focused on a primary resource, the Community Development Block Grant (CDBG) Program, to accomplish its housing and community development strategy over the next 5 years. The reason for the Township focusing on the use of CDBG funds is the continuing economic depression and state/municipal fiscal crisis in the State of Michigan has not yet abated and is projected to continue through the current decade, virtually eliminating state and local funding resources that could be used to assist in program funding.

A significant aspect of this consolidated planning process is the incorporation of pertinent Township Master Plan goals and objectives into this document. To better achieve its Community Development objectives and provide the best possible programs to its citizens, the Waterford Township Community Development Program actively seeks to coordinate its programs and activities with other public and private agencies providing supplementary or complementary services.

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

Charter Township of West Bloomfield
Charter Township of White Lake
Charter Township of Commerce
Charter Township of Independence
City of the Village of Clarkston
Charter Township of Springfield
Charter Township of Orion
City of Lake Angelus
City of Pontiac
City of Auburn Hills
City of Sylvan Lake
City of Keego Harbor

Michigan Department of Natural Resources
Michigan Department of Environmental Quality
Michigan State Housing Development Authority
Michigan State Department of Transportation
HAVEN
Open Door Outreach Center
Forgotten Harvest
United Way for Southeastern Michigan
Society of St. Vincent De Paul
Community Housing Network
Common Ground
Oakland County Children's Village
Oakland County Planning and Economic Development Services
Oakland County Community and Home Improvement Division
Oakland County Taskforce on Homelessness
Oakland County Community Mental Health Authority
Oakland Livingston Human Service Agency
Oakland Intermediate School District
Road Commission for Oakland County

SEMCOG

Waterford Chamber of Commerce
Waterford Senior Citizens Center
Waterford School District
Waterford Parks and Recreation Department
Waterford Building and Engineering Department
Waterford Department of Public Works
Waterford Planning Commission

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

The Charter Township of Waterford adopted its current citizen participation plan after a public hearing on December 11, 1989. On the same date, the Waterford Township Board of Trustees adopted the current plan. Minor language revisions were made to the plan on May 2, 1995 to make the plan consistent with the new consolidated plan regulations. Additional revisions were made to the citizen participation plan in November 2002 after the Township Board approved a CDBG advisory committee restructuring plan that provided for a transition to the Township Planning Commission undertaking the CDBG advisory responsibilities. Since 2005, the Township Planning Commission has been advising the Township Board on all community development needs and priorities in order to provide an effective coordination between the Township's Master Plan and the HUD Consolidated Plan. The following process was conducted in accordance with the Township's current citizen participation plan.

The Planning Commission will hold a public hearing on March 29, 2011, at 4:30 p.m. at Township Hall to discuss the CDBG Consolidated Plan development process and offer opportunities for public input into formulation of the plan. The public hearing will be advertised on March 9, 2011 and again on March 13, 2011 in The Oakland Press, a local newspaper, which is widely distributed to households in the Charter Township of Waterford and north Oakland County. All Planning Commission meetings are also posted on the Township's website (www.twp.waterford.mi.us), on the Township's cable station, and at Township Hall. Further, the Planning Commission meeting will be broadcast live on the Township's cable station and re-run at least twice for the two weeks after the meeting.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

The Charter Township of Waterford will carry out its housing and community development strategy through an institutional implementation structure with its Community Planning and Development Department at the center. The Township's Parks and Recreation Department, Building and Engineering Department, and Public Works Department will be instrumental in achieving the goals and objectives of this plan. The Michigan State Housing Development Authority provides additional housing services on a statewide level. Waterford's Community Planning and Development Department will be responsible mainly for achieving the objectives of urgent needs home repairs of existing homes and urgent needs home repairs for households with special needs through the Township's Housing Rehabilitation Program. This Housing Rehabilitation Program will be funded with financial resources received through the Community Development Block Grant received from the U.S. Department of Housing and Urban Development. Waterford's Community Planning and Development Department will be the focal point for implementing Waterford's housing strategy. This public institution shall serve primarily as a housing and community development agency, but shall also serve secondary functions such as a financial institution loaning funds through the Housing Rehabilitation Loan Program, as a planning agency, and in certain limited instances as a social services agency.

The strengths of Waterford's delivery system are found in the depth of staffing experience and commitment developed over the past thirty-six years, combined with excellent interorganizational partnerships with HUD's Detroit Field Office staff, Oakland County's staff, the Waterford School District, and the devoted non-profit organizations serving Waterford's citizens. These interorganizational relationships have been enhanced and expanded through Waterford's commitment to utilizing computer technology in expanding its capacity for planning and for communications with its citizens. The sole gap in the delivery system is evident to those at the local delivery system level: lack of funding. This gap continues to worsen and create damage to the social fabric in our communities through the continuing withdrawal of these block grant resources by the federal government, where proper economies of scale allow for efficient and effective funding of these policy initiatives.

One other public organization, the Michigan State Housing Development Authority, provides rental assistance to those elderly, low-and moderate-income citizens, and other citizens with special needs throughout the State of Michigan.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Waterford Township shall monitor its consolidated plan strategies by utilizing the Annual Consolidated Plan Performance Report to ensure that its community development goals are being carried out in a timely manner.

Waterford Township shall require service records for each individual/family served by an agency acting as a subrecipient for the Township. Subrecipients will also be required to submit a service report with a statistical breakdown of clients served with each payment request. The Township will review these records for accuracy throughout the program year and then a year-end review as well.

These methods will then be used to compare the actual results of the Township's efforts with that of the annual goals stated in its CP. The Township will then determine the areas where the Township has fallen

behind in its housing/community development goals and at that time increase its efforts to adequately meet its goals in the future years

The Community Planning and Development 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. Waterford's Community Planning and Development Department maintains a continual performance monitoring system through the annual single audit at the end of each calendar year and the annual performance report at the end of each CDBG program year which includes HUD's performance measurement reviews.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

The general priorities for both economic and community development within the Township is based on citizen-articulated and identified economic and community development needs, primarily as they relate to low-and moderate-income persons, and blight conditions which have been identified within the Township. The basis for assigning priorities is established by the Township Board, with recommendations by the Planning Commission.

Long-term objectives, for the purpose of this planning document, can be defined as those community and economic development objectives that are practical and obtainable with appropriate federal Block Grant funding for a period beyond the scope of this five-year plan, yet within a range manageable for sound planning purposes.

1. The elimination of blight and the prevention of blighting influences within the Township, including elimination and prevention of deteriorated properties and neighborhoods that are important to the welfare of the populace of Waterford Township; principally those of low-and moderate-income.
2. The elimination of conditions which are detrimental to health, safety, and public welfare, through housing rehabilitation assistance, and related revitalization of public and private activities.
3. The expansion and improvement of the quality and quantity of community services, and facilities principally for persons of low-and moderate-income, to include both the senior and youth populace.
4. The expansion and conservation of the Township's housing stock in order to provide a decent, safe and suitable living environment for all persons, but principally for persons of low-and moderate-income.
5. A more rational utilization of land and the better arrangement of residential, commercial, industrial and recreational activities.
6. The introduction of new and needed businesses and industry within the Township to strengthen the economic base.
7. The provision of expanded employment opportunities for low-and moderate-income persons.
8. The establishment of a working public-private partnership to facilitate the implementation of economic development strategies.
9. The development of park and recreational facilities which serve primarily lower income neighborhoods.
10. The preservation of public and private facilities and the elimination of barriers for the handicapped.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

The federal government has concluded that childhood lead poisoning is the number one environmental health hazard facing American children. In the 1990s the federal government estimated that 10 to 15 percent of all preschoolers have blood levels high enough to warrant concern for their intellectual development. Lead poisoning affects children of every socio-economic level. However, those households in the lowest-income categories are estimated to be disproportionately affected.

The federal government banned the use of lead in residential paint in 1978. Even with this ban, more than half the total U.S. housing stock contains some lead-based paint. Children are most at risk from the dangers posed by remaining lead paint that is exposed, chipping, and peeling. Very severe lead exposure in children can cause coma, convulsions, and even death. At high levels, lead can cause mental retardation, kidney damage, damage to central nervous systems, and damage to blood forming tissues. However, for most children, lead poisoning is a silent disease with obvious symptoms. Most children who become exposed to lead-based paint and dust hazards are living in older homes.

In lower income households, lower income has often translated into postponing needed housing repairs and/or improvements. In many older properties, windows have been allowed to deteriorate, resulting in peeling, chipping, flaking paint, and frequently containing high levels of lead.

In the 2009 Annual Report on Blood Lead Levels Among Adults and Children in Michigan, produced by the Michigan State University Department of Medicine and Oakland County Health Division and the Michigan Occupational Safety and Health Administration, identified 0.2% of children aged 6 and younger possess an elevated blood lead level. This is lower than the 0.9% for the state of Michigan as a whole, and substantially lower than communities such as Highland Park (5.8%) and Detroit (2.6%). None of Waterford Township's ZIP Code areas (48327, 48328, and 48329) are on the State of Michigan Childhood Lead Poisoning High-Risk ZIP Code Areas. The low numbers and scattered distribution of the cases indicates that lead-based paint poisoning is not a significant problem in Oakland County and by extension, in Waterford.

Based on the age of the 30,383 housing units in Waterford Township, as recorded in the 2000 Census, a minimum of 21,731 housing units, or 71 percent, is estimated to potentially contain lead-based paint due to the construction age of the structure. Waterford has rarely experienced occurrences of lead-based paint problems due to property maintenance failure. In fact, during the past ten years of individualized notifications to low- and moderate-income homeowners, there was 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.

The Charter Township of Waterford shall address what lead-based paint problems that might exist through the following actions:

Continue Waterford's efforts to reduce lead-based paint hazards by providing all applicants for urgent needs home repair loans with information about the dangers of lead poisoning.

A risk assessment will be performed on each qualified major housing rehabilitation project prior to initiation of work and a lead-based paint test will be performed upon completion of each major housing rehabilitation project to determine compliance.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Less than one fourth of Waterford Township's total housing units are rental units. Of that amount, approximately 8.5 percent are units virtually assured for low income renters through the Michigan State Housing Development Authority's Rental Assistance Program for the three Section 8 project-assisted complexes. This translates into a total of 594 complete units. The 2000 census shows that there were 1,653 renter households with income 0 to 80% of MFI and a cost burden of 50% or more. This would mean that there are 1,059 additional low-income renter-households that are in need of some type of rental housing assistance. It is believed that with proper funding levels, those additional low-income households unable to rent the existing project-based tenant-assistance Section 8 housing units would best be served through funding from the tenant based tenant-assistance Section 8 Program.

The construction of additional rental housing units for elderly citizens is another of Waterford's housing needs. The rationale for this need is based on the 2000 census data which shows that 26% of the rental households in Waterford with 0 to 80% MFI are comprised of elderly citizens. It is also assumed that due to the increased longevity of today's population, the percentage of the elderly population will only increase over the next five years and therefore additional housing units will be needed to properly house this population group. This projection is bolstered by the fact that the percentage of the rental households in Waterford with 0 to 80% MFI that are comprised of elderly citizens went from 23 percent in 1990 to 26 percent in 2000.

With approximately 97% of the land zoned single-family residential currently developed and occupied by single family housing units, as well as the collapse of the housing market over the past three years, Waterford Township puts no priority on new construction of single family residential units. Due to the plunge in housing values over the past three years, and the expectations that the reduced values will remain so for the next decade, the affordable housing needs of those low to moderate income citizens are being met through the existing housing stock so that is not crucial to prioritize new construction in order to obtain that objective.

Based upon the 2000 census, less than 1% of all owner-occupied housing units and less than 5% of all rental units in Waterford Township were in a vacant status. This has changed due to the significant increase in the number of home foreclosures since 2008. The Township will not obtain exact numbers on the impact until later this year when the 2010 Census detailed data for Waterford is released. However, the

issues surrounding the dwelling vacancies in Waterford is a result of national economic forces beyond the control of Waterford Township and its citizens. If further information is accumulated during the next 5 years, if regulations allow, and if federal or state financial resources are available, assistance to first-time homebuyers will be given in some form so as to ease the difficulties experienced in obtaining a first home.

i. Very Low-Income

Very little need is found for the new construction of rental housing units for very low-income groups because it is believed that these groups needs are already being met. However, there appears to be a strong need for support facilities and services for these groups wherever and whenever financial resources are available. It is believed that Waterford Township contains enough affordable rental housing units for low-income citizens but that the security of these citizens' ability to afford these units may best be reinforced through such programs as child care, job re-training, and continuing education. However, the level of need for these support facilities and services is uncertain at this point in time because there is very little data from which exact needs can be ascertained. If more data becomes available during the 5-year period of this planning document, as well as funding, more specific proposals to address those problems will be outlined.

There is currently minimal to no need for moderate or substantial rehabilitation nor acquisition for the objective of rental rehabilitation. This is due to the fact that of the 6,959 rental units currently in the Township, a full 78% of those units are 35 years old or younger. Of the rental units set aside for low income citizens through the project-based Section 8 Program, 100% of the units are less than 30 years old. It is believed that rehabilitation of rental units will not be a priority during the life of this 5-year plan.

The overwhelming majority of housing units in Waterford are single family residential units, of which nearly 63% were constructed between the years of 1940 and 1979. Therefore, most of these units are structurally sound but they are in need of typical maintenance repair work, such as roof repairs and furnace updates, in order to ensure that the structures maintain their affordability as well as their livability. It is for these reasons that Waterford Township finds its greatest housing need is the urgent needs home repairs of its single-family residential housing units. Through this one objective alone, housing affordability in Waterford Township can be sufficiently maintained not only for the general populace, but also for all the low and moderate income household groups, particularly the elderly, the single female-head of households, and all minority groups currently residing and expecting to reside in Waterford Township. While there is no statistical evidence to confirm it, the Township believes that the thirty-six years of CDBG-assisted housing rehabilitation has had a profoundly positive impact on the maintenance and improvement in the quality of its housing stock. Currently, about 30 of these single-family residential units receive assistance in the form of housing rehabilitation deferred payment loans each program year, although the unit assistance level is anticipated to decrease as the level of CDBG funding continues to decrease.

ii. Other Low-Income

Very little evidence is found for the new construction of rental housing units for all other low-income groups because it is believed that these groups needs are already being met. However, there appears to be a strong need for support facilities and services for these groups wherever and whenever financial resources are available. It is believed that Waterford Township contains enough affordable rental housing units for low-income citizens but that the security of these citizens' ability to afford these units may best be reinforced through such programs as child care, job re-training, and continuing education. However, the level of need for these support facilities and services is uncertain at this point in time because there is very little data from which exact needs can be ascertained. If more data becomes available during the 5-year period of this planning document, as well as funding, more specific proposals to address those problems will be outlined.

There is currently minimal to no need for moderate or substantial rehabilitation nor acquisition for the objective of rental rehabilitation. This is due to the fact that of the 6,959 rental units currently in the Township, a full 78% of those units are 35 years old or younger. Of the rental units set aside for low income citizens through the project-based Section 8 Program, 100% of the units are less than 30 years old. It is believed that rehabilitation of rental units will not be a priority during the life of this 5-year plan.

The overwhelming majority of housing units in Waterford are single family residential units, of which nearly 63% were constructed between the years of 1940 and 1979. Therefore, most of these units are structurally sound but they are in need of typical maintenance repair work, such as roof repairs and furnace updates, in order to ensure that the structures maintain their affordability as well as their livability. It is for these reasons that Waterford Township finds its greatest housing need is the urgent needs home repairs of its single-family residential housing units. Through this one objective alone, housing affordability in Waterford Township can be sufficiently maintained not only for the general populace, but also for all the low and moderate income household groups, particularly the elderly, the single female-head of households, and all minority groups currently residing and expecting to reside in Waterford Township. While there is no statistical evidence to confirm it, the Township believes that the thirty-six years of CDBG-assisted housing rehabilitation has had a profoundly positive impact on the maintenance and improvement in its housing quality stock. Currently, about 30 of these single-family residential units receive assistance in the form of housing rehabilitation deferred payment loans each program year, although the unit assistance level is anticipated to decrease as the level of CDBG funding continues to decrease.

iii. Moderate-Income

Very little is found for the new construction of rental housing units for moderate-income groups because it is believed that these groups needs are already being met. However, there appears to be a strong need for support facilities and services for these groups wherever and whenever financial resources are available. It is believed that Waterford Township contains enough affordable rental housing units for moderate-income citizens but that the security of these citizens' ability to afford these units may best be reinforced through such programs as child care, job re-training, and continuing education. However, the level of need for these support facilities and services is uncertain at this point in time because there is very little data from which exact needs can be ascertained. As more data becomes available during the 5-year period of this planning document, as well as funding, more specific proposals to address those problems will be outlined.

There is currently minimal to no need for moderate or substantial rehabilitation nor acquisition for the objective of rental rehabilitation. This is due to the fact that of the 6,959 rental units currently in the Township, a full 78% of those units are 35 years old or younger. Of the rental units set aside for low income citizens through the project-based Section 8 Program, 100% of the units are less than 30 years old. It is believed that rehabilitation of rental units will not be a priority during the life of this 5-year plan.

Based upon 2000 census data, approximately 24% of Waterford's rental units are occupied by moderate income households. These rental housing units are generally 35 years old or younger. These units are moderately priced and well within economic reach of those citizens classified as moderate income. In light of these facts it is determined that the rental housing needs of the moderate income group of Waterford citizens will be met during this 5-year period.

In Waterford Township, the needs of homeowners are the same for low income, very low income and moderate homeowners. The overwhelming majority of housing units in Waterford are single family residential units, of which nearly 63% were constructed between the years of 1940 and 1979. Therefore, most of these units are structurally sound but they are in need of typical maintenance repair work, such as roof repairs and furnace updates, in order to ensure that the structures maintain their affordability as well as their livability. It is for these reasons that Waterford Township finds its greatest housing need is the urgent needs home repairs of its single-family residential housing units. Through this one objective alone, housing affordability in Waterford Township can be sufficiently maintained not only for the general populace, but also for all the low and moderate income household groups, particularly the elderly, the single female-head of households, and all minority groups currently residing and expecting to reside in Waterford Township. While there is no statistical evidence to confirm it, the Township believes that the thirty-six years of CDBG-assisted housing rehabilitation has had a profoundly positive impact on the maintenance and improvement in its housing quality stock. Currently, about 30 of these single-family residential units receive assistance in the form of housing rehabilitation deferred payment loans each program year, although the unit assistance level is anticipated to decrease as the level of CDBG funding continues to decrease.

iv. Large Families/Persons with Disabilities/Persons with HIV/AIDS

Waterford has found no evidence of overcrowding problems with large families within its jurisdiction. Currently, Waterford Township also possesses no evidence of any special jurisdiction housing needs for persons with disabilities and persons with HIV/AIDS. Again, given the stability and the affordability of Waterford's housing market, the need for additional structures is not a priority. The highest priority for persons in this group would be given to moderate rehabilitation in that it is believed that most problems faced by groups of persons covered under this section would be in overcoming physical barriers into, out of, and throughout a housing unit. These barriers therefore, would best be overcome and eliminated through a well-funded rehabilitation program. The second need of this group would be rental assistance, which is provided by the State and not the Township. Finally, in order to ensure that the housing needs of this segment of Waterford's population is addressed in the future and that innovative solutions beyond current capabilities may be addressed, 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.

v. Disproportionate Needs for Identified Racial and Ethnic Groups.

The Township does not have within its jurisdictional boundaries any racial or ethnic group that has a disproportionately greater need than other groups for housing. According to the 2000 Census, over 95 percent of Waterford's residents are native-born Americans. Nearly 93 percent of Waterford citizens are identified as caucasian, with three percent identified as African-American. Nearly four percent of the total population are identified as Hispanic.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

In all but one area, the Charter Township of Waterford has maintained stability in its population, in its housing stock, and in the maintenance and the availability of housing stock to those low and moderate income persons residing in the Township. This situation is not expected to change during the 5 years covered by this plan. The one area where it is anticipated that the Township will see a change in its housing needs is in the area of the housing for the elderly citizens of Waterford. Waterford Township will remain ready to address and meet any possible changes in the current housing needs during the next 5 years of this plan.

- i. Priority One-Ensure Financial Resources Are Available To Low/Moderate-Income Single-Family Residential Homeowners to Maintain and Upgrade the Structural Integrity of Their Homes

There is a substantial number of homes in Waterford Township which can be classified in the affordable price range. The mortgage payments for these homes, in and of themselves, are quite affordable and can be paid on the monthly basis by these low-and moderate-income households. However, in doing so, these very same households have little or no financial resources left over in which to maintain and upgrade the structural integrity of these homes. As the bulk of these homes age past 30 years, it becomes imperative to ensure that these low-moderate income households are given the opportunity and the access to financial resources with which to maintain and upgrade their homes. This is evident in the fact that over 20 percent of all single-family owned homes have reported housing problems. That percentage shoots up to nearly 71 percent for households with incomes less than 50 percent of MFI. Continued diligence in providing housing rehabilitation assistance is essential so that stability and affordability will continue to be trademarks of Waterford's housing stock.

GOAL: Utilizing the Township's Community Development Block Grant funds, assist 250 households through Waterford's Housing Rehabilitation Program if fully funded or 75 households if funding continues on the current reduced funding level.

iii. Priority Two-Provide Homebuyers Assistance To First-Time, Low/Moderate-Income Homebuyers

In the current economic climate it is believed that there may be some first time homebuyers of low-and moderate-income who will have difficulty in accumulating a down payment for even an affordable house. To enable this group of homeowners to purchase an affordable house, some sort of homebuyer's assistance needs to be made available to them. After 100% expenditure of its Neighborhood Stabilization Program (NSP) funding, the Township does not have the financial resources available nor the regulatory wherewithal through the CDBG Program to give the assistance to this group of prospective homebuyers. The Township shall pursue financial resources such as NSP if they are made available so that it will be able to offer this sort of assistance to those first time homebuyers.

GOAL: If funding becomes available, assist eligible low-and moderate-income households to become first time homebuyers.

iv. Priority Three-Secure the Additional Construction of Senior Rental Housing

The elderly population of Waterford comprises 14 percent of the total 2000 Township population. The Township projects that this percentage will grow as life expectancy increases and the large post-World War II generation reaches retirement age. Therefore, additional housing units will be needed to ensure that this growing elderly population is secure in their quality of life.

GOAL: Support state-, federally-, and privately-funded new construction of rental units for use by elderly citizens.

Identification of Obstacles to Meeting Underserved Needs.

The only obstacle to meeting underserved needs is the continuing federal and state slashing of the funding required to meet these needs. 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 struggle to meet these needs as best as possible until funding levels are restored to reasonable levels.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

Waterford offers a diversity of housing which reflects a wide variety of style and housing opportunities. There have been continuous increases in home sizes over the years, together with increased demands on the electrical, plumbing, energy efficiency and storage space needs. Older homes are gradually seeing improvements, with crucial assistance coming through the Township's CDBG-funded housing rehabilitation efforts, to meet these trends.

As shown in Table 21, nearly 74 percent of current residents own their own home, a nearly 20 percent increase during the last decade, while the percent share of renter occupied housing decreased from 25.8 percent of the total in 1990 to 22.9 percent in 2000. Nearly 78 percent of Waterford's housing is single family housing, as shown in Table 22. Additionally, the total demand for housing in the Township is strong, with only 3.3 percent of the units in 2000 identified as vacant, down from a 3.9 percent vacancy rate in 1990.

The growth in Waterford's average housing values between 1996 and 2000, shown in Figure 7, also reflects the demand for Waterford's housing stock. During this period, average housing prices rose by \$34,100, or 31.03 percent. Map 2 provides a graphical representation of the distribution of residential market value classifications throughout the Township.

The strength of the Waterford housing market is reflected in the net increase of housing units, as shown in Table 23. While there was an average of 38 housing units per year demolished between 1990 and 2001, an average 451 housing units per year were built during the same time period. The construction of the net 4,970 housing units during this time period increased Waterford's housing stock by 25 percent. This time period also contributed the second largest number of single family houses within a decade in Waterford's history, as shown in Table 24. Only the decade of the 1950s produced more houses in Waterford.

All of the above-described factors contributed to a stable housing market with a mix of housing units with an emphasis on single family residential housing. It is believed that this stability will continue for the foreseeable future as long as the current level of rental assistance is maintained and the condition of the single-family residential housing stock in Waterford is not allowed to fall into irretrievable disrepair.

In Waterford Township, there are only three assisted housing complexes. All three of these complexes are project-based Section 8 developments. There is a total of 594 units. Of this total, 355 are for elderly citizens and the remaining 239 are one- to three- bedroom low-income units. There are no vacancies in any of the complexes; in fact there are one- to three- year waiting lists of prospective occupants. There are no unused vouchers and no expected unit losses in this category.

In Waterford Township, there are no facilities for the homeless or persons threatened with homelessness.

In Waterford Township, there are two supportive housing facilities for the frail elderly, Lourdes Nursing Home and Canterbury On The Lake. Lourdes is an 80-bed complex which is full to capacity and Canterbury is a 215-bed complex which is also full to capacity.

All of these factors have combined to produce a stable environment for affordable homeownership and rental of housing units. Due to the high degree of developed land in Waterford, as well as the housing market collapse, growth in additional single family and rental housing units will be small in actual numbers. The greatest threat to the availability of rental housing for the low and moderate income population will be the availability of federal and state rental assistance. If funding were no object, 5,225

housing units, all households reported in the Housing Needs Table as possessing housing problems plus the Section 8 rental units, would be targeted for local/state/federal assistance.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

i. Priority One-Provide Rental Assistance to Low-Income Renters

GOAL: If funding is available, the Michigan State Housing Development Authority Section 8 Rental Assistance Program will assist 700 additional rental households through federal rental assistance.

ii. Priority Two-Ensure Financial Resources Are Available To Low/Moderate-Income Single-Family Residential Homeowners to Maintain and Upgrade the Structural Integrity of Their Homes

GOAL: Utilizing the Township's Community Development Block Grant funds, assist 250 households through Waterford's Housing Rehabilitation Program if fully funded or 75 households if funding continues on the current reduced funding level.

iii. Priority Three-Provide Homebuyers Assistance To First-Time, Low/Moderate-Income Homebuyers

GOAL: If federal or state funding becomes available, assist 50 low-and moderate-income households to become first time homebuyers.

iv. Priority Four-Secure the Additional Construction of Senior Rental Housing

GOAL: Support state-, federally-, and privately-funded new construction of 500 additional rental units for use by elderly citizens and assist 100 elderly homeowners through the urgent needs home repair loan program.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

There are no public housing facilities in Waterford Township, therefore this section is not applicable.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

There are no public housing facilities in Waterford Township, therefore this section is not applicable.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

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.

BARRIERS TO AFFORDABLE HOUSING

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 70,000 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.

FAIR HOUSING

In 1990, the Township entered into a contract with the Fair Housing Center of Metropolitan Detroit for the preparation of the Fair Housing Needs Analysis for the Charter Township of Waterford. In accordance with the recommendations of the Township's first Fair Housing Needs Analysis Report, the Township had begun contracting with the Fair Housing Center of Metropolitan Detroit for the provision of fair housing counseling, complaint reception, investigation, and resolution services for citizens and potential citizens of

Waterford Township. The Township has continued this contractual relationship with the Fair Housing since then. Between January 1, 1990 and June 30, 2010, the Fair Housing Center received a total of 46 complaints involving a Waterford firm/property filed with them, with 11 percent of these complaints litigated by the Fair Housing Center, and seven of 23 of the Fair Housing Center-tested cases revealing a significant level of differences in treatment of fair housing testers. Since it had been 14 years since Waterford's first analysis of impediments to the exercise of fair housing, the Township contracted with the Fair Housing Center to conduct an analysis of impediments during 2004. In November 2004, the Fair Housing Center presented the Township with an Analysis of Impediments to the Exercise of Fair Housing Choice for the Charter Township of Waterford. This analysis provided a review of the actions taken by Waterford between 1990-2004 to affirmatively further fair housing and implement the 1990 fair housing recommendations, a demographic update based on the 2000 Census, a review of the nature and extent of fair housing discrimination complaints involving properties in Waterford and a review of survey tests of Waterford properties, a review of mortgage lending practices of financial institutions that serve Waterford residents and potential residents, a review of Waterford's public policies and procedures, and a new set of recommendations for the Township to continue its efforts to further fair housing. The Township completed a majority of the recommended actions by early 2010. At the end of 2010, the Township again contracted the Fair Housing Center to prepare a new Analysis of Impediments to the Exercise of Fair Housing Choice that will incorporate the 2010 Census data for Waterford. The latest analysis is expected to be completed before the end of 2011. The Township will then begin to implement the recommended actions based upon funding availability.

In addition to working to achieve these recommendations, Waterford Township also will continue to provide assistance in the form of referrals, information dissemination and complaint processing to residents and non-residents wishing to relocate into the Township, landlords and tenants regarding fair housing law, equal opportunity for housing and tenant/landlord rights.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Due to the stability of Waterford Township's housing market, its continuing affordability range for low-moderate income persons, and the continuing very low vacancy rate within both the homeowner as well as rental housing markets, the conclusion is reached that Waterford has a non-existent to very minute homeless problem within its boundaries. 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. On January 29, 2004, the Oakland County Taskforce on Homelessness and Affordable Housing conducted a point in time

homeless census with the assistance of the four known emergency homeless facilities and two transitional programs in Oakland County. None of the six facilities are physically located in Waterford, although many of them are located in the neighboring community of Pontiac. The 2004 Oakland County counting effort showed a total county sheltered homeless population of 523 individuals staying at shelters in Oakland County. There were an additional 512 homeless individuals found staying in vans, motels, and other non-housing settings. The County has utilized this count to estimate a total Oakland County homeless population of 5,000 persons in 2005. Assuming the worst case that the percentage of this homeless population coming from Waterford is the same as it was in the county's 1990 count, a homeless population estimate has been extrapolated from the 5,000 person County estimate showing that Waterford's homeless population would be about 85 persons, or 0.12% of the Township's total population. This estimate is what has been used in the Continuum of Care Homeless Population and Subpopulations Chart. This is believed to be firm evidence that Waterford, through its efforts to maintain housing affordability, has held homelessness to virtual non-existence within its borders. Until such time that there is evidence that proves this assertion to the contrary, Waterford Township assigns no general local priorities to this area; instead it intends on focusing its efforts in support of county-wide efforts to combat homelessness.

(NOTE: The 1990 census shelter night count found zero homeless in the Waterford community. The Oakland County Task Force on Homelessness/Affordable Housing Homeless Registration Data for January 1, through December 31, 1990 was compiled by the Oakland County Department of Institutional and Human Services. This list gives the 1990 shelter clients by last known residence for the seven homeless shelters located at that time in Oakland County. This list showed only 27 persons claiming to be Waterford residents before becoming homeless. This number amounted to 1.7% of the total 1990 county homeless count.)

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

The evidence, at this time, would show that Waterford's homeless population is estimated at 0.12 percent of the Township's total population. This is believed to be firm evidence that Waterford, through its efforts to maintain housing affordability, has held homelessness to virtual non-existence within its borders. Until such time that there is evidence that shows a statistically significant percentage of the Waterford population affected by homelessness, Waterford Township assigns no additional local priorities to this area. Instead, it will support the County's efforts to combat homelessness throughout the County, including signing Certifications of Consistency with Waterford's Consolidated Plan for those organizations providing critical shelter assistance within the County.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Currently, Waterford has no existing facilities within its borders providing assistance to the homeless. However, there are facilities located in the adjacent City of Pontiac that provide emergency shelter (such as HAVEN for domestic violence victims) and transitional programs (such as Lighthouse PATH for women and children) for area citizens, including Waterford.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Waterford Township supports Oakland County's Continuum of Care system, and will authorize Certifications of Consistency with Waterford's Consolidated Plan for efforts that will implement the County's Continuum of Care efforts.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

Not applicable, Waterford is a local government.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Waterford Township's Community Planning and Development Department is devoted to improving the living conditions and economic opportunities for Waterford's citizens, principally for persons of low-and moderate-income. Accomplishing these goals requires the definition of the needs of the community.

The general economic and community development needs within the Township are citizen-articulated and identified, primarily as they relate to low-and moderate-income persons and slum and blight conditions within the Township, as well as immediate need situations which have been identified within the Township. There are six need areas that the Township has defined through its Master Plan and remains unchanged in this CDBG consolidated planning process:

- 1). Code Enforcement
- 2). Public Improvements
- 3). Public Services
- 4). Parks and Recreation
- 5). Planning/Capacity Building
- 6). Economic Development

1). CODE ENFORCEMENT

In concert with the Township's efforts to improve and maintain its housing stock through its housing rehabilitation program, the Township has realized a need to ensure that the surrounding environment is maintained and improved. The Township receives over 2,000 complaint calls related to property maintenance and proper land use each year. Most of these complaints are received during the spring and summer months when people are outside and directly impacted by the upkeep habits of their neighbors. It has found that there are a few tools available to meet this need beyond effective and continual enforcement staffing. Through code enforcement activities, property maintenance and safety can be promoted and enforced. Without such enforcement, nuisances turn into blight, which spreads as owners who take pride in their property lose hope and move, leaving their property to be purchased by individuals who share similar low regard for community standards as the neighbor who first introduced unenforced blight into the neighborhood. From time to time, existing buildings in the Township outlive their usefulness and are abandoned. These buildings then become eyesores and health and safety risks. These buildings, if left standing and not dealt with, become cancerous sores upon the community, ready to spread its poison to surrounding sites. This has been further exacerbated by the collapse of the housing market and impact of the tidal wave of foreclosures that have hit the State of Michigan, including Waterford Township. Nearly one-third of the Township's population is low- and moderate-income. Therefore, the Township must constantly maintain its efforts in these areas to ensure that citizens can live in a quality environment. These needs are also identified as part of Waterford's Master Plan:

GOAL SEVEN: TO RETAIN, ENHANCE, AND PROMOTE WATERFORD'S UNIQUE CHARACTER, SENSE OF COMMUNITY, AND IDENTITY

Objective 7-3 Establish and Enforce a High Standard for the Physical Condition of the Township Housing Stock. Implementing efforts to satisfy this priority need will also conform with the strategy identified in the Master Plan to achieve Objective 7-3, a. Research, evaluate, and revise Township ordinances and policies to require annual inspections of rental housing, strengthen property maintenance code enforcement, and eliminate blighting effects and influences.

2). PUBLIC IMPROVEMENTS

There are five public improvement areas that the Township has determined are community needs: streets, sidewalks, storm drainage, public utilities, and public facilities. It has been found that maintenance and improvement of these five infrastructure components is crucial to creating an environment that is conducive to quality living for all of Waterford's citizens, including those of low- and moderate-income. As can be seen in the community profile in the Other Narrative below, the Township is a large geographic area, with a substantial percentage of that area covered with lakes, streams, wetlands, and rivers. The Township also is one of the large population centers of Oakland County. All of these factors place a significant impact on the Township's transportation and drainage networks, as well as on its public facilities. During early 2009, the Township developed a list of the most immediate and shovel-ready public improvement needs of the Township, totaling seven million dollars. However, the Township does not anticipate any funding to be able to address these needs during the next five years. The general public improvement needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies:

GOAL ONE: TO MAINTAIN, IMPROVE, AND ENHANCE CAPITAL INFRASTRUCTURE AND PUBLIC SAFETY FOR THE HEALTH, SAFETY, AND WELFARE OF WATERFORD CITIZENS

Objective 1-2 Maintain and Enhance Existing Level of Water and Sewer Services

Strategies to Achieve Objective 1-2

Ensure sufficient facilities, staffing, equipment, and training levels for the safe and effective operation and maintenance of the Township's water and sewer systems.

Utilize the Township capital improvement planning process to promote and implement water and sewer system capacity improvements.

Utilize the Township capital improvement planning process to promote and implement a preventative water and sewer line maintenance and replacement schedule.

Maintain and enhance the use of the Township GIS and other appropriate electronic information systems for the effective operation, analysis, and capital maintenance tracking of the Township water and sewer systems.

Investigate and adopt, when economically feasible, new technologies which enhance and expand efficient, effective, safe, and healthy water and sewer systems.

Objective 1-3 Improve the Storm Drainage System

Strategies to Achieve Objective 1-3

Fund and conduct a master storm water management and infrastructure improvement plan in accordance with State of Michigan and U.S. Environmental Protection Agency guidelines to evaluate the existing and future storm drainage capacity needs of the Township.

Investigate the feasibility of creating and implementing an administrative structure and funding authority which provides an effective unified approach to managing, maintaining, and improving the storm drainage system within the Township.

Maintain and enhance the use of the Township GIS and other appropriate electronic information systems to map and analyze all storm drainage systems within the Township.

Develop, implement, and enforce effective policies and best management practices to ensure the maintenance, capacity, and quality of the storm drainage system with the assistance and support of all governmental agencies responsible for stormwater management in the Township.

Ensure that all new development and redevelopment projects are thoroughly evaluated and constructed to accommodate and not overburden the storm drainage system capacity within the Township.

Investigate and adopt the most effective means of enforcing updated engineering storm water discharge standards.

Require the utilization of best management practices, including requirements for detention/retention, for new development and redevelopment projects within Waterford.

Develop and disseminate information to all citizens regarding measures to minimize structural damage caused by insufficient or improper drainage techniques.

Objective 1-4 Improve and Enhance the Power and Communication Utilities Infrastructure within the Township

Strategies to Achieve Objective 1-4

Promote the conversion of all overhead utility wires to underground lines.

Ensure that utility and communication companies possess the capacity to provide modernized, full and uninterrupted service for proposed land uses.

Map in GIS the location and capacity of all utility lines.

Develop a map of prioritized areas where existing overhead utilities should be installed underground.

Develop a map of all areas currently being served by fiber-optic lines.

Objective 1-6 Improve and Enhance the Township's Capital Facilities and Infrastructure Planning

Strategies to Achieve Objective 1-6

Establish a Township capital improvement planning process to prepare, adopt, and use a Township Capital Improvements Plan.

Encourage Planning Commission participation in the capital improvement planning review process to provide guidance to the Township Board on accomplishing Master Plan Goals.

GOAL TWO: TO IMPROVE AND ENHANCE THE TRANSPORTATION NETWORK WITHIN WATERFORD

Objective 2-1 Improve Roads within Waterford Township

Strategies to Achieve Objective 2-1

Develop a Waterford Township Transportation Plan as an active component of the Township's Master Plan, which will establish the improvement priorities necessary to achieve the Master Plan Goals.

Develop and maintain an annual road needs review process as part of the Waterford Township Transportation Plan.

Incorporate priority road maintenance and improvements into the Capital Improvements Plan.

Establish and utilize a database for evaluating existing road system conditions based on scoring criteria.

Objective 2-2 Improve North-South Mobility in Waterford Township

Strategies to Achieve Objective 2-2

Explore, research, plan, and develop funding sources for realignment and extensions of existing roads, where feasible, to eliminate safety hazards and improve traffic flow.

Promote and develop funding sources for paving of unimproved sections of the primary road network.

Promote and develop funding sources for primary road network improvements.

Identify, research, and analyze impediments to traffic flow and safety.

Prepare and promote plan to eliminate impediments identified.

Objective 2-4 Improve Traffic Safety

Strategies to Achieve Objective 2-4

Assist road agencies through the use of GIS and other analytical tools to prioritize, develop, and fund plans and programs to eliminate existing traffic hazards and conflicts between different modes of transportation.

Identify key intersections for design improvements to increase transportation efficiency within the Township.

GOAL THREE: TO ENHANCE THE WALKABILITY OF WATERFORD

Objective 3-1 Expand and Improve Nonmotorized Paths

Strategies to Achieve Objective 3-1

Develop, fund, and implement a master nonmotorized path construction and maintenance plan, incorporating priority projects into the Township's Capital Improvements Plan.

Construct connections between existing segments of nonmotorized paths.

Establish the Walkability Study pilot project, and connection of all Waterford parks and schools to nonmotorized path system, as the highest nonmotorized path priorities.

Install and maintain nonmotorized path links between neighborhood nodes.

Maintain and improve existing segments of nonmotorized paths.

Investigate, recommend, and adopt a stable funding source for full implementation of the Township's master nonmotorized path construction and maintenance plan.

Establish and utilize a GIS database for evaluating the condition of the existing nonmotorized path system components in Waterford Township based on scoring criteria.

Objective 3-2 Develop and Promote a Waterford Riverwalk Pedestrian Pathway

Strategies to Achieve Objective 3-2

Develop a Riverwalk Master Plan, with active input from property owners and residents along and near the Clinton River, to map the location of each new and existing nonmotorized path segment being proposed to become part of the Riverwalk system and to estimate installation and maintenance costs of each of the proposed segments.

Seek and apply for alternative funding sources, whenever possible, to complete the remaining segments of the Riverwalk system.

Explore opportunities to link the Waterford Riverwalk system to nonmotorized systems in adjacent communities.

Incorporate Riverwalk project components in the Capital Improvements Plan.

GOAL FOUR: TO CREATE AN ECONOMIC CLIMATE CONDUCIVE TO THE ATTRACTION, RETENTION, AND EXPANSION OF BUSINESS WITHIN WATERFORD

Objective 4-4 Improve the Physical Appearance and Functional Character of the Commercial Corridors

Strategies to Achieve Objective 4-4

Pursue and maintain cooperative relationships with the public road agencies to investigate, plan, and construct aesthetic and functional improvements of the Township's commercial corridors.

Ensure that commercial corridor infrastructure is reconstructed to encourage both motorized and nonmotorized transportation.

Sponsor and develop partnerships with governmental agencies, business organizations, and business owners to improve the aesthetic and functional qualities of the Township gateways and commercial corridors.

Complete a corridor improvement and enhancement plan for each of the Township's three major commercial corridors: M-59, Dixie Highway, and Telegraph Road.

Incorporate priority corridor and gateway improvements into the Capital Improvements Plan.

GOAL FIVE: TO INCREASE AND IMPROVE RECREATIONAL OPPORTUNITIES FOR WATERFORD CITIZENS

Objective 5-1 Develop, Construct, and Maintain in One Central Location a Full-Scale Community Center to Serve All Age Groups

Strategies to Achieve Objective 5-1

Propose and promote a phased plan of development and funding to create a dynamic recreation center that will be supported by the citizens and serve the community for the foreseeable future.

Provide indoor swimming facilities to meet the community's recreation, fitness, therapeutic, and scholastic swim needs.

Provide a playground area for younger children.

Research and analyze all potential funding sources and options.

3). PUBLIC SERVICES

The Township's senior citizen, handicapped, and low- and moderate-income populations have long-term needs in not only the housing area, but also in the areas of transportation, meals, recreation, emergency needs, and public facilities, to name just a few. With the aging population, an expansive geographic area geared toward the automobile, the ongoing economic collapse, and the related collapse in housing values, the need for these services continues to grow. These needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies:

GOAL TWO: TO IMPROVE AND ENHANCE THE TRANSPORTATION NETWORK WITHIN WATERFORD

Objective 2-3 Diversify Transportation Options

Strategies to Achieve Objective 2-3

Research, develop, fund, and implement a plan to provide dependable and safe transportation for prospective users who are housebound, such as senior and disabled citizens.

Conduct a planning study to investigate mass transit needs, identify target populations, and analyze the capital and annual costs in providing mass transit services in Waterford.

Develop and implement policies and programs to ensure that all residents and visitors are capable of enjoying Waterford by both motorized and nonmotorized modes of transportation.

Establish an advisory committee consisting of local business owners, transportation officials, and residents, to review and recommend mass transit options for Waterford residents.

GOAL SEVEN: TO RETAIN, ENHANCE, AND PROMOTE WATERFORD'S UNIQUE CHARACTER, SENSE OF COMMUNITY, AND IDENTITY

Objective 7-4 Assist Service Organizations to Expand and Market Programs and Services

Strategies to Achieve Objective 7-4

Develop and implement an information gathering and dissemination process using all media to inform new and current Waterford residents of area community services.

Advocate the elimination of public service duplications of effort, promote consolidated and partnering public service efforts, and work to eliminate service gaps.

Develop and maintain a current database of community service organizations and the services they offer within Waterford Township.

Publicize and promote volunteer opportunities and efforts using all available media.

4). PARKS AND RECREATION

The Township currently has a five-year parks and recreation plan in place for the 2010-2014 period. This plan outlines in detail all existing park and recreational facilities, both public and private, in the Township. The plan then goes on to describe the park and recreation needs/deficiencies of the Township. The plan identifies 8 actions necessary to accomplish the goals of the plan. The plan, in particular, stresses the significant development of a full-scale community recreation/senior center in one central location, expand and promote diverse recreation opportunities for Waterford citizens, expand and improve nonmotorized paths, provide and maintain playground areas in neighborhoods, promote increased access and use of existing parks, develop and promote a Waterford riverwalk pedestrian pathway, and promote recreational utilization of the Clinton River. The plan shows that the Township will need a new community recreation/senior center, additional parkland, ball fields, outdoor basketball courts, a golf course, indoor and outdoor ice rinks, neighborhood playgrounds, sledding hills, outdoor swimming pools, outdoor tennis courts, public boat launches, public campgrounds, cross-country ski trails, fishing piers, hiking and horseback riding trails, and swimming beaches to meet the Michigan Recreation Opportunity Standards and effectively meet the needs of the Township's citizens. These needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies:

GOAL THREE: TO ENHANCE THE WALKABILITY OF WATERFORD

Objective 3-2 Develop and Promote a Waterford Riverwalk Pedestrian Pathway

Strategies to Achieve Objective 3-2

Develop a Riverwalk Master Plan, with active input from property owners and residents along and near the Clinton River, to map the location of each new and existing nonmotorized path segment being proposed to become part of the Riverwalk system and to estimate installation and maintenance costs of each of the proposed segments.

Seek and apply for alternative funding sources, whenever possible, to complete the remaining segments of the Riverwalk system.

Explore opportunities to link the Waterford Riverwalk system to nonmotorized systems in adjacent communities.

Incorporate Riverwalk project components in the Capital Improvements Plan.

GOAL FIVE: TO INCREASE AND IMPROVE RECREATIONAL OPPORTUNITIES FOR WATERFORD CITIZENS

Objective 5-1 Develop, Construct, and Maintain in One Central Location a Full-Scale Community Center to Serve All Age Groups

Strategies to Achieve Objective 5-1

Propose and promote a phased plan of development and funding to create a dynamic recreation center that will be supported by the citizens and serve the community for the foreseeable future.

Provide indoor swimming facilities to meet the community's recreation, fitness, therapeutic, and scholastic swim needs.

Provide a playground area for younger children.

Research and analyze all potential funding sources and options.

Objective 5-2 Promote Recreational Utilization of the Clinton River

Strategies to Achieve Objective 5-2

Educate the community about the presence, importance, and threats to the Clinton River.

Sponsor and promote projects, programs, and annual events to clean up, restore, preserve, and protect the Township's river resources.

Sponsor and promote Clinton River educational and recreational projects, and programs such as canoeing, kayaking, and fishing.

Partner with the local schools in developing curriculum centered on the importance and ecological fragility of the Clinton River.

Objective 5-3 Promote Increased Access and Use of Existing Parks

Strategies to Achieve Objective 5-3

Provide and maintain effective nonmotorized access to all Township parks.
Develop and implement a playground equipment maintenance and improvement schedule to ensure child safety and modernized facilities.
Explore opportunities for creating dog parks, or using a portion of an existing park for the purpose of developing and maintaining pet run areas.
Conduct periodic studies and analyses of existing parks' utilization to assess use patterns and evaluate implementation of other recreational uses.
Create better access to, and promote utilization of, Elizabeth Lake Woods, including trails and interpretive observation areas.
Develop and maintain directional signage to the parks and identification signage for natural features, river and stream crossings, and watershed boundaries.
Ensure that the area currently occupied by the Drayton Plains Nature Center is linked to the Waterford Riverwalk system.
Preserve and protect the area currently occupied by the Drayton Plains Nature Center as a nature center.
Develop and disseminate marketing materials promoting Waterford Township Parks utilizing all available media.

Objective 5-4 Provide and Maintain Playground Areas in Neighborhoods

Strategies to Achieve Objective 5-4

Investigate opportunities for establishing and maintaining small playground or picnic areas within, or adjacent to, neighborhoods.
Provide assistance to neighborhood associations to organize as non-profit groups in order to organize, manage, fund, and control parks to serve their neighborhood.
Investigate the development of a neighborhood enhancement grant program that utilizes state and federal funding sources to enable neighborhood associations to create neighborhood parks.

Objective 5-5 Expand and Promote Diverse Recreation Opportunities for Waterford Citizens

Strategies to Achieve Objective 5-5

Research and analyze gaps in the provision of recreation services within the Township to assess the feasibility of establishing and funding new facilities and programs.
Promote establishment of innovative and diverse recreational facilities and programs.

5). PLANNING/CAPACITY BUILDING

Planning for a community of over 70,000 citizens spread over an area of nearly 36 square miles requires many resources. Both staffing and funding are necessary to achieve the planning goals set through the Township's new Master Plan and building and zoning ordinances. These resources also have to be divided between daily planning activities and long-range planning activities. Daily planning activities such as reviewing site plans, development proposals, lot split requests, and property/usage rezoning requests; attending and preparing for Planning Commission and Zoning Board of Appeals meetings; and managing the Township's code enforcement process are time-consuming matters. Unfortunately, the staff time consumed performing these daily tasks squeezes out the time and financial resources needed to conduct long-range planning activities such as comprehensive and area studies and plans, economic development plans, transportation plans, and other such plans. The Township is in need of maintaining its computer and network infrastructure and data-gathering resources to continue these long-range planning activities. The Township has continued its efforts to create the information infrastructure, through the development of a Township-wide computer network, presence on the internet, and an electronic geographic information system that have been utilized to prepare modern and comprehensive plans. These electronic tools are also being developed, used, and fine-tuned in the midst of a reorganization of the Township's planning and community development functions to make more effective use of its labor force to create the planning tools needed to guide a community the size of Waterford. These needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies:

GOAL ONE: TO MAINTAIN, IMPROVE, AND ENHANCE CAPITAL INFRASTRUCTURE AND PUBLIC SAFETY FOR THE HEALTH, SAFETY, AND WELFARE OF WATERFORD CITIZENS

Objective 1-3 Improve the Storm Drainage System

Strategies to Achieve Objective 1-3

Fund and conduct a master storm water management and infrastructure improvement plan in accordance with State of Michigan and U.S. Environmental Protection Agency guidelines to evaluate the existing and future storm drainage capacity needs of the Township.

Objective 1-6 Improve and Enhance the Township's Capital Facilities and Infrastructure Planning

Strategies to Achieve Objective 1-6

Establish a Township capital improvement planning process to prepare, adopt, and use a Township Capital Improvements Plan.

Encourage Planning Commission participation in the capital improvement planning review process to provide guidance to the Township Board on accomplishing Master Plan Goals.

GOAL TWO: TO IMPROVE AND ENHANCE THE TRANSPORTATION NETWORK WITHIN WATERFORD

Objective 2-1 Improve Roads within Waterford Township

Strategies to Achieve Objective 2-1

Develop a Waterford Township Transportation Plan as an active component of the Township's Master Plan, which will establish the improvement priorities necessary to achieve the Master Plan Goals.

Develop and maintain an annual road needs review process as part of the Waterford Township Transportation Plan.

Incorporate priority road maintenance and improvements into the Capital Improvements Plan.

Objective 2-3 Diversify Transportation Options

Strategies to Achieve Objective 2-3

Research, develop, fund, and implement a plan to provide dependable and safe transportation for prospective users who are housebound, such as senior and disabled citizens.

Conduct a planning study to investigate mass transit needs, identify target populations, and analyze the capital and annual costs in providing mass transit services in Waterford.

GOAL THREE: TO ENHANCE THE WALKABILITY OF WATERFORD

Objective 3-1 Expand and Improve Nonmotorized Paths

Strategies to Achieve Objective 3-1

Develop, fund, and implement a master nonmotorized path construction and maintenance plan, incorporating priority projects into the Township's Capital Improvements Plan.

Establish and utilize a GIS database for evaluating the condition of the existing nonmotorized path system components in Waterford Township based on scoring criteria.

Objective 3-2 Develop and Promote a Waterford Riverwalk Pedestrian Pathway

Strategies to Achieve Objective 3-2

Develop a Riverwalk Master Plan, with active input from property owners and residents along and near the Clinton River, to map the location of each new and existing nonmotorized path segment being proposed to become part of the Riverwalk system and to estimate installation and maintenance costs of each of the proposed segments.

GOAL FOUR: TO CREATE AN ECONOMIC CLIMATE CONDUCIVE TO THE ATTRACTION, RETENTION, AND EXPANSION OF BUSINESS WITHIN WATERFORD

Objective 4-1 Develop and Utilize Township Capacity for Proactive Economic Development

Strategies to Achieve Objective 4-1

Develop, promote, and implement conceptual plans for areas within the Township to focus redevelopment efforts

Objective 4-4 Improve the Physical Appearance and Functional Character of the Commercial Corridors

Strategies to Achieve Objective 4-4

Complete a corridor improvement and enhancement plan for each of the Township's three major commercial corridors: M-59, Dixie Highway, and Telegraph Road.

Incorporate priority corridor and gateway improvements into the Capital Improvements Plan.

GOAL SIX: TO ENSURE AND ENFORCE LAND USE DEVELOPMENT PRACTICES THAT ARE SENSITIVE TO WATERFORD'S NATURAL ENVIRONMENT

Objective 6-3 Ensure All Development Efforts Respect, Preserve, and Protect Waterford's Natural Characteristics and Constraints

Strategies to Achieve Objective 6-3

Develop and utilize a Township Open Space and Natural Area Management Plan to assist in evaluating future rezoning and site plan approvals as well as potential open space acquisition.

GOAL SEVEN: TO RETAIN, ENHANCE, AND PROMOTE WATERFORD'S UNIQUE CHARACTER, SENSE OF COMMUNITY, AND IDENTITY

Objective 7-1 Expand, Enhance, and Improve the Aesthetics and Historic Preservation of the Waterford Village Historic District

Strategies to Achieve Objective 7-1

Develop, promote, and implement a conceptual Historic District area plan to focus and guide redevelopment efforts.

Objective 7-2 Plan and Encourage Development of Neighborhood Nodes

Develop, promote, and implement a conceptual plan for each area identified in the Master Plan as a neighborhood node to focus and guide development and redevelopment efforts.

Objective 7-4 Assist Service Organizations to Expand and Market Programs and Services

Develop and maintain a current database of community service organizations and the services they offer within Waterford Township.

6). ECONOMIC DEVELOPMENT

The economic development needs of the Township are not necessarily in boosting capacity; as described in the Master Plan, the capacity has grown tremendously over the past two decades. Instead, the needs revolve around streamlining and maintaining the economic development that has already occurred.

Transportation and traffic control improvements; improvements to business facades, landscaping, parking, access, and other physical and functional qualities; assist nonconforming properties with the transition to conforming uses; and maintenance of a quality education system are all crucial needs of the Township's economic development. Another important economic development need of the Township's is interrelated to its planning component. The Township does not have a database composed of the businesses and employment in the Township that can be accessed and utilized by both the Township government and the business community. A computerized database holding this information is a desperately needed tool. This need is, of course, connected to the needs described in the planning/capacity building section described above. These needs are also identified as part of Waterford's Master Plan through the following goals, objectives, and strategies:

GOAL FOUR: TO CREATE AN ECONOMIC CLIMATE CONDUCIVE TO THE ATTRACTION, RETENTION, AND EXPANSION OF BUSINESS WITHIN WATERFORD

Objective 4-1 Develop and Utilize Township Capacity for Proactive Economic Development

Strategies to Achieve Objective 4-1

Develop, fund, and implement Township staff to undertake and facilitate economic development activities and programs.

Develop and utilize printed and electronic procedural manuals to guide citizens and businesses through the Township's development processes.

Encourage Township staff to analyze, and revise when necessary, the current procedures and policies involving services to the Waterford business and development community for effectiveness, efficiency, and consistency with the Master Plan goals and objectives.

Develop, promote, and implement conceptual plans for areas within the Township to focus redevelopment efforts.

Explore and aggressively utilize all available economic development, planning, and analysis tools to actively promote business retention and the relocation of new businesses and technology-based companies to Waterford.

Develop cooperative partnerships, adopt flexible planning and zoning tools, and actively utilize economic development tools to ensure the continued redevelopment and economic viability of the regional destinations located in the Township.

Revise the Zoning Ordinance to implement the Master Plan's future land use designations, establish bulk standards for commercial and industrial developments which are comparable to those adopted in similar-sized communities, and provide a modern, balanced, and effective enforcement tool.

Develop, advocate, and implement a business registration program.

Encourage and promote the provision of safe, high-speed, and cost-effective modern communication and information systems for use by Waterford businesses.

Establish and promote a rational tax abatement incentive policy.

Objective 4-2 Market Waterford Township as a Destination for Business Activities

Strategies to Achieve Objective 4-2

Identify and establish partnerships with other governmental agencies and business organizations to actively promote and market Waterford as a prime business location.

Develop and disseminate marketing materials promoting Waterford Township utilizing all available media. Promote Waterford as a member of Automation Alley, home of the Oakland County International Airport, and other notable points of interest.

Objective 4-3 Educate and Inform All Township Boards, Commissions, Committees, and Authorities on Economic Development Tools and Efforts

Strategies to Achieve Objective 4-3

Research, develop, and implement ongoing processes to keep the Township Board and all appointed committees involved with economic development fully informed on the various economic tools and funding resources available to Waterford Township.

Expand and implement staff training and development to gain knowledge and awareness of current economic development tools, funding sources, best practices, and innovative techniques and programs.

Objective 4-4 Improve the Physical Appearance and Functional Character of the Commercial Corridors

Strategies to Achieve Objective 4-4

Develop and implement ordinances, policies, and planning tools to assist with the aesthetic and functional improvement of the Township's commercial corridors.

Investigate and, if feasible, create a Downtown Development Authority to assist in the redevelopment and improvement of the commercial corridors.

Develop, implement, and promote traffic calming and access management regulations and policies as a means of enhancing the commercial corridors.

Pursue and maintain cooperative relationships with the public road agencies to investigate, plan, and construct aesthetic and functional improvements of the Township's commercial corridors.

Ensure that commercial corridor infrastructure is reconstructed to encourage both motorized and nonmotorized transportation.

Sponsor and develop partnerships with governmental agencies, business organizations, and business owners to improve the aesthetic and functional qualities of the Township gateways and commercial corridors.

Complete a corridor improvement and enhancement plan for each of the Township's three major commercial corridors: M-59, Dixie Highway, and Telegraph Road.

Incorporate priority corridor and gateway improvements into the Capital Improvements Plan.

COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTS

OBJECTIVES AND GOALS

Long-term objectives, for the purpose of this planning document, can be defined as those community and economic development objectives that are practical and obtainable with appropriate federal Block Grant funding for a period beyond the scope of this five-year plan, yet within a range manageable for sound planning purposes.

1. The elimination of blight and the prevention of blighting influences within the Township, including elimination and prevention of deteriorated properties and neighborhoods that are important to the welfare of the populace of Waterford Township; principally those of low-and moderate-income.
2. The elimination of conditions which are detrimental to health, safety, and public welfare, through housing rehabilitation assistance, and related revitalization of public and private activities.
3. The expansion and improvement of the quality and quantity of community services, and facilities principally for persons of low-and moderate-income, to include both the senior and youth populace.
4. The expansion and conservation of the Township's housing stock in order to provide a decent, safe and suitable living environment for all persons, but principally for persons of low-and moderate-income.
5. A more rational utilization of land and the better arrangement of residential, commercial, industrial and recreational activities.
6. The introduction of new and needed businesses and industry within the Township to strengthen the economic base.
7. The provision of expanded employment opportunities for low-and moderate-income persons.
8. The establishment of a working public-private partnership to facilitate the implementation of economic development strategies.
9. The development of park and recreational facilities which serve primarily lower income neighborhoods.
10. The preservation of public and private facilities and the elimination of barriers for the handicapped.

PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The purpose of Waterford's Master Plan and funding resources such as the Community Development Block Grant Program is to improve living conditions and economic opportunities for Waterford's citizens. This will be accomplished by funding projects and programs over the next five years that address the identified needs of the Township.

The general strategy for both economic and community development within the Township is based on the citizen-articulated and identified economic and community development needs in the Township's 2003-2023 Master Plan, including those that relate to low-and moderate-income persons, and blight conditions which have been identified within the Township.

This integrated and interdependent general strategy is designed to address the community and economic development needs identified above. To address these needs during the timeframe of this Plan, the following eleven priorities have been formulated for the five-year period of this CDBG consolidated plan and are fully dependent upon the level of funding provided by the federal government through CDBG and similar funding tools.

i. Priority One-Code Enforcement

The Township's goal for this priority is to maintain a suitable living environment and intends to realize an outcome of increased community health and safety by addressing this priority. Clerical support and administrative oversight of code enforcement activities undertaken to further improve the living conditions of those low/moderate income citizens residing in Waterford's CDBG Target Areas and which are in

accordance with 24 CFR 570.202(c) are anticipated to be funded during the period covered by this Plan. The wages and benefits of a portion of clerical and administrative staff time commensurate with the efforts of the time spent by the Township's Code Enforcement Officers in the Target Areas will be paid for during the period of this Plan. This support will also include efforts to streamline the Township's code enforcement efforts and make it more effective and efficient. Additional seasonal code enforcement personnel will be hired each summer to increase the Township's efforts at enforcing its codes during the months when people are most affected by neighboring code violations. If fully-funded, the Township intends to produce an output that reduces the level of blight by addressing and resolving 800 code violations in the CDBG Target Areas each year during the the timeframe of this plan, a total of 4,000 overall. If funding continues along the current reduced level, the Township will attempt to achieve an output that reduces the level of blight by addressing and resolving 660 code violations in the CDBG Target Areas each year during the the timeframe of this plan, a total of 3,300 overall.

ii. Priority Two-Public Services

The Township's goal for this priority is to promote participation of grassroots community-based and faith-based organizations and intends to realize an outcome of improved quality of life for program participants by addressing this priority. Public service needs which are eligible in accordance with 24 CFR 570.201(e) and are determined to be a crucial component in serving the needs of Waterford's low/moderate income citizens will be funded and implemented during the period of this Plan. Service providers such as the Waterford Senior Center, HAVEN, the Women's Survival Center, Clarkston Lighthouse, eBlind!, the Open Door of Union Lake, Waterford Youth Assistance, Families for the Future, the Waterford Library, Waterford Schools, and the Waterford Parks and Recreation Department, possess the dedication, organizational capacity, and commitment to provide needed public services to Waterford's low- and moderate-income citizens in need of such services. The funding resources are not currently available to assist such organizations in meeting these needs. If there was full-funding available, the Township identifies this activity as a priority so that assistance can be provided to these organizations which can then serve collectively 4,850 low- and moderate-income persons during the timeframe of this plan. The projected full-funding service levels would be 500 persons provided senior services, 250 persons provided handicapped services, 3,500 children provided youth services, 300 persons provided substance abuse services, and 300 persons provided domestic abuse services; under the expected funding levels 0 persons will be assisted.

iii. Priority Three-Public Improvements -Sidewalks

The Township's goal for this priority is to strengthen community accessibility and quality of life and intends to realize an outcome of enhanced mobility and safety by addressing this priority. Sidewalk paving and improvement projects to benefit citizens, in particular children and seniors, in low-mod target areas undertaken during this five-year period will be implemented in accordance with 24 CFR 570.201 whenever full funding is available. Under the expected funding levels, the Township will not possess the funding resources and 0 projects will be completed during the period of this Plan.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

The Township currently possesses no control over any anti-poverty resources save its annual CDBG funds. Historically 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.

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. The national and state responsibilities for assisting localities with maintaining and improving this economic structure CANNOT be relinquished without dooming our, or any municipality's, own efforts. Therefore, the success of this anti-poverty strategy is directly related to the federal and state governments' remaining partners with local governments in pursuing these strategies.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Not applicable, Waterford is a local government.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

- i. Priority One-Provide Rental Assistance to Those Citizens with Special Needs

While there are sufficient number of affordable rental units available for rental by citizens with special needs, it is believed that with the increased health care costs of citizens with special needs, these citizens would have a more difficult time maintaining payment of rent for a rental housing unit over a long period of time. Rental assistance to this group of persons would solve this problem.

The Michigan State Housing Development Authority to provide rental assistance to 60 households with special needs.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Currently, less than 1% of Waterford Township's total population are persons requiring special housing needs. The only known source of information which currently exists which can confirm this statement is the December 19, 1994 letter from Ms. Sandra M. Lindsey, Director of the Oakland County Community Mental Health Services Board. This letter explains that there are 62 adults with chronic mental illness who live dependently and 165 adults with chronic mental illness residents of Waterford Township 230 mentally ill adults and 74 developmentally disabled adults. Again, given the stability and the affordability of Waterford's housing market, the need for additional structures is not a priority. The highest priority for persons in this group would be given to moderate rehabilitation in that it is believed that most problems faced by groups of persons covered under this section would be in overcoming physical barriers into, out of, and throughout a housing unit. These barriers therefore, would best be overcome and eliminated through a rehabilitation program. The second need of this group would be rental assistance; however, it can be assumed that nearly all persons covered under this Section would already have been addressed through the rental assistance needs of low-income renters. Finally, in order to ensure that the housing needs of this segment of Waterford's population is addressed in the future and that innovative solutions beyond current capabilities may be addressed, a stronger and closer collaborative working relationship between the Township and the Community Mental Health community will be a priority manifested in the Township signing Certifications of Consistency with the Consolidated Plan to ensure that service organizations can obtain funding to address these needs.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are

not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Not applicable, this jurisdiction does not receive HOPWA funding.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Not applicable, this jurisdiction does not receive HOPWA funding.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

COMMUNITY PROFILE

Waterford Township, comprising approximately 35 square miles, is located in the geographic center of Oakland County, Michigan. As shown in Map 1, the general location of the Township is in the northwestern portion of the greater Detroit metropolitan area. Waterford borders the Cities of Lake

Angelus, Pontiac, and Auburn Hills on the east; the Townships of Springfield, Independence and Orion on the north; the Township of White Lake on the west; and the cities of Sylvan Lake and Keego Harbor, and the Townships of Commerce and West Bloomfield on the south. Waterford is 30 miles northwest of downtown Detroit, 25 miles southeast of Flint, 55 miles east of Lansing, and 35 miles northeast of Ann Arbor.

Geology

The geology of Waterford Township has been visibly influenced by the glacial history of the United States. Large areas of glacial deposition occurred in the south-central portions of Michigan, including Waterford Township, as evidenced by the existing topography, deposits of glacial drift, and the presence of the many lakes in the Township. The topography of the Township is generally low rolling hills with variations on a minor scale, existing throughout the majority of the area. Land elevations differ between 930 feet and 1,104 feet above sea level.

Climate

The climate of this area is typical of that of the rest of the State of Michigan and other Midwestern states. There are four distinct seasonal changes in the climate, with a moderate growing season from late April to early October. The temperature ranges from an average maximum of 82° Fahrenheit in July to an average minimum of 16° Fahrenheit in January, with an annual mean temperature of 48° Fahrenheit. Annual precipitation averages about 30 inches, with February averaging the lowest monthly precipitation at 1.49 inches and June averaging the highest monthly precipitation at 3.16 inches.

Natural Features

Perhaps the most outstanding natural attraction in Waterford Township is the abundance of water bodies. To a great extent, the opportunity to live near one of these water bodies has been the prime catalyst for Waterford's population growth. Waterford has more than 34 lakes, containing 3,080 acres, which provide ample year round recreational activities. Historically, residential use has surrounded the lakes, first as summer cottages and then as full-time residences. Activities such as boating, fishing, and swimming are enjoyed by the lakefront residents. Certain lakes have public access, Cass Lake, Crescent Lake, Lake Oakland, Loon Lake, Maceday Lake, and Pontiac Lake. In addition, the main branch of the Clinton River runs through the approximate center of the Township from north to south. Several large wetland areas are also located throughout the Township, particularly in the southwest quadrant of the Township and adjacent to the Clinton River flood plain.

In addition to the lakes and the Clinton River, Waterford Township is fortunate to have two state parks located within its boundaries. Dodge Park No. 4 features an excellent beach on Cass Lake. Pontiac Lake State Park, in addition to a large lake and beach, offers archery and rifle ranges as well as hiking and biking trails that attract outdoor enthusiasts from around southeast Michigan. Combined, the two parks total six square miles of state owned park recreational land. The Michigan Department of Natural Resources (DNR) also maintains access sites on six of the large lakes located in Waterford. These lakes are Oakland, Loon, Maceday, Pontiac, Crescent, and Cass. A locally recognized nature preserve called the Drayton Plains Nature Center is located on the Clinton River and encompasses 137 acres in the center of the Township. The Nature Center provides a haven for waterfowl and wildlife and is a stopover site during spring and fall bird migrations. The Nature Center has an education facility that provides outdoor science programs for local school children and for the citizens of Waterford to learn about their natural environs. Within this Nature Center, the DNR utilizes several rearing ponds each spring to raise native game fish, such as Pike and Walleye, which it stocks in lakes and rivers throughout the State. There are also over 600 acres of Township-owned recreation land and over 400 acres of School District-owned recreation land. About one-third of the total recreation land owned by the Township is contained in its largest park, Elizabeth Lake Woods, a natural conservation area located in the south central part of the Township. The first parcels of this park were purchased in the early 1990s with funds provided by The Nature Conservancy and a State of Michigan grant. The parcels were then deeded to the Township. These parcels contain a mature oak forest occurs on sandy knolls paralleling the Clinton River. The oak forest is bordered on either side by floodplain forest and southern swamp. This forest type is of local and regional ecological significance, as estimates show that less than one percent of the original oak forests of Michigan remain intact. In 1987, of the remaining forests types surveyed by the Michigan Natural Features Inventory, Elizabeth Lake Woods ranked second in sites of statewide importance. The sandy tree-covered hills also provide protection for the

rare and endangered freshwater mussel communities, which occur in this section of the Clinton River, but are rapidly disappearing in other parts of the State. The park provides a tranquil setting for canoers, hikers, and wildlife enthusiasts looking for an escape into nature.

Transportation Links

Waterford's geography has had a major impact on the Township's road system. Because of the numerous lakes, the traditional grid road system was not feasible. Most of the secondary road system meanders, with no existing single road to directly access sections of the Township in a north-south direction. Waterford's landscape does possess three principal regional highways through the Township, all of which serve as the Township's primary commercial corridors. Dixie Highway (U.S. 10) follows the original route of the Saginaw Trail, passing diagonally across the northeastern portion of the Township from the border with the City of Pontiac in a northwesterly direction to the border with Independence Township. Telegraph Road (U.S. 24) forms the principal eastern boundary with Pontiac and serves as the gateway into the Oakland County government complex. Highland Road (M-59) traverses the center of the Township in an east-west direction and is the gateway to the Oakland County International Airport. These three principal regional highways also serve as Waterford's primary access to the region's major interstate highways, I-75, I-96, I-696, US-10 and US-23. In addition, the region's premier general aviation facility, the Oakland County International Airport, is located on M-59 in the western portion of the Township. This airport opened in 1928 and is Michigan's second busiest airport based on take-offs and landings.

Capital Improvements

In December 1968, Waterford produced its first and only Capital Improvements Program. The Program identified several capital needs for the growing Township. The existing Township Hall, Police Building, and Fire Stations were deemed inadequate and identified for replacement. There was a need for additional fire stations and library space. A new Water and Sewer building and garage had been built in 1964 on the current Civic Center site, located off of Crescent Lake Road north of M-59, to accommodate the staff and equipment needed to operate and maintain the expansion of the Township's water system. A new library building was also built on the Civic Center site in 1965. A Sanitary Sewer Master Plan was adopted in 1965 to implement a Township-wide sanitary sewer system to protect the hydrological environment from the tremendous growth in septic systems that followed the population and housing expansions. Significant funding sources became available for physical developments in Waterford during the 1970s. In 1975, Waterford began receiving annual Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. The CDBG funds were used for housing rehabilitation and a variety of public improvement projects such as storm drainage, street paving, and sidewalk installation. CDBG funds were also used to acquire and rehabilitate an historic church in the Waterford Village area, which was established by the Township Board as Waterford's official Historic District in 1977. Waterford took advantage of new state legislation to establish an Economic Development Corporation, an appointed body able to place full faith and credit behind the issuance of industrial revenue bonds to attract industrial companies to the Township. In the mid-1970s, a Township-wide bikepath plan was developed. A millage was passed and in existence until 1986 to fund the implementation of the plan. About 90 percent of the plan was implemented; however, the millage was not renewed and the bikepath system possesses several gaps which need to be constructed before the system can be effectively utilized. At the height of the energy crisis in the late 1970s, Waterford received federal energy grant funds that were used to fund the construction of a new three-story Township Hall building in the Civic Center complex. The Township government offices moved to the new building in 1979. The Township began the 1990s with the failure to pass a millage necessary to fund the construction of a community recreation center. The decade ended with an expanded central library building and construction of three new buildings to house the Fire Department, Police Department, and Department of Public Works.

Population-Historical Trend

The 2000 Census population of Waterford Township is 73,150. This represents a population gain of 6,458 people since 1990, or a growth rate of 9.68 percent. The Township's population constitutes nearly six percent of the county's population of 1,194,156. Table 1 shows that Waterford experienced its highest growth prior to 1970 and mirrored the growth and development patterns of Oakland County. In Table 2, the significant growth in population occurring in communities surrounding the Township in the period from 1970 to 2000 is shown. During the 1980s, population growth in Waterford began to moderate

as the amount of available land for development diminished and development and population growth began to occur at an increasing rate in the communities west and north of Waterford.

Population-Gender and Age Distribution

The distribution of age cohorts as a percentage of total population is important for long range planning in order to identify potential educational, housing, and social service needs, as well as to evaluate the availability of future labor supply. The age distribution for Waterford (as a percentage of total population) falls slightly above the county average for the age groups 0-4 and 18-34. It has a higher percentage of total population than the county average for the age groups 5-17, 35-64 and 65 and above, while the Township's median age of 35.5 years is slightly younger than that of the County's median age.

Waterford Township has 69.5 percent of its population in the age brackets containing persons 15 to 64 years of age. Since this is considered the labor force segment of the population, over two thirds of Waterford's population is part of the labor force segment. However, the population in the combined 15-34 years age bracket decreased by 29.3 percent between 1990 and 2000, while the 35-64 age bracket grew at a 77.6 percent rate. This trend is not unique to Waterford. As is shown in Figure 3, Waterford's demographic patterns for the percent share of total population for each age bracket in 1990 and 2000 are almost identical to Oakland County's patterns during the same time periods. The growth rate in the 35-64 age brackets is also reflected in the median age, as shown in Tables 3 and 4.

These demographic patterns are probably due to the remainder of the post-World War II baby boomer generation shifting into the older age bracket, continuing a trend toward a work force growing older during the past ten years. The baby boomer generation will continue to impact the demographic patterns in the next twenty years as this group enters the traditional retirement years. Combined with the trend toward longer life spans, the age brackets for 65 years and older are expected to become a significant proportion of the total population if current demographic patterns continue unchanged. This pattern may be affected by such changes as an increased birth rate or substantial influx of younger individuals moving into the community.

Population-Racial Composition and Trends

The United States Census Bureau changed the classifications for race between the 1990 and 2000 Census, so direct comparison between 1990 and 2000 figures is generally not feasible, especially in communities where there is a high percentage of racial diversity and blending within the population. While Waterford has experienced some growth in its minority population, it is still a community with a relatively racially homogeneous population. Therefore, in Waterford's case, the racial classification of White used in the 1990 Census is reasonably comparable to the White Alone classification used in the 2000 Census. While the total number of people in this racial category rose from 64,647 to 66,062 between 1990 and 2000, this category's share of the total population has decreased by 6.6 percent since 1990. The corresponding population gain in the other racial categories is spread evenly, with the highest increases in the Black or African American category at 1.8 percent and Mexican category at 1.1 percent.

Population-Household Characteristics

Although Waterford's household population continued to grow during the past ten years, the Township experienced a decline in the number of persons per household from 2.59 in 1990 to 2.42 in 2000, as shown in Table 7. This decline in household size is not unique to Waterford. In fact, it is comparable to the same trend occurring in Oakland County and the nation. Oakland County experienced a decline in the number of persons per household from 2.61 in 1990 to 2.51 in 2000 and the nation experienced a decline from 2.63 in 1990 to 2.59 in 2000. Therefore, the national trend of people having smaller-size families has affected Waterford; it is not a result of any particular factors limited to Waterford.

Table 8 shows a breakdown of household composition in 1990 and 2000. The non-family households category experienced an increase of 37.5 percent, compared with an increase of 6.2 percent for family households. While the family household category is still numerically larger than non-family households, the change in the percent of each category's share of the total indicates that the growth in non-family households, with a 5.6 increase in the percent share, is occurring at a faster rate than the growth in family households, with a 5.6 decrease in the percent share.

As shown in Table 9, while Waterford had a notable increase in the number of households in the decade between 1990 and 2000, the percentage change was the second lowest among those neighboring communities measured. The only community with a lower change was Pontiac, which actually realized a

percentage decrease in households. Waterford's relatively lower percent increase is more than likely attributable to the fact that Waterford possesses less land available for additional residential development. It is anticipated that Waterford's rate of increase in its number of households will continue to decline during the next 20 years as the land available for additional residential development continues to decrease.

Population Projections

Population projections, like weather forecasts, are often erroneous in hindsight due to the dependence upon the numerous assumptions that must be entered into the calculation. One wrong assumption can dramatically affect a projection. A projection based in part on an assumption that double-digit residential development would prove to be wrong if an unanticipated surge in interest rates makes the cost of development too high. Even with this dependence on assumptions, projecting future population is essential to analyzing future land use and public facility, recreation, and housing needs.

There is no one projection analysis method that can accurately integrate all the factors that contribute to a particular rate of growth. Perhaps the most effective means of forecasting is to prepare population projections with a number of methods, then calculate the average projection from the outcomes of the methods used.

Projection Methods

SEMCOG Population Projection

One set of population projections has already been prepared by the Southeast Michigan Council of Governments (SEMCOG) for its 2030 Regional Development Forecast. While Waterford does not endorse these projections because SEMCOG's projections do not accurately reflect past population growth trends and the current pattern and rate of development, the SEMCOG figures are still useful as a worse case projection that can be compared and averaged with more optimistic and moderate projections.

Linear Curve Population Projection

The linear curve uses the past population growth and assumes the trend will continue into the future at previous growth rates. It is rarely appropriate to use the linear method alone to fully represent demographic trends. This is especially true in Waterford's case, where the shrinking amount of developable land will likely limit population from climbing as quickly as it has in the past, barring an increase in such factors as household size. The linear curve analysis is most effective as an optimistic projection that can be compared and averaged with more pessimistic and moderate projections.

Modified Exponential Population Projection

The modified exponential method generally assumes that growth will eventually approach an upper limit based on the eventual physical limitations of developable land and public facility and infrastructure capacity. The upper limit for future growth is estimated by a buildout analysis on the remaining vacant developable land in the Township. For the purposes of this analysis, a buildout population of 85,000 people is utilized.

Building Permit Analysis Population Projection

This method examines recent building permit trends for residential construction and then projects that trend to estimate future number of households and population. This method assumes that housing construction rates will remain constant.

The results of the population projection analyses using the four methods described above are shown in Table 10. The results are also graphically depicted in Figure 4. The population projection methods produce a range of results from a nearly one percent gain to an over 20 percent increase over the twenty-year period. The average of the four projections is a 9.16 percent gain in population during the next 20 years.

Income

There was a significant shift in Waterford's income distribution during the 1990s as the number of households with \$49,999 or less annual income decreased by over 22 percent, while the number of households with \$50,000 or more annual income increased by 88 percent, as shown in Table A-11.

Economic Conditions

Waterford is the geographic center of Oakland County, located approximately an hour from downtown Detroit, ten minutes from Pontiac, and 30 minutes from Flint. Three regional highways, M-59, Dixie Highway, and Telegraph Road, provide ready accessibility to the major population and employment centers of southeastern Michigan. The Oakland County International Airport provides easy aviation access to major businesses with national and international operations, particularly those located in the Automation

Alley corridor. Oakland County, as a whole, has experienced strong economic growth, job creation, and an overall healthy economy, and this trend is expected to continue.

Waterford's developed commercial land use areas have consistently remained around five to six percent of the total existing land use during the past 12 years. The Township's commercial land uses are concentrated along M-59, Telegraph Road, and Dixie Highway. These uses range from small, single-use storefront areas to contemporary shopping centers. The retail, office, and service uses located along Waterford's commercial corridors have served both comparison and convenience shopping needs for residents of Waterford and surrounding communities. Other commercial land uses can be found throughout the Township, particularly at main intersections. These commercial areas generally serve the surrounding neighborhoods. Due to the anticipated slowing of population growth in Waterford, the achievement of virtual development buildout, and changes in the retail sector of the economy, no major commercial expansion in Waterford is anticipated during the next twenty years. Instead, an emphasis on redevelopment and changing patterns of commercial uses is anticipated during this time period.

The Oakland County International Airport (OCIA) is located within Waterford Township. The OCIA provides ready access to general aviation service for the businesses and corporations located throughout Oakland County, and particularly along the Automation Alley corridor (Automation Alley is a cluster of technology-driven companies located in Oakland County). Currently, little to none of the properties surrounding the OCIA on the main thoroughfares have been utilized to take advantage of the airport's proximity and its use by the corporations located in Automation Alley to provide related commercial and office uses.

Waterford Township is a developed suburban center that has experienced a slowdown in the amount of new growth within its borders. However, redevelopment efforts can enable the Township to continue gaining economic momentum and offering a promising future as Waterford continues to mature.

Tax Base

The vitality of the local economy requires a stable existing tax base and employment sector. An understanding of these components is important in developing and implementing a long-range plan for commercial and industrial use of land that is compatible with other land uses; fosters and encourages sound employment opportunities for the local population; improves the Township tax base; and coordinates the overall physical development and redevelopment of the Township.

The state equalized value (SEV) for real property in Waterford Township has steadily increased during the past ten years. In Waterford, residential use of real property provides 81 percent of the total SEV, commercial use of property is nearly 18 percent, industrial use of property is a little more than one percent, and agricultural use less than one percent, as shown in Table 12. The distribution of Waterford's SEV among the different use classifications is comparable to the average SEV of the ten largest communities in Oakland County and to the average SEV of the communities adjoining Waterford, as is shown in Figure 5 below. However, Waterford does rely on residential use for a larger percentage of its total SEV as its tax base than either the average for the largest or the adjoining communities. Industrial use is relied upon less in Waterford for its SEV than either of the averages for the largest and adjoining communities, whereas Waterford's reliance on commercial use for SEV falls in between the respective average percentages shown for the largest Oakland County communities and those communities adjoining Waterford. Tables 13 and 14 reveal additional SEV related data.

Employment

The number of people within the labor force (16 years and over) increased by 10.5 percent while the number of people unemployed decreased by 28.9 percent during the 1990 to 2000 period, as seen in Table 15. These numbers are consistent with a population that is experiencing growth in the older age brackets of its population.

Education

The United States Census Bureau changed the classifications for school enrollment between the 1990 and 2000 Census, so direct correlation is difficult. However, there has been a 10.3 percent increase in school enrollment during the 1990 to 2000 period, as shown in Table 18.

The residents of Waterford have made significant gains in educational attainment during the last decade. The number of individuals who did not graduate from high school decreased by 20 percent between 1990

and 2000 while there were double digit gains in individuals achieving some level of higher education during the same time period, as shown in Table 19.

Existing Land Use & Zoning

The Township has experienced significant growth over the past 70 years, evolving from a farming/summer cottage community to the most populous Township in Oakland County and the third most populous Township in the State of Michigan. The growth pattern of land use distribution in the Township has remained relatively stable during the past 27 years, continuing primarily as a single-family residential community with a substantial amount of area covered by water bodies. The comparative distribution of the Township's total acreage between existing land use categories during 2001 is also shown in Figure 6.

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	Substandard Units
<u>Affordability Mismatch</u>						
Occupied Units: Renter		3153	2809	6788	12750	255
Occupied Units: Owner		544	4400	17069	22013	440
Vacant Units: For Rent	3%	169	177	34	380	8
Vacant Units: For Sale	1%	4	54	143	201	4
Total Units Occupied & Vacant		3870	7440	24034	35344	707
<u>Rents: Applicable FMRs (in \$)</u>		665	796	952		
Rent Affordable at 30% of 50% of MFI (in \$)		190	236	320		
Public Housing Units						
Occupied Units		0	0	0	0	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in \$)		0	0	0	0	

Housing Needs Table			Grantee: Waterford Township		Only complete blue sections. Do NOT type in sections other than blue.													Households with a Disabled Member		Disproportionate Racial / Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population			
			3-5 Year Quantities																						
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems			Current % of House-holds	Current Number of House-holds	Year 1		Year 2		Year 3		Year 4*		Year 5*		Cumulative		% of Goal	Priority Need?	Plan to Fund?	Fund Source	% HSHLD	# HSHLD			
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual									
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual									
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	425															100%	2,910	No	7,225	N/A	
			Any housing problems	46.5	198	0	0	0	0	0	0	0	0	0	0		H	N	O		23.5	684			
			Cost Burden > 30%	26.5	113	0	0	0	0	0	0	0	0	0	0		H	N	O						
			Cost Burden >50%	20.0	85	0	0	0	0	0	0	0	0	0	0		H	N	O						
	Small Related	NUMBER OF HOUSEHOLDS	100%	245																			No		
		With Any Housing Problems	37.0	91	0	0	0	0	0	0	0	0	0	0		H	N	O							
		Cost Burden > 30%	20.0	49	0	0	0	0	0	0	0	0	0	0		H	N	O							
		Cost Burden >50%	16.0	39	0	0	0	0	0	0	0	0	0	0		H	N	O							
	Large Related	NUMBER OF HOUSEHOLDS	100%	150																			No		
		With Any Housing Problems	56.7	85	0	0	0	0	0	0	0	0	0	0		H	N	O							
		Cost Burden > 30%	20.0	30	0	0	0	0	0	0	0	0	0	0		H	N	O							
		Cost Burden >50%	36.7	55	0	0	0	0	0	0	0	0	0	0		H	N	O							
	All other hsholds	NUMBER OF HOUSEHOLDS	100%	960																			No		
		With Any Housing Problems	39.0	374	0	0	0	0	0	0	0	0	0	0		H	N	O							
		Cost Burden > 30%	25.8	248	0	0	0	0	0	0	0	0	0	0		H	N	O							
		Cost Burden >50%	13.0	125	0	0	0	0	0	0	0	0	0	0		H	N	O							
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	255																				
			With Any Housing Problems	31.6	81	4	4	4	4	4	4	20	0	0%	H	Y	C								
Cost Burden > 30%			15.7	40	0	0	0	0	0	0	0	0	0		H	N	O								
Cost Burden >50%			15.9	41	0	0	0	0	0	0	0	0	0		H	N	O								
Small Related		NUMBER OF HOUSEHOLDS	100%	582																			No		
		With Any Housing Problems	23.0	134	1	1	1	1	1	1	5	0	0%	H	Y	C									
		Cost Burden > 30%	14.9	87	0	0	0	0	0	0	0	0	0		H	N	O								
		Cost Burden >50%	8.0	47	0	0	0	0	0	0	0	0	0	!	H	N	O								
Large Related		NUMBER OF HOUSEHOLDS	100%	71																			No		
		With Any Housing Problems	32.0	23	0	0	0	0	0	0	0	0	0		H	N	O								
		Cost Burden > 30%	21.0	15	0	0	0	0	0	0	0	0	0		H	N	O								
		Cost Burden >50%	11.0	8	0	0	0	0	0	0	0	0	0		H	N	O								
All other hsholds	NUMBER OF HOUSEHOLDS	100%	227																			No			
	With Any Housing Problems	41.0	93	0	0	0	0	0	0	0	0	0		H	N	O									
	Cost Burden > 30%	25.6	58	0	0	0	0	0	0	0	0	0		H	N	O									
	Cost Burden >50%	15.7	36	0	0	0	0	0	0	0	0	0		H	N	O									
Household Income >30 to <=50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	290															100%	3,045	No	7,303		
			With Any Housing Problems	46.5	135	0	0	0	0	0	0	0	0	0		H	N	O		22.8	694				
			Cost Burden > 30%	26.5	77	0	0	0	0	0	0	0	0	0		H	N	O							
			Cost Burden >50%	20.0	58	0	0	0	0	0	0	0	0	0		H	N	O							
	Small Related	NUMBER OF HOUSEHOLDS	100%	150																			No		
		With Any Housing Problems	37.0	56	0	0	0	0	0	0	0	0	0		M	N	O								
		Cost Burden > 30%	20.0	30	0	0	0	0	0	0	0	0	0		M	N	O								
		Cost Burden >50%	16.0	24	0	0	0	0	0	0	0	0	0		M	N	O								
	Large Related	NUMBER OF HOUSEHOLDS	100%	89																			No		
		With Any Housing Problems	56.7	50	0	0	0	0	0	0	0	0	0		M	N	O								
		Cost Burden > 30%	20.0	18	0	0	0	0	0	0	0	0	0		M	N	O								
		Cost Burden >50%	36.7	33	0	0	0	0	0	0	0	0	0		M	N	O								
	All other hsholds	NUMBER OF HOUSEHOLDS	100%	851																			No		
		With Any Housing Problems	39.0	332	0	0	0	0	0	0	0	0	0		M	N	O								
		Cost Burden > 30%	25.8	220	0	0	0	0	0	0	0	0	0		M	N	O								
		Cost Burden >50%	13.0	111	0	0	0	0	0	0	0	0	0		M	N	O								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	375																			No	
			With Any Housing Problems	31.6	119	4	4	4	4	4	4	20	0	0%	H	Y	C								
Cost Burden > 30%			15.7	59	0	0	0	0	0	0	0	0	0		H	N	O								
Cost Burden >50%			15.9	60	0	0	0	0	0	0	0	0	0		H	N	O								
Small Related	NUMBER OF HOUSEHOLDS	100%	35																			No			
	With Any Housing Problems	23.0	8	1	1	1	1	1	1	5	0	0%	M	Y	C										
	Cost Burden > 30%	14.9	5	0	0	0	0	0	0	0	0	0		M	N	O									
	Cost Burden >50%	8.0	3	0	0	0	0	0	0	0	0	0	!	M	N	C									
Large Related	NUMBER OF HOUSEHOLDS	100%	104																			No			
	With Any Housing Problems	32.0	33	0	0	0	0	0	0	0	0	0		M	N	O									
	Cost Burden > 30%	21.0	22	0	0	0	0	0	0	0	0	0		M	N	O									
	Cost Burden >50%	11.0	11	0	0	0	0	0	0	0	0	0		M	N	O									
All other hsholds	NUMBER OF HOUSEHOLDS	100%	1,156																			No			
	With Any Housing Problems	41.0	474	0	0	0	0	0	0	0	0	0		M	N	O									
	Cost Burden > 30%	25.6	296	0	0	0	0	0	0	0	0	0		M	N	O									
	Cost Burden >50%	15.7	181	0	0	0	0	0	0	0	0	0		M	N	O									
Household Income >50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	380															100%	5,930	No	7,203		
			With Any Housing Problems	46.5	177	0	0	0	0	0	0	0	0	0		M	N	O		13.7	815				
			Cost Burden > 30%	26.5	101	0	0	0	0	0	0	0	0	0		M	N	O							
			Cost Burden >50%	20.0	76	0	0	0	0	0	0	0	0	0		M	N	O							
	Small Related	NUMBER OF HOUSEHOLDS	100%	202																			No		
		With Any Housing Problems	37.0	75	0	0	0	0	0	0	0	0	0		L	N	O								
		Cost Burden > 30%	20.0	40	0	0	0	0	0	0	0	0	0		L	N	O								
		Cost Burden >50%	16.0	32	0	0	0	0	0	0	0	0	0	!	L	N	O								
	Large Related	NUMBER OF HOUSEHOLDS	100%	120																			No		
		With Any Housing Problems	56.7	68	0	0	0	0	0	0	0	0	0		L	N	O								
		Cost Burden > 30%	20.0	24	0	0	0	0	0	0	0	0	0		L	N	O								
		Cost Burden >50%	36.7	44	0	0	0	0	0	0	0	0	0		L	N	O								
All other hsholds	NUMBER OF HOUSEHOLDS	100%	1,158																			No			
	With Any Housing Problems	39.0	452	0	0	0	0	0	0	0	0	0		L	N	O									
	Cost Burden > 30%	25.8	299	0	0	0	0	0	0	0	0	0		L	N	O									
	Cost Burden >50%	13.0																							

Waterford Township																	Only complete blue sections			
Community Development Needs																				
	Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source		
				Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01 Acquisition of Real Property 570.201(a)	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	H	1,000,000	N	O	
02 Disposition 570.201(b)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	0	0	0												n/a				
	03A Senior Centers 570.201(c)	1	0	1	0	0	0	0	0	0	0	0	0	0	0	H	15,000,000	N	O	
	03B Handicapped Centers 570.201(c)	0	0	0												n/a				
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0												n/a				
	03D Youth Centers 570.201(c)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
	03E Neighborhood Facilities 570.201(c)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
	03F Parks, Recreational Facilities 570.201(c)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
	03G Parking Facilities 570.201(c)	0	0	0												n/a				
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0												n/a				
	03I Flood Drain Improvements 570.201(c)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
	03J Water/Sewer Improvements 570.201(c)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
	03K Street Improvements 570.201(c)	35	0	35	0	0	0	0	0	0	0	0	0	0	0	H	6,500,000	N	O	
	03L Sidewalks 570.201(c)	10	0	10	0	0	0	0	0	0	0	0	0	0	0	H	500,000	N	O	
	03M Child Care Centers 570.201(c)	0	0	0												n/a				
	03N Tree Planting 570.201(c)	0	0	0												n/a				
	03O Fire Stations/Equipment 570.201(c)	0	0	0												n/a				
03P Health Facilities 570.201(c)	0	0	0												n/a					
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0												n/a					
03R Asbestos Removal 570.201(c)	0	0	0												n/a					
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0												n/a					
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0												n/a					
04 Clearance and Demolition 570.201(d)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a					
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a					
Public Services	05 Public Services (General) 570.201(e)	0	0	0												n/a				
	05A Senior Services 570.201(e)	500	0	500	0	0	0	0	0	0	0	0	0	0	0	H	250,000	N	O	
	05B Handicapped Services 570.201(e)	250	0	250	0	0	0	0	0	0	0	0	0	0	0	H	250,000	N	O	
	05C Legal Services 570.201(e)	0	0	0												n/a				
	05D Youth Services 570.201(e)	3500	0	3500	0	0	0	0	0	0	0	0	0	0	0	H	250,000	N	O	
	05E Transportation Services 570.201(e)	0	0	0												n/a				
	05F Substance Abuse Services 570.201(e)	300	0	300	0	0	0	0	0	0	0	0	0	0	0	H	250,000	N	O	
	05G Battered and Abused Spouses 570.201(e)	300	0	300	0	0	0	0	0	0	0	0	0	0	0	H	125,000	N	O	
	05H Employment Training 570.201(e)	0	0	0												n/a				
	05I Crime Awareness 570.201(e)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0												n/a				
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0												n/a				
	05L Child Care Services 570.201(e)	0	0	0												n/a				
	05M Health Services 570.201(e)	0	0	0												n/a				
	05N Abused and Neglected Children 570.201(e)	300	0	300	0	0	0	0	0	0	0	0	0	0	0	H	125,000	N	O	
	05O Mental Health Services 570.201(e)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a				
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0	0											n/a					
05Q Subsistence Payments 570.204	0	0	0												n/a					
05R Homeownership Assistance (not direct) 570.204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a					
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0												n/a					
05T Security Deposits (if HOME, not part of 5% Admin c)	0	0	0												n/a					
06 Interim Assistance 570.201(f)	0	0	0												n/a					
07 Urban Renewal Completion 570.201(h)	0	0	0												n/a					
08 Relocation 570.201(i)	0	0	0												n/a					
09 Loss of Rental Income 570.201(j)	0	0	0												n/a					
10 Removal of Architectural Barriers 570.201(k)	0	0	0												n/a					
11 Privately Owned Utilities 570.201(l)	0	0	0												n/a					
12 Construction of Housing 570.201(m)	0	0	0												n/a					
13 Direct Homeownership Assistance 570.201(n)	0	0	0												n/a					
14A Rehab; Single-Unit Residential 570.202	14A Rehab; Single-Unit Residential 570.202	250	0	250	15	15	15	15	15	15	15	15	75	0	H	3,750,000	Y	C		
	14B Rehab; Multi-Unit Residential 570.202	0	0	0									0	0	n/a					
	14C Public Housing Modernization 570.202	0	0	0									0	0	n/a					
	14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0									0	0	n/a					
	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											n/a					
	14F Energy Efficiency Improvements 570.202	0	0	0											n/a					
	14G Acquisition - for Rehabilitation 570.202	0	0	0											n/a					
	14H Rehabilitation Administration 570.202	0	0	0											n/a					
	14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0										0	0	See 14A				
15 Code Enforcement 570.202(c)	4,000	0	4,000	660	660	660	660	660	660	660	660	660	3,300	0	H	850,000	Y	C, O		
16A Residential Historic Preservation 570.202(d)	0	0	0												n/a					
16B Non-Residential Historic Preservation 570.202(d)	17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											n/a					
	17B CI Infrastructure Development 570.203(a)	0	0	0											n/a					
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											n/a					
	17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											n/a					
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											n/a					
	18B ED Technical Assistance 570.203(b)	0	0	0											n/a					
	18C Micro-Enterprise Assistance	0	0	0											n/a					
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											n/a					
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											n/a					
	19C CDBG Non-profit Organization Capacity Building	0	0	0											n/a					
19D CDBG Assistance to Institutes of Higher Education	0	0	0											n/a						
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											n/a						
19F Planned Repayment of Section 108 Loan Principal	0	0	0											n/a						
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											n/a						
19H State CDBG Technical Assistance to Grantees	0	0	0											n/a						
20 Planning 570.205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n/a					
21A General Program Administration 570.206	21A General Program Administration 570.206	5	0	5	1	1	1	1	1	1	1	1	5	0	H	520,000	Y	C		
	21B Indirect Costs 570.206	0	0	0									0	0	n/a					
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	5	0	5	1	1	1	1	1	1	1	1	5	0	H	50,000	Y	C		
	21E Submissions or Applications for Federal Programs 570.206	0	0	0									0	0	n/a					
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0									0	0	n/a					
	21G HOME Security Deposits (subject to 5% cap)	0	0	0									0	0	n/a					
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0																

Grantee Name: Waterford Township																				
Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG, Other
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	54. Persons w/ Severe Mental Illness	230	230	0	230	0	230	0	230	0	230	0	230	0	1150	0	0%	M	N	O
	55. Developmentally Disabled	74	74	0	74	0	74	0	74	0	74	0	74	0	370	0	0%	M	N	O
	56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Total	304	304	0	304	0	304	0	304	0	304	0	304	0	1520	0	0%			
Supportive Services Needed	60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	61. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	62. Persons w/ Severe Mental Illness	230	230	0	230	0	230	0	230	0	230	0	230	0	1150	0	0%	M	N	O
	63. Developmentally Disabled	74	74	0	74	0	74	0	74	0	74	0	74	0	370	0	0%	M	N	O
	64. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	Total	304	304	0	304	0	304	0	304	0	304	0	304	0	1520	0	0%			

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction
	Emergency	Transitional			
1. Homeless Individuals	4	0		34	Data Quality
2. Homeless Families with Children	2	0		12	
2a. Persons in Homeless with Children Families	4	0		51	
Total (lines 1 + 2a)	8	0		85	

Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality
1. Chronically Homeless	0			0	Data Quality
2. Severely Mentally Ill	0			0	
3. Chronic Substance Abuse	4			4	
4. Veterans	0			0	
5. Persons with HIV/AIDS	0			0	
6. Victims of Domestic Violence	4			4	
7. Youth (Under 18 years of age)	0			0	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Beds					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	O
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	N/A	N	O
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	N/A	N	O
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	O
	Chronically Homeless																	L	N	O

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Beds					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	O
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	O
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	N/A	N	O
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	O

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

HOPWA Performance Chart 2

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay [in weeks]	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project	What happened to the Households that left the project?	Housing Stability							
						PY1	PY2	PY3	PY4*	PY5*	Cumulative	Stable	Unstable
Tenant-based Rental Assistance	0	PY1	PY1		Emergency Shelter						0	PY1	PY1
					Temporary Housing						0	0	0
	0	PY2	PY2		Private Hsg						0	PY2	PY2
					Other HOPWA						0	0	0
	0	PY3	PY3		Other Subsidy						0	PY3	PY3
					Institution						0	0	0
	0	PY4	PY4		Jail/Prison						0	PY4	PY4
					Disconnected						0	0	0
0	PY5	PY5		Death						0	PY5	PY5	
										0	0	0	
Short-term Rent, Mortgage, and Utility Assistance	0	PY1	PY1		Emergency Shelter						0	PY1	PY1
					Temporary Housing						0	0	0
	0	PY2	PY2		Private Hsg						0	PY2	PY2
					Other HOPWA						0	0	0
	0	PY3	PY3		Other Subsidy						0	PY3	PY3
					Institution						0	0	0
	0	PY4	PY4		Jail/Prison						0	PY4	PY4
					Disconnected						0	0	0
0	PY5	PY5		Death						0	PY5	PY5	
										0	0	0	
Facility-based Housing Assistance	0	PY1	PY1		Emergency Shelter						0	PY1	PY1
					Temporary Housing						0	0	0
	0	PY2	PY2		Private Hsg						0	PY2	PY2
					Other HOPWA						0	0	0
	0	PY3	PY3		Other Subsidy						0	PY3	PY3
					Institution						0	0	0
	0	PY4	PY4		Jail/Prison						0	PY4	PY4
					Disconnected						0	0	0
0	PY5	PY5		Death						0	PY5	PY5	
										0	0	0	

**CHARTER TOWNSHIP
OF
WATERFORD
2011 – 2016
CONSOLIDATED PLAN
EXHIBITS**

Map 1

Location of the Charter Township of Waterford

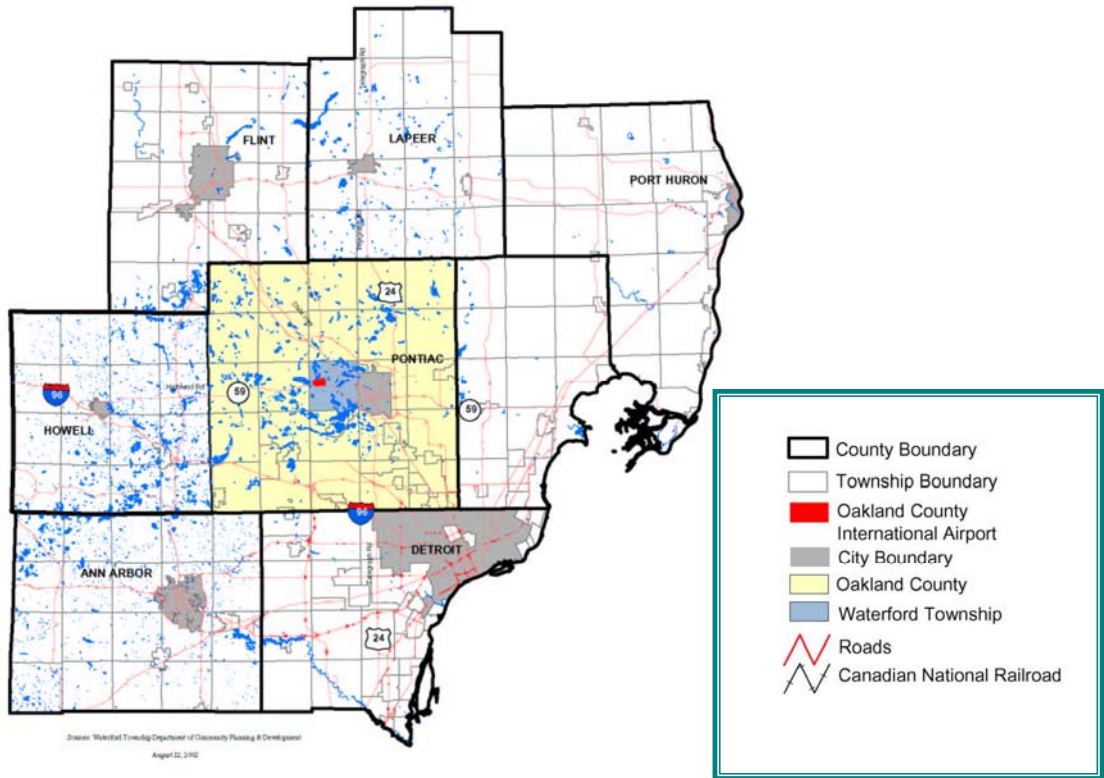


Table 1
Population Trend Comparison
Waterford Township and Oakland County
1900 -2000

Year	Waterford Township	Percent Change Between Decades	Oakland County	Percent Change Between Decades
1900	1,079	n/a	44,792	n/a
1910	1,065	-1.3	49,576	10.7
1920	1,354	27.1	90,050	81.6
1930	7,942	486.6	211,251	134.6
1940	12,019	51.3	254,068	20.3
1950	24,275	102.0	396,001	55.9
1960	47,008	93.7	690,259	74.3
1970	59,123	25.8	907,871	31.5
1980	64,250	8.7	1,011,793	11.5
1990	66,692	3.8	1,083,592	7.1
2000	73,150	9.7	1,194,156	10.2

Source: U.S. Census Bureau, Waterford Community Planning and Development

Table 2
Population Trend Comparison
Waterford Township and Surrounding Communities
1900-2000

Year	Waterford Township	West Bloomfield Township	Independence Township	Commerce Township	White Lake Township	City of Pontiac
1900	1,079	999	831	1,124	718	9,769
1910	1,065	1,113	799	986	642	14,532
1920	1,354	1,963	662	914	632	34,273
1930	7,942	3,522	1,164	1,789	1,114	64,928
1940	12,019	5,597	1,627	2,957	1,643	66,626
1950	24,275	8,720	3,448	7,421	4,182	73,681
1960	47,008	13,867	10,121	9,608	8,381	82,233
1970	59,123	28,563	16,327	14,556	14,311	85,279
1980	64,250	41,962	20,569	18,789	21,870	76,715
1990	66,692	54,516	23,717	22,228	22,608	71,166
2000	73,150	64,860	32,581	30,349	28,219	66,337

Source: U.S. Census Bureau

Table 3 Age Group Distribution - Waterford Township - 1990 and 2000

Sex and Age	1990 Census		2000 Census		1990-2000
	Number	Percent	Number	Percent	Percent Change
Total Population	66 ,692	100.0	73,150	100.0	9.7
Male	32,665	49.0	36,502	49.9	11.7
Female	34,027	51.0	36,648	50.1	7.7
Under 5 years	4,823	7.2	5,249	7.2	8.8
5 to 9 years	4,376	6.6	4,836	6.6	10.5
10 to 14 years	4,100	6.1	4,363	6.0	6.4
15 to 19 years	4,504	6.8	4,186	5.7	-7.1
20 to 24 years	5,080	7.6	4,297	5.9	-15.4
25 to 34 years	13,879	20.8	12,942	17.7	-6.8
35 to 44 years	10,734	16.1	13,408	18.3	24.9
45 to 54 years	7,123	10.7	10,069	13.8	41.4
55 to 59 years	2,824	4.2	3,483	4.8	23.3
60 to 64 years	2,756	4.1	2,424	3.3	-12.0
65 to 74 years	3,989	6.0	4,149	5.7	4.0
75 to 84 years	1,980	3.0	2,790	3.8	40.9
85 years and over	524	0.8	954	1.3	82.1
Median Age	(x)	(n/a)	35.5	(n/a)	(n/a)

Source: U.S. Census Bureau

Note: (x) denotes 1990 data not available

Figure 1
Age Group Numerical Distribution Comparison
Waterford Township
1990 and 2000

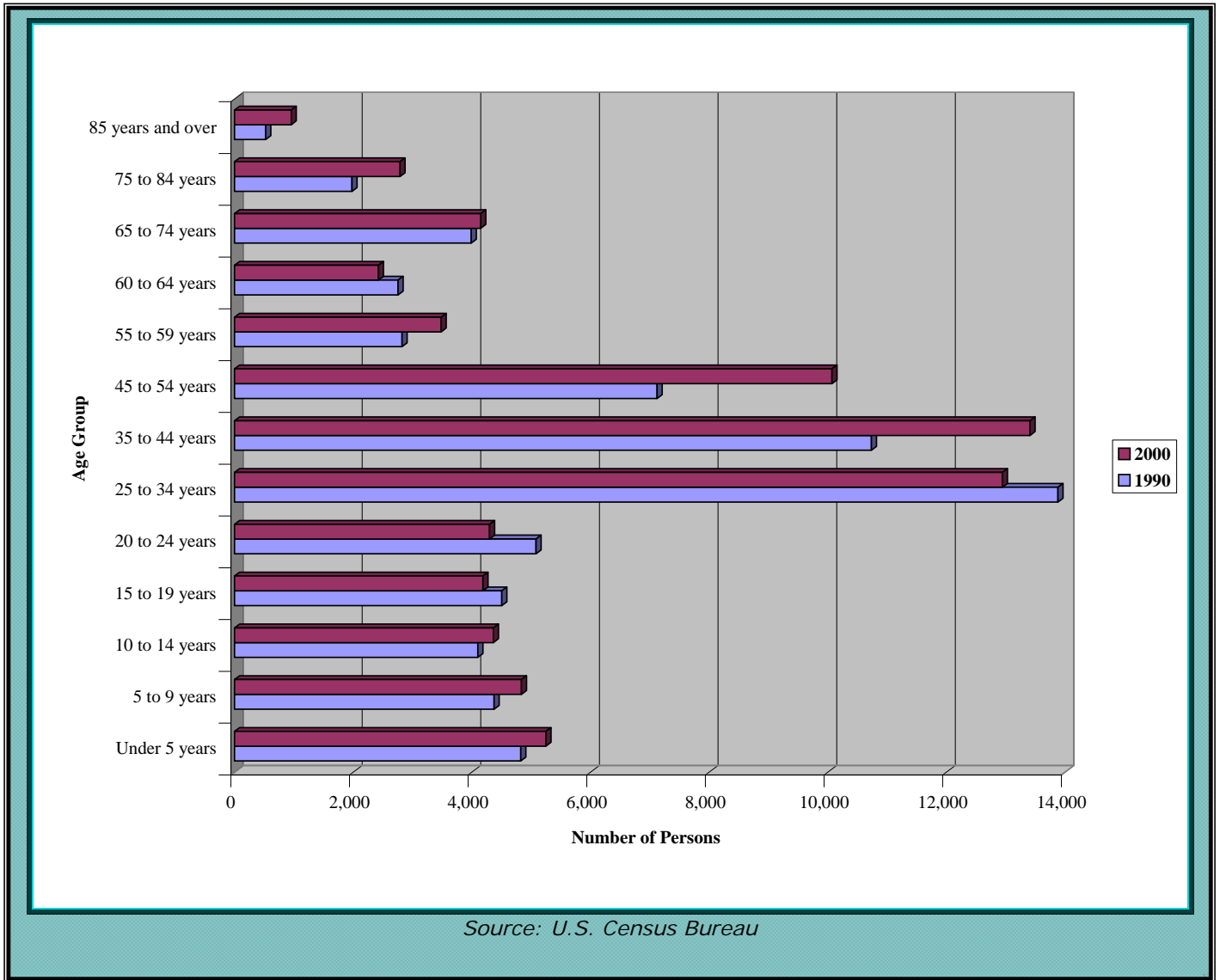
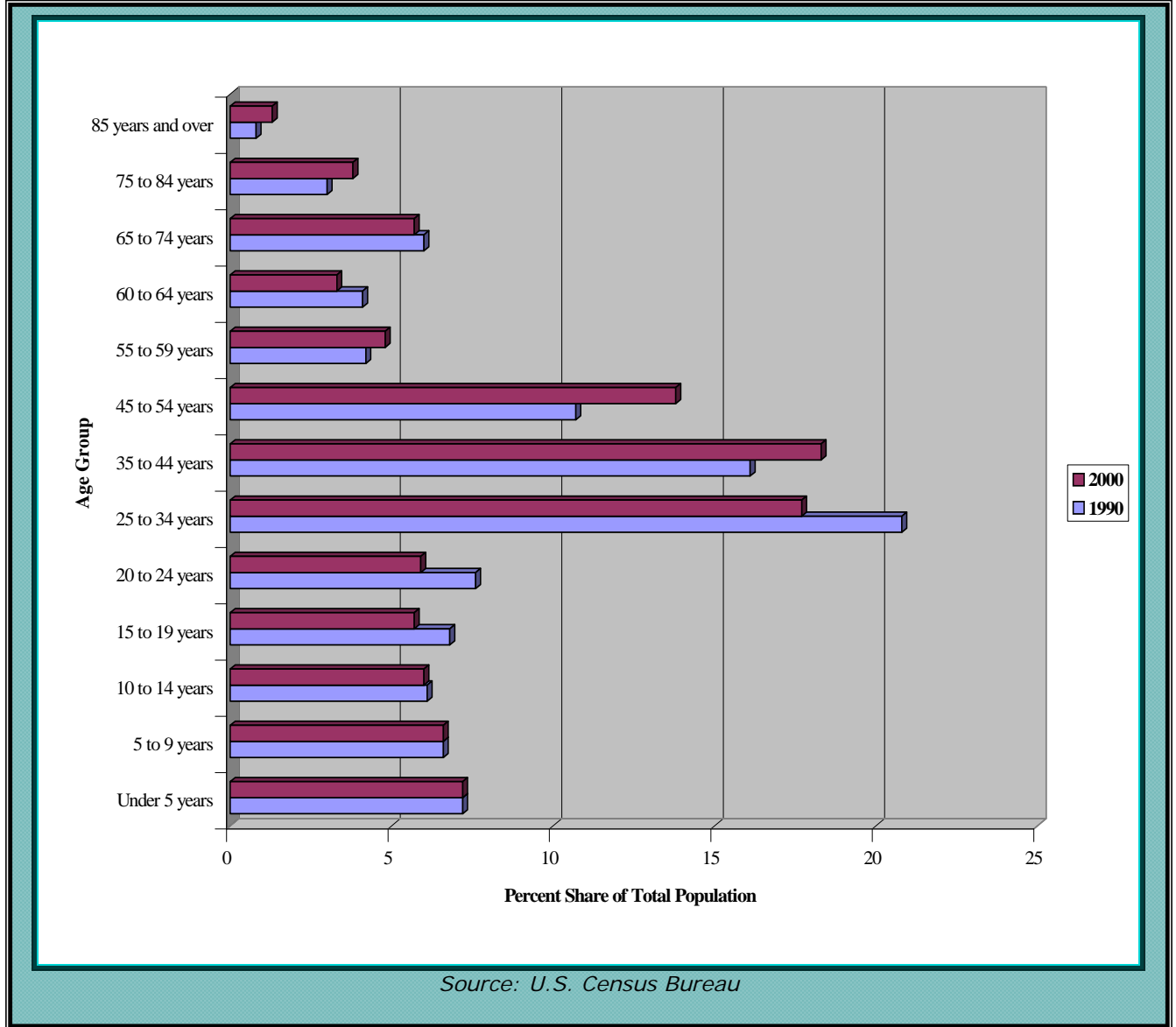


Figure 2
Age Group Percentage Distribution Comparison
Waterford Township
1990 and 2000



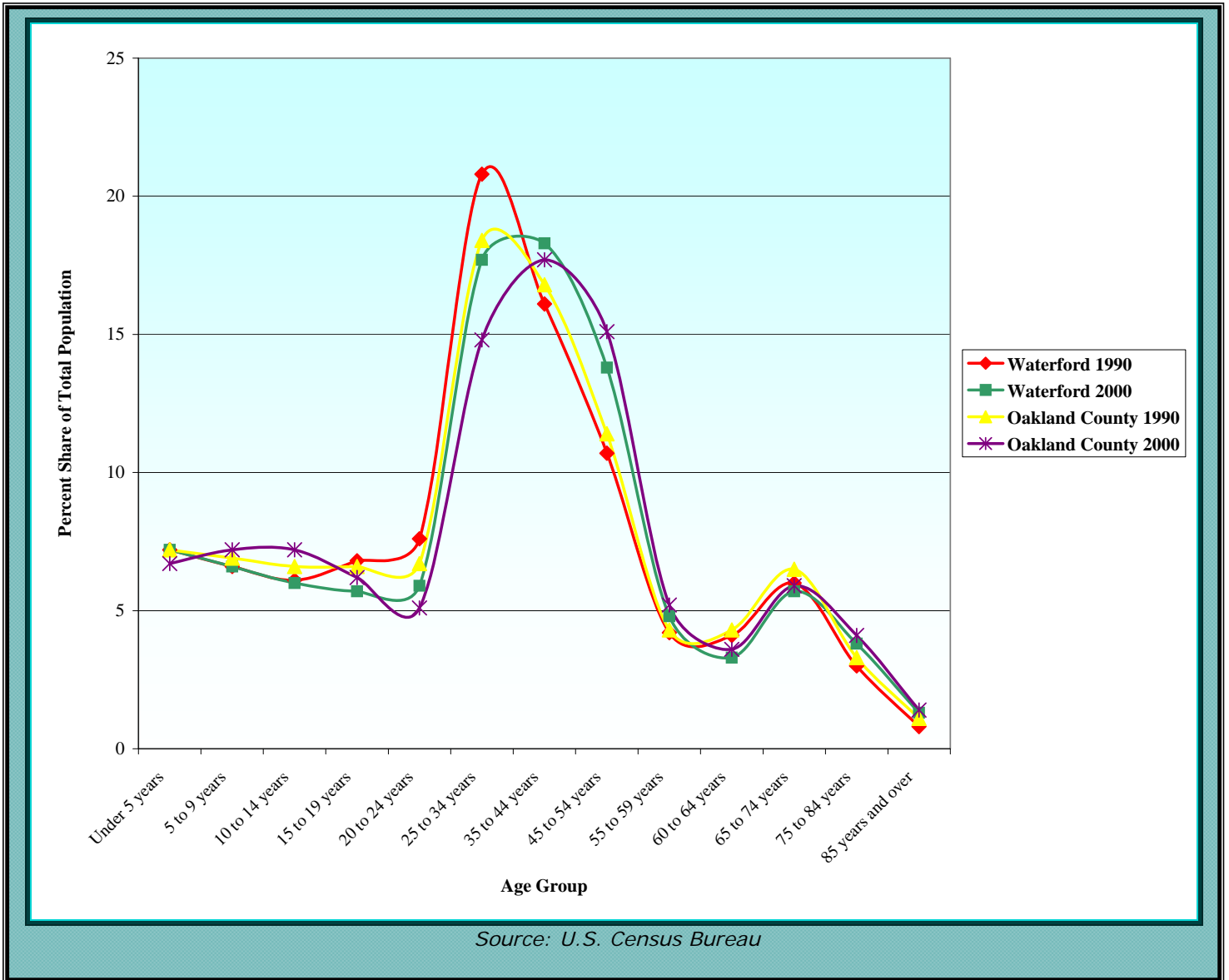
**Table 4
Age Group Distribution
Oakland County
1990 and 2000**

Sex and Age	1990 Census		2000 Census		1990-2000
	Number	Percent	Number	Percent	Percent Change
Total Population	1,083,592	100.0	1,194,156	100.0	10.2
Male	526,927	48.6	584,660	49.0	11.0
Female	556,665	51.4	609,496	51.0	9.5
Under 5 years	78,224	7.2	80,367	6.7	2.7
5 to 9 years	75,088	6.9	86,326	7.2	15.0
10 to 14 years	71,220	6.6	85,498	7.2	20.0
15 to 19 years	71,477	6.6	74,272	6.2	3.9
20 to 24 years	72,122	6.7	60,591	5.1	-16.0
25 to 34 years	198,972	18.4	176,187	14.8	-11.5
35 to 44 years	182,240	16.8	211,055	17.7	15.8
45 to 54 years	123,344	11.4	179,816	15.1	45.8
55 to 59 years	46,597	4.3	62,410	5.2	33.9
60 to 64 years	46,420	4.3	42,675	3.6	-8.1
65 to 74 years	70,237	6.5	70,271	5.9	0.0
75 to 84 years	36,131	3.3	48,479	4.1	34.2
85 years and over	11,520	1.1	16,209	1.4	40.7
Median Age	n/a	(x)	36.7	(x)	n/a

Source: U.S. Census Bureau

Note: (x) denotes 1990 data not available

Figure 3
Age Group Percentage Distribution Comparison
Waterford Township and Oakland County
1990 and 2000



**Table 5
Median Age Comparison
Waterford Township and Surrounding Communities
2000**

Community	Median Age in 2000
Waterford Township	35.5
West Bloomfield Township	40.2
Independence Township	36.4
Commerce Township	36.0
White Lake Township	36.4
City of Pontiac	30.0
Oakland County	36.7

Source: U.S. Census Bureau

**Table 6
Racial Group Distribution
Waterford Township
1990 and 2000**

Race ¹	1990 Census		2000 Census		1990-2000
	Number	Percent	Number	Percent	Percent Change
Total Population	66,692	100.0	73,150	100.0	9.7
One race	n/a	n/a	71,914	98.3	n/a
White	64,647	96.9	67,777	92.7	n/a
Black or African	701	1.1	2,114	2.9	n/a
American Indian and	391	0.6	259	0.4	n/a
Asian	484	0.7	926	1.3	n/a
Hispanic or Latino	1,538	2.3	2,863	3.9	86.2
Mexican	1,175	1.8	2,089	2.9	77.8
Puerto Rican	136	0.2	272	0.4	100.0
Cuban	13	0.0	20	0.0	53.8
Other Hispanic or	214	0.3	482	0.7	125.2
Not Hispanic or Latino	65,154	97.7	70,287	96.1	7.9
White alone	n/a	n/a	66,062	90.3	n/a

Source: U.S. Census Bureau

¹ Note: 2000 Census race data is not directly comparable to 1990 Census race data due to the first-time allowance for selecting more than one race in the 2000 Census.

**Table 7
Population and Household Totals
Waterford Township and Oakland County
1990 and 2000**

Component	Waterford Township		Oakland County	
	1990	2000	1990	2000
Household Population	66,083	71,231	1,072,264	1,180,408
Group Quarters Population	609	1,919	11,328	13,748
Total Population	66,692	73,150	1,083,592	1,194,156
Households	25,488	29,389	410,520	471,133
Housing Units	26,509	30,404	432,677	492,006
Household Size	2.59	2.42	2.61	2.51

Source: U.S. Census Bureau

**Table 8
Household Type Distribution
Waterford Township
1990 and 2000**

Households by Type	2000 Census		1990 Census		1990-2000 Percent Change	1990-2000 Change in Percent of Total Share
	Number	Percent	Number	Percent		
Total Households	29,387	100.00	25,476	100.00	15.4	n/a
Family Households (2 or more related)	19,127	65.1	18,013	70.7	6.2	-5.6
With own children under 18	8,935	30.4	8,793	34.5	1.6	-4.1
Non-family Households (2 or more unrelated)	10,260	34.9	7,463	29.3	37.5	5.6
One person household	8,188	27.9	5,749	22.6	42.4	5.3
Householder 65 years and older	2,374	8.1	1,821	7.1	30.4	1.0

Source: U.S. Census Bureau

Table 9
Number of Households
Waterford Township and Surrounding Communities
1990 and 2000

Community	1990 Households	2000 Households	1990-2000 Percent Change
Waterford	25,476	29,387	15.35
Pontiac	24,777	24,234	-2.19
White Lake	7,776	10,092	29.78
West Bloomfield	19,221	23,414	21.81
Commerce	7,700	10,708	39.06
Independence	7,977	11,765	47.48

Source: U.S. Census Bureau

Table 10
Population Projection Method Outcomes
Waterford Township
2000-2020

Year	SEMCOG Method	Percent Change 2000-2020	Linear Method	Percent Change 2000-2020	Modified Exponential Method	Percent Change 2000-2020	Building Permit Method	Percent Change 2000-2020	Average Projection Method	Percent Change 2000-2020
2000	73,150	0.75	73,150	20.30	73,150	11.00	73,150	5.96	73,150	9.16
2010	72,595		80,233		77,636		75,841		76,576	
2020	72,602		88,003		81,280		77,507		79,848	

Source: Southeast Michigan Council of Governments, HNTB

Figure 4
Population Projections
Waterford Township
2000-2020

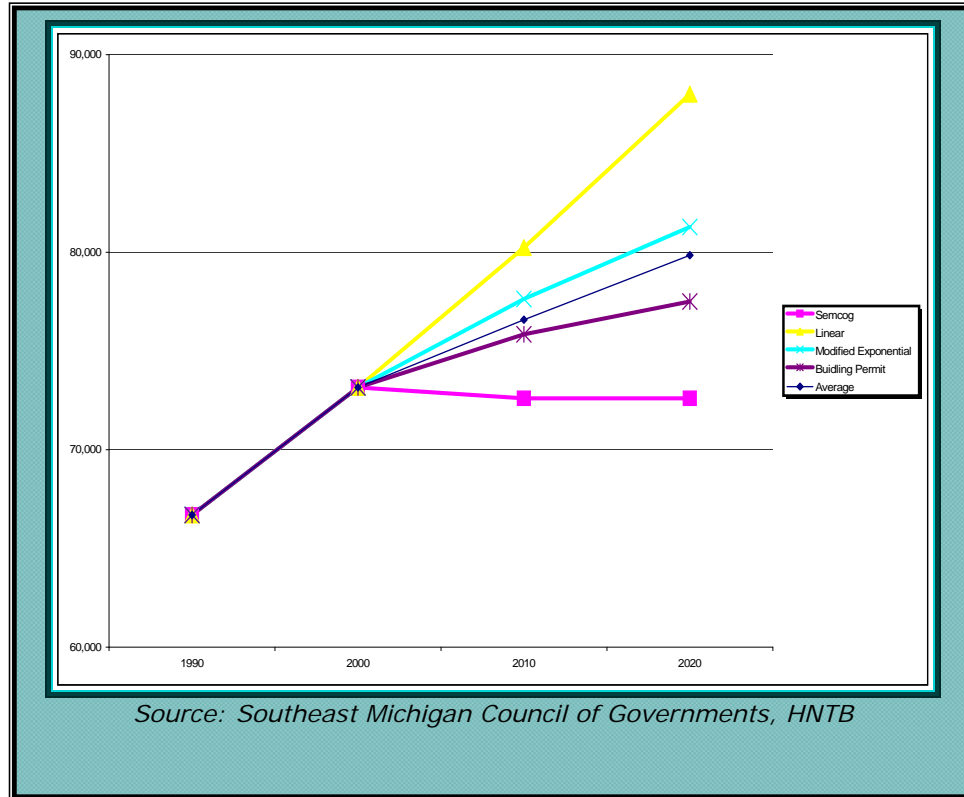


Table 11
Income Group Distribution
Waterford Township
1990-2000

Household Income	1990 Census		2000 Census		1990-2000 Percent Change
	Number	Percent	Number	Percent	
Total Households	25,509	100.0	29,389	100.0	15.21
Less than \$10,000	1,901	7.5	1,198	4.1	-36.98
\$10,000 to \$14,999	1,349	5.3	991	3.4	-26.54
\$15,000 to \$24,999	3,669	14.4	2,873	9.8	-21.70
\$25,000 to \$34,999	4,005	15.7	3,379	11.5	-15.63
\$35,000 to \$49,999	5,985	23.5	4,700	16.0	-21.47
\$50,000 to \$74,999	5,938	23.3	7,226	24.6	21.69
\$75,000 to \$99,999	1,777	7.0	4,545	15.5	155.77
\$100,000 to \$149,999	737	2.9	3,292	11.2	346.68
\$150,000 or more	222	0.9	1,253	4.3	464.41
Median Household Income (in 1999 dollar rate)	\$52,885		\$55,008		4.01
Persons in Poverty	3,522	13.8	3,658	12.4	3.86

1.1 Source: U.S. Census Bureau

1.2 Note: Total households may not equal the sum of households in the income distribution due to revisions to total households by the U.S. Census Bureau.

Table 12
Real State Equalized Value Classification Distribution
Waterford Township
1992 and 2002

Classification	Total Real SEV		Percent of Total	
	1992	2002	1992	2002
Agriculture	\$ 1,611,000	\$ 1,945,920	0.10	0.08
Commercial	\$ 272,163,500	\$ 459,392,274	24.10	17.7
Industrial	\$ 22,253,700	\$ 28,466,370	2.0	1.1
Residential	\$ 833,741,700	\$2,105,186,574	73.80	81.12
Total	\$1,129,869,900	\$2,594,991,138	100.00	100.00

Source: Oakland County Planning and Economic Development Services, Waterford Township Assessing Department

Figure 5
Real State Equalized Value Classification Distribution Comparison
Waterford Township and Selected Oakland County Communities
2002

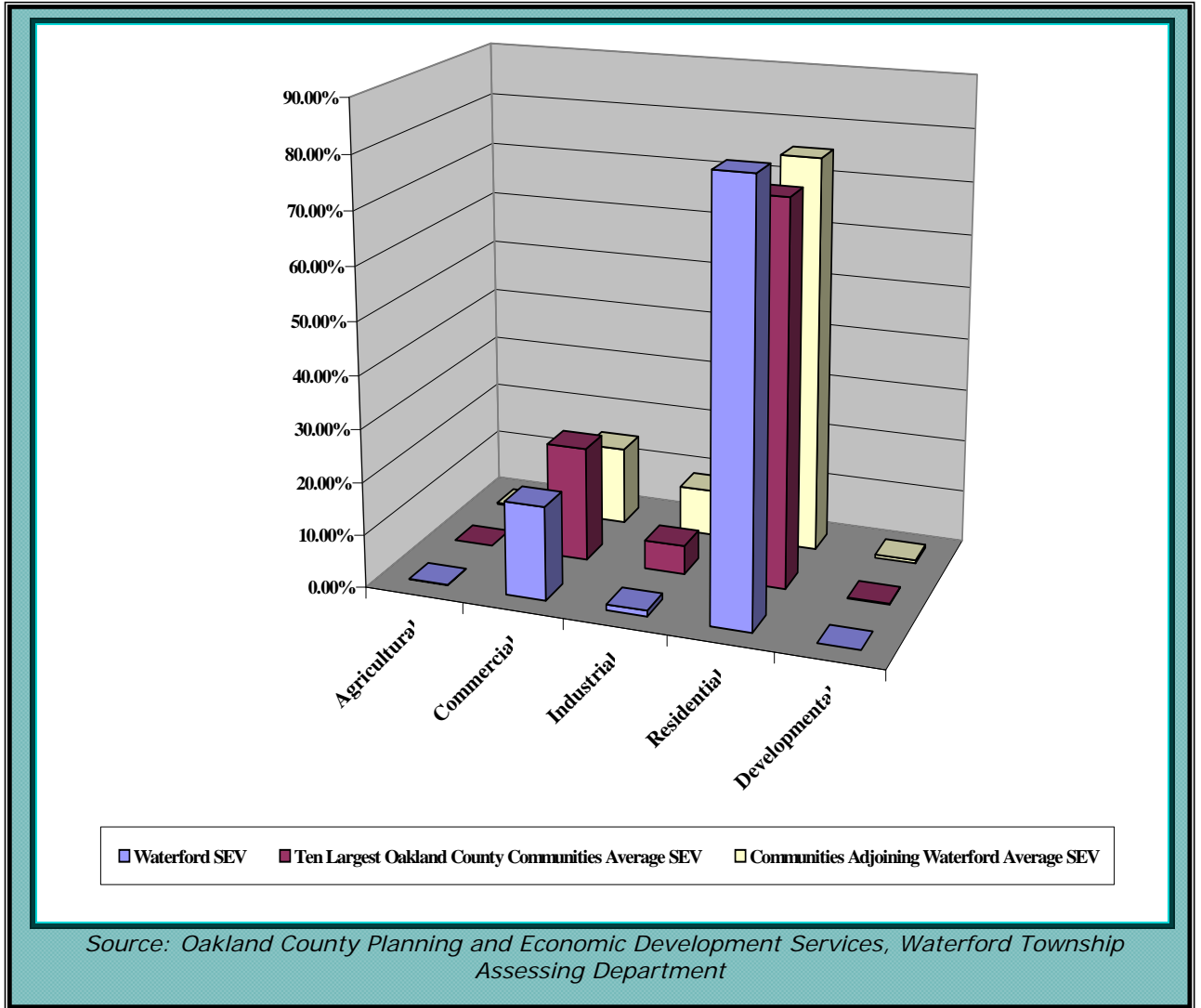


Table 13
Total Real State Equalized Value
Waterford Township
1992-2002

Year	Total Real SEV
1992	\$1,129,869,900
1993	\$1,254,519,400
1994	\$1,279,657,800
1995	\$1,380,984,680
1996	\$1,535,215,242
1997	\$1,679,241,985
1998	\$1,818,275,000
1999	\$1,997,784,495
2000	\$2,183,725,455
2001	\$2,379,338,744
2002	\$2,594,991,138

Source: Waterford Township Assessing Department

Table 14
Total Real State Equalized Value Comparison
Waterford Township and Surrounding Communities
2002

Community	Total Real SEV	Percent Share of County Total
Waterford Township	2,594,991,138	4.5
West Bloomfield Township	3,858,431,572	6.6
Independence Township	1,524,399,400	2.6
Commerce Township	1,839,154,120	3.2
White Lake Township	1,035,482,522	1.8
City of Pontiac	1,337,911,230	2.3
Oakland County	58,197,370,454	100.0

Source: Oakland County Planning and Economic Development Services

**Table 15
Employment Classification Distribution
Waterford Township
1990 and 2000**

Employment Classification	1990 Census		2000 Census		1990-2000 Percent Change
	Number	Percent	Number	Percent	
Population 16 years and over	52,512	100.0	58,020	100.0	10.5
In labor force	37,558	71.5	39,868	68.7	6.2
Employed	35,222	93.8	38,209	95.8	8.5
Occupation					
Management and professional	n/a	n/a	12,245	32.0	n/a
Service	n/a	n/a	5,329	13.9	n/a
Sales and office	n/a	n/a	11,152	29.2	n/a
Farming, fishing, and forestry	n/a	n/a	71	0.2	n/a
Construction and related	n/a	n/a	3,940	10.3	n/a
Unemployed	2,309	7.9	1,641	6.4	-28.9
Not in labor force	14,954	28.5	18,152	31.3	21.4

Source: U.S. Census Bureau

Table 16
Means of Employment Transportation
Waterford Township
1990 and 2000

Means of Employment Transportation	1990 Census		2000 Census		1990-2000
	Number	Percent	Number	Percent	Percent
Total Workers Age 16 or Older	34,525	100.0	37,509	100.0	8.6
Drove Alone	30,475	88.3	33,616	89.6	10.3
Carpool or Vanpool	2,846	8.2	2,422	6.5	-14.9
Public Transportation	52	0.2	57	0.2	9.6
Walked to Work	370	1.1	332	0.9	-10.3
Other Means	127	0.4	127	0.3	0.0
Worked at Home	655	1.9	955	2.5	45.8
Mean Travel Time to Work (in minutes)	24		29		20.8

Source: U.S. Census Bureau

Table 17
Major Sources of Employment
Waterford Township
2002

Name Of Firm	Number Of Employees	Product Service
Waterford School District	1,660	Education
GM Parts Division	1,000	Automotive Parts
Meijer, Inc.	645	Grocery/Department Store
Marshall Field	400	Department Store
K Mart Corp.	395	Department Store
Waterford Township	385	Local Government
V.G.'s	375	Grocery Store
Sears Roebuck	310	Department Store
Oakland Intermediate School District	250	Intermediate Schools Offices
Staffing Specialists, Inc.	235	Leased Employees
J.C. Penney Co., Inc.	215	Department Store
Wal-Mart/Sam's Club	160	Grocery/Department Store
Target	140	Department Store
Tru-Val Tubing Co.	130	Pipe Fabrication
Kohl's	125	Department Store
Terry Machine Co.	115	Bolt/Nut/Screw Manufacturing
Canterbury on the Lake	115	Senior Living/Health Care

Source: Oakland County Planning and Economic Development Services

**Table 18
School Enrollment
Waterford Township
1990 and 2000**

School Enrollment ¹	1990 Census		2000 Census		1990-2000 Percent Change
	Number	Percent	Number	Percent	
Population 3 years and over enrolled in school	16,299	100.0	17,984	100.0	10.3
Nursery and preschool	n/a	n/a	1,486	8.3	n/a
Kindergarten	n/a	n/a	1,056	5.9	n/a
Elementary school (grades 1-8)	n/a	n/a	7,305	40.6	n/a
High school	n/a	n/a	3,658	20.3	n/a
College or graduate school	4,557	28.0	4,479	24.9	-1.7

Source: U.S. Census Bureau

¹ Note: School enrollment data detail not available for 1990 Census

**Table 19
Educational Attainment
Waterford Township
1990 and 2000**

Educational Attainment	1990 Census		2000 Census		1990-2000 Percent Change
	Number	Percent	Number	Percent	
Population 3 years and over enrolled in school	43,811	100.0	50,210	100.0	14.6
Did Not Graduate High School	8,017	18.3	6,414	12.8	-20.0
Graduated High School	15,031	34.3	15,155	30.2	0.8
Some College, No Degree	10,407	23.8	12,718	25.3	22.2
Associate Degree	3,197	7.3	3,909	7.8	22.3
Bachelor's Degree	5,348	12.2	8,684	17.3	62.4
Graduate or Professional Degree	1,811	4.1	3,330	6.6	83.9

Source: U.S. Census Bureau

Table 20
Existing Land Use Acreage Distribution Comparison
Waterford Township
1974-2001

Land Use Type	1974		1989		2001		Percent Change 1974-2001
	Acres	Percent	Acres	Percent	Acres	Percent	
Single-Family Residential	5,030	22.3	5,890	26.4	8,652	38.4	16.1
Multi-Family Residential	262	1.2	576	2.6	682	3.1	1.9
Commercial/Office	670	3.0	1,238	5.6	1,177	5.2	2.2
Industrial	205	0.9	433	1.9	492	2.2	1.3
Public/Recreation	2,354	10.4	2,890	12.9	3,424	15.2	4.8
Transportation/Utility/Communication	600	2.7	610	2.7	777	3.5	0.8
Road/Railroad ROW	3,287	14.5	4,200	18.8	2,325	10.3	-4.2
Water	3,080	13.6	2,890	12.9	3,283	14.6	1.0
Vacant/Agricultural	7,094	31.4	3,608	16.2	1,704	7.6	-23.8
Total Acres	22,590	100.0	22,343	100.0	22,524	100.0	

Source: Oakland County Planning and Economic Development Services

Figure 6
Existing Land Use Area Percent Distribution
Waterford Township
2001

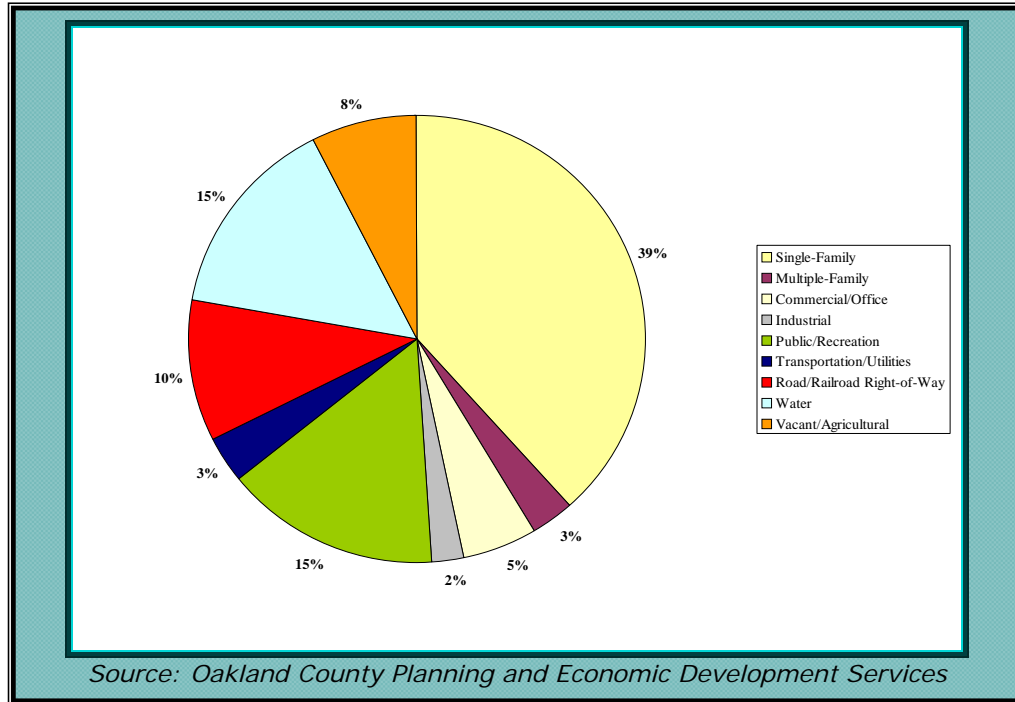


Table 21
Housing Occupancy Status
Waterford Township
1990 and 2000

Housing Occupancy Status	1990 Census		2000 Census		1990-2000
	Number	Percent	Number	Percent	Percent
Total Households	26,509	100.0	30,404	100.0	14.69
Owner Occupied Units	18,630	70.3	22,428	73.8	20.39
Median Housing Value <i>(in 2000 dollar rate)</i>	\$100,343	n/a	\$144,400	n/a	43.91
Renter Occupied Units	6,846	25.8	6,959	22.9	1.65
Median Contract Rent <i>(in 2000 dollar rate)</i>	\$682	n/a	\$625	n/a	-8.36
Vacant Units	1,033	3.9	1,017	3.3	-1.55

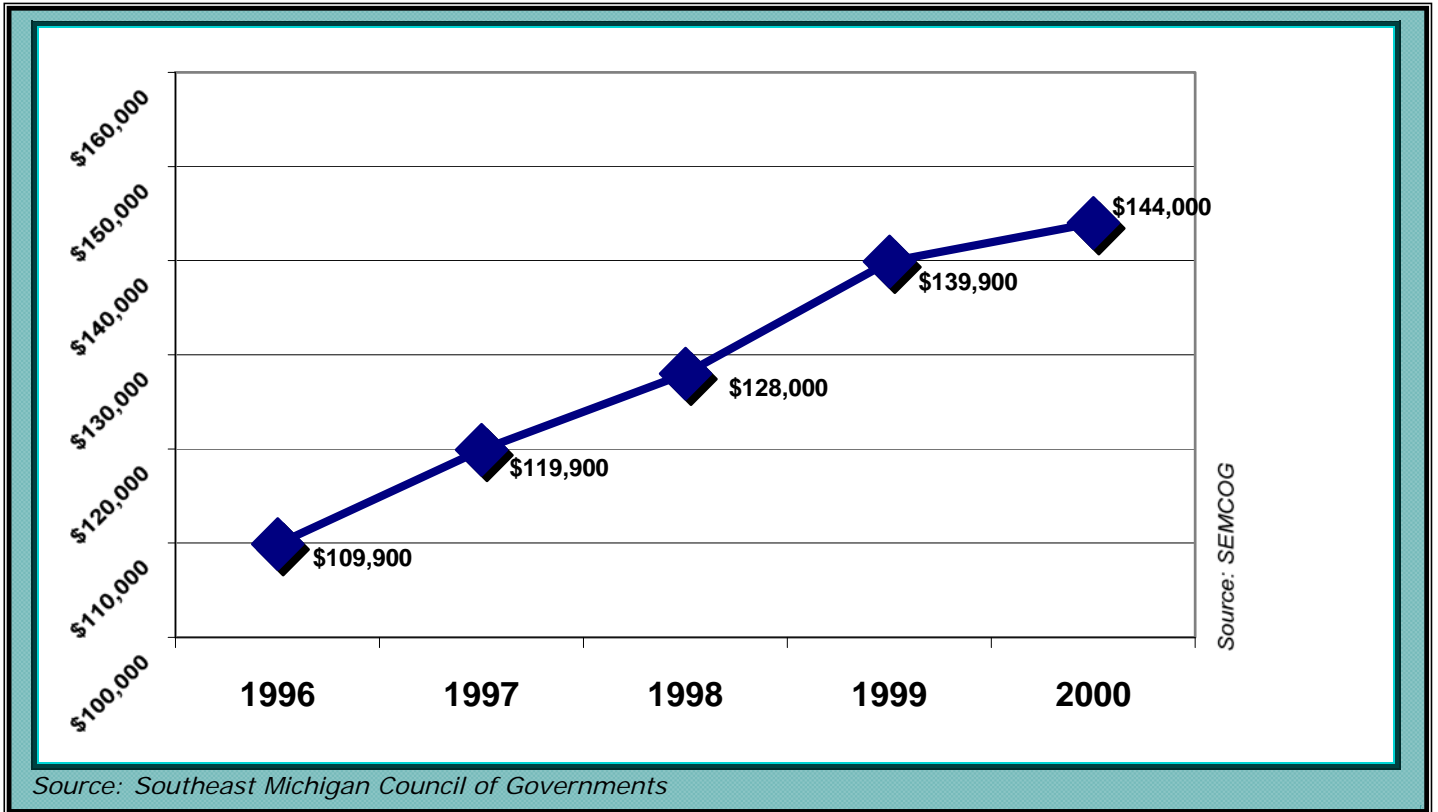
Source: U.S. Census Bureau

Table 22
Number of Housing Units by Structure Type
Waterford Township
1990 and 2000

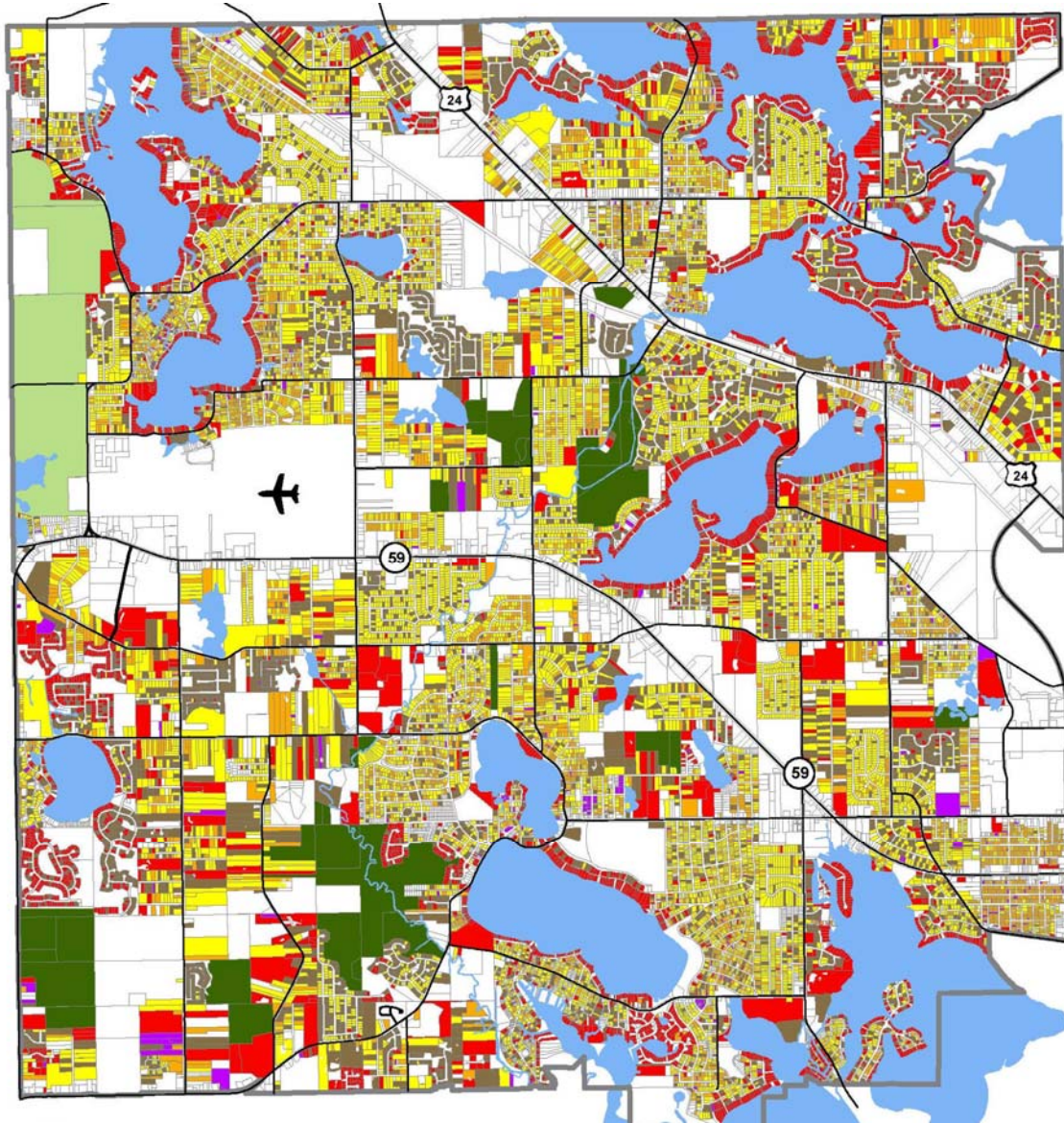
Structure Type	1990 Census		2000 Census		1990-2000 Percent Change
	Number	Percent	Number	Percent	
Total Households	26,509	100.0	30,404	100.0	14.7
One-Family Detached	19,461	73.4	22,469	73.9	15.5
One-Family Attached	802	3.0	1,206	4.0	50.4
Two-Family / Duplex	197	0.7	222	0.7	12.7
Multi-Unit Apartments	5,709	21.5	6,289	20.7	10.2
Mobile Homes	189	0.7	191	0.6	1.1
Other Units	151	0.6	6	0.0	-96.0

Source: U.S. Census Bureau

Figure 7
Average Housing Value
Waterford Township
1996-2000



**Map 2
Residential Parcel Market Value Distribution
Waterford Township
2001**



Source: Waterford Township GIS

Table 23
Residential Building Permits
Waterford Township
1990-2001

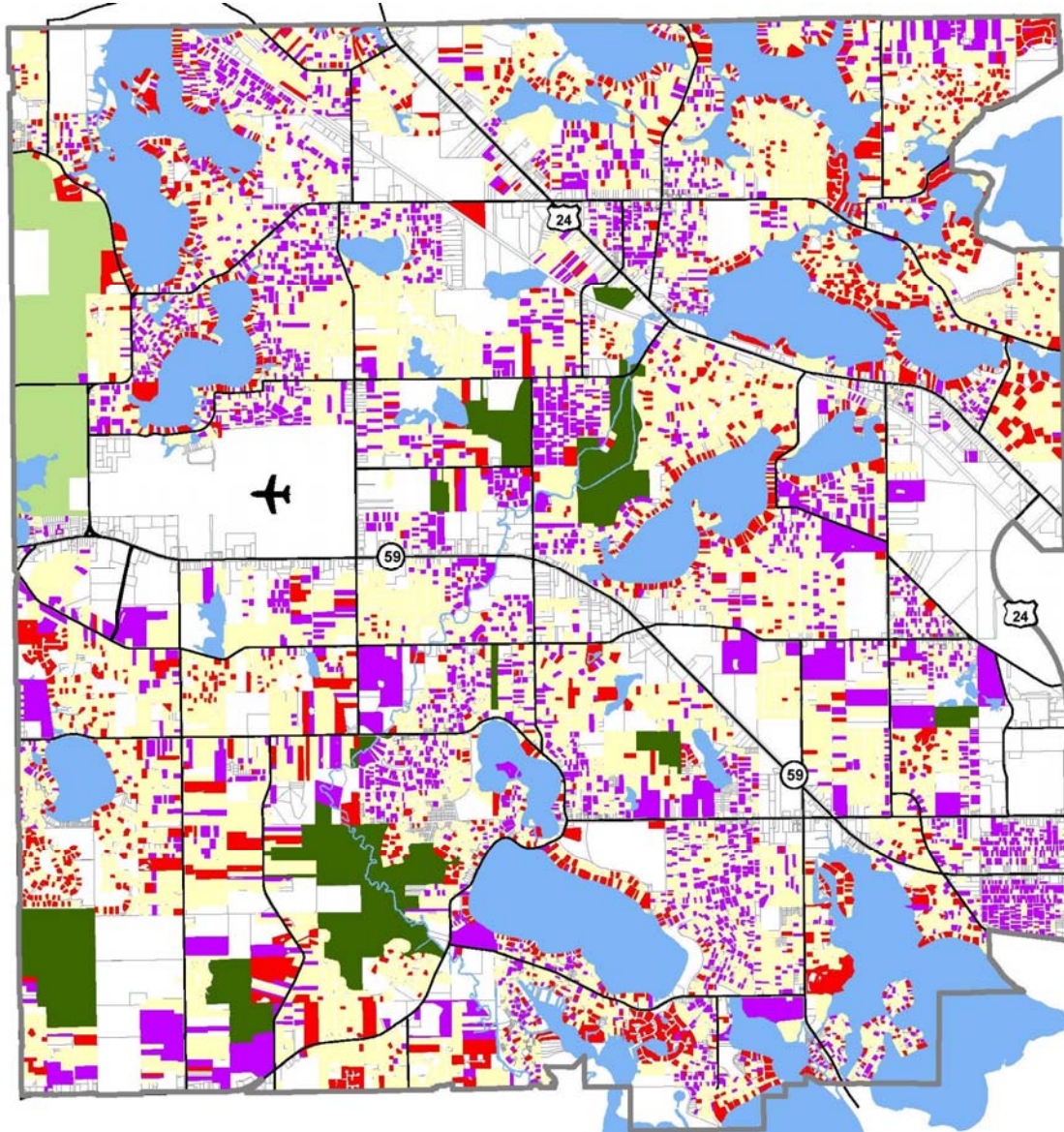
Year	New Units Permitted			Units Demolished			Totals		
	Single Family	Two Family	Multi Family	Single Family	Two Family	Multi Family	New Units	Demo Units	Net
1990	178	0	134	30	0	0	312	30	282
1991	206	8	20	20	0	0	234	20	214
1992	219	2	56	43	0	0	277	43	234
1993	310	8	79	29	0	0	397	29	368
1994	401	4	78	48	0	0	483	48	435
1995	361	12	26	47	0	0	399	47	352
1996	489	4	80	35	0	0	573	35	538
1997	443	0	245	26	0	0	688	26	662
1998	528	2	187	55	0	0	717	55	662
1999	457	2	112	33	0	5	571	38	533
2000	189	14	57	42	0	0	260	42	218
2001	154	12	340	34	0	0	506	34	472
Total	3,935	68	1,414	442	0	5	5,417	447	4,970

Table 24
Residential Single-Family Construction Detail
Waterford Township
1900-2000

Decade	Number Built	Number of Bedrooms	Number of Bathrooms	Unit Size (sq. ft.)	Lot Size (acres)
1900-1909	118	3.7	1.7	1,900	0.97
1910-19	111	3.3	1.6	1,666	0.46
1920-29	1,897	2.7	1.3	1,218	0.34
1930-39	921	2.7	1.3	1,275	0.46
1940-49	2,713	2.7	1.3	1,250	0.51
1950-59	6,204	2.9	1.3	1,245	0.39
1960-69	3,000	3.1	1.6	1,477	0.43
1970-79	2,395	3.1	1.6	1,491	0.39
1980-89	1,822	3.0	1.8	1,595	0.51
1990-99	3,243	3.1	2.3	1,821	0.34
2000	340	3.4	2.6	2,166	0.37

1.3 Source: Oakland County Planning and Economic Development Services

Map 3 Residential Structure Size Distribution Waterford Township 2001



- 2,001 Square Feet and Up
- 1 to 2,000 Square Feet
- Less Than 1000 Square Feet
- Parks
- DNR Public Lands
- Lakes
- Township Boundary
- Parcel Lines
- Roads



Source: Waterford Township GIS

Map 4 Waterford Township CDBG Target Areas – Based on 2000 Census

