

CONTINUUM OF CARE (CoC) BOARD

JANUARY 20, 2021 | 3:00-5:00PM

ZOOM MEETING (LINK WILL BE SHARED VIA EMAIL)

TIME	AGENDA ITEM
3:00pm	1. Call to Order
3:01pm	2. Welcome/Introductions
3:05pm	3. Public Comment
3:10pm	4. Approval of Agenda (ACTION)
3:12pm	5. Approval of Minutes (ACTION)
3:15pm	6. CoC Letter of Support for The Grove at Veridian (ACTION) – <i>Wendy Carty-Saxon and Lauren Velez, Avalon Housing</i>
3:25pm	7. Selection of CoC Board Chairs & Secretary (ACTION) – <i>Anna O'Toole, OCED</i>
3:30pm	8. Delegation of Authority to the Executive Committee to Approve 2021 Letters of Support (ACTION) – <i>Anna O'Toole, OCED</i>
3:35pm	9. 2021 Point-in-Time Count Update & Methodology (ACTION) – <i>Andrew Kraemer, OCED</i>
3:45pm	10. OCED 2019 Year In Review & COVID-19 Response Report – <i>Teresa Gillotti, Office of Community and Economic Development (OCED)</i>
4:00pm	11. 2020 Continuum of Care System Data – <i>Andrew Kraemer, OCED</i>
4:10pm	12. Winter Shelter Response Update – <i>Shelter Association of Washtenaw County; Marla Conkin, Salvation Army; Rhonda Weathers, SOS Community Services; Krista Girty, Ozone House</i>
4:25pm	13. Discussion of Emergency Solutions Grant Written Standards – <i>Morgha Williams Boydston and Anna O'Toole, OCED</i>
4:40pm	14. Recent CARES Act Funding Awards – <i>Anna O'Toole, OCED</i>
4:50pm	15. Board Member Updates/Issues
4:55pm	16. Public Comment
5:00pm	17. Adjournment

ACTION ITEM SUMMARY

CONTINUUM OF CARE (CoC) BOARD | January 20, 2021

Avalon Housing The Grove at Veridian Letter of Support

Avalon Housing, Inc. is seeking funding to construct fifty (50) units of affordable housing and a community center on a 4.7-acre parcel at 2270 Platt Road in Ann Arbor; the property will be named The Grove at Veridian (formerly Veridian at County Farm North). Ten (10) units will be dedicated to youth experiencing homelessness coming from Ozone House. The supportive housing units will include fourteen (14) one-bedroom units, ten (10) two-bedroom units, twenty (20) three-bedroom units, and six (6) four-bedroom units. Avalon will provide the supportive services, which will be grounded in a Housing First philosophy and focus on maintaining housing stability and enhancing tenants' quality of life.

In October 2020, Avalon received final approval from the City of Ann Arbor for site plan and zoning and Avalon has been awarded County HOME funds for this development. Avalon Housing is currently requesting support from the CoC Board for its tax credit application to the Michigan State Housing Development Authority.

Current Action Needed:

Approval of a signed letter of support for the February 2021 tax credit application.

Motion:

The CoC Board supports the signing of a letter in support of Avalon's tax credit application for The Grove at Veridian.

CoC Board Co-Chairperson and Secretary Selection

Per the CoC Governance Charter, the Washtenaw County CoC Board shall have two co-chairpersons and a secretary, selected into leadership by the CoC Board members annually by a majority vote. Co-chairs and secretary serve one-year terms. The CoC Executive Committee shall include these three officers in conjunction with committee chairs. A note that the OCED designee cannot serve in a leadership capacity within the CoC Board.

Co-chairs and the secretary are responsible for the following:

- At least one chairperson should preside at all CoC meetings and CoC Board meetings
- Engage in activities relevant and appropriate to its purpose, charge, and powers (e.g. planning CoC Board meetings; make decisions as delegated by the CoC Board)
- Ensure the maintenance of all records of all CoC Board proceedings, including all other task forces/committees (with the assistance of OCED staff)
- Ensure the dissemination of meeting minutes to each member of the CoC Board to be approved at the next meeting
- Participate on the CoC Board Executive Committee that meets six times per year in preparation for CoC Board meetings

Current Action Needed:

Selection of two co-chairpersons and a secretary selected by a majority vote of present CoC Board members.

Motion:

The CoC Board selects nominees into the two open co-chair and secretary positions.

Delegation of Authority to the CoC Board's Executive Committee to Approve 2021 Letters of Support

Throughout the year the CoC receives requests from community partners to sign onto support letters. These requests typically have a time-limited response window, which does not always align with scheduled CoC Board meetings. It is being requested that the CoC Board's Executive Committee receive delegation of authority to review and approve any requests in 2021 from community partners to sign onto support letters, should the timeline for signature not align with the CoC Board meetings.

Current Action Needed:

Delegate authority to the CoC Board's Executive Committee to approve 2021 letters of support from CoC community partners.

Motion:

The CoC Board delegates authority to the Executive Committee to approve 2021 letters of support from CoC community partners as needed.

Adoption of 2021 Point-in-Time Count Methodology

The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that CoCs conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night, and a bi-annual count of the unsheltered population.

HUD requires CoCs to submit PIT count data and information on the methodology used to generate their sheltered and unsheltered counts. HUD uses this information to ensure the data collected is valid and reliable. The information is also used to evaluate the progress CoCs are making on reducing homelessness generally and among specific subpopulations. HUD uses this information to inform annual appropriations for homelessness programs and score CoCs during the CoC Program Competitions; it is also an important source for local programs and system planning.

To maximize safety during the Covid-19 pandemic, HUD has provided flexible options for conducting the count in 2021, including allowing for an observation-only unsheltered PIT Count. The final PIT count methodology must be approved by the CoC in accordance with the CoC's Governance Charter. The 2021 PIT Count Methodology is attached.

Current Action Needed:

Approval of the 2021 PIT Count Methodology as submitted in this packet that details methodology that will be used to carry out the PIT Count in January 2021.

Motion:

The CoC Board approves the submitted 2021 PIT Count Methodology to be used when conducting sheltered and unsheltered counts in January 2021.

CONTINUUM OF CARE (CoC) BOARD

NOVEMBER 18, 2020 | 3:00-5:00PM

ZOOM MEETING (LINK WILL BE SHARED VIA EMAIL)

Board Members Present: J. Hieftje (Ann Arbor), K. Wyatt (Pittsfield Township), Z. Fosler (Livingston County), J. Little (Ann Arbor), D. Kelly (Ann Arbor), J. Carlberg (Ann Arbor), R. Smith (Ypsilanti), R. Weathers (Ypsilanti), K. Hoener (Ypsilanti), A. Carlisle (Ann Arbor), J. Mogensen (Ann Arbor), M. Conkin (Ann Arbor), J. Hall (Ann Arbor), A. Seipelt (Ypsilanti), J. Epps (Ypsilanti), T. Gillotti (Ypsilanti), R. Kraut (Ann Arbor), S. Dowling (Ann Arbor), K. Girty (Washtenaw County), N. Adelman (Washtenaw County), J. Rosen (Ann Arbor), P. Smith (Ann Arbor)

OCED Staff: A. O'Toole (Pittsfield Twp.), M. Boydston (Detroit),

Members of the Public: T. Lee (Ypsilanti), S. Collins (Ann Arbor), A. Lieto (Ypsilanti), K. Montgomery (Ypsilanti), A. Sobocinski (Ann Arbor), S. Montoye (Chelsea), M. Creekmore (Ann Arbor), J. Carey (Washtenaw County), J. Monahan (Ypsilanti), M. Biscamp (Ann Arbor), A. Kraemer (Ann Arbor), A. Patino (Ann Arbor)

TIME	AGENDA ITEM
3:00pm	1. Call to Order J. Hieftje called the meeting to order at 3:04pm.
3:01pm	2. Welcome/Introductions
3:03pm	3. Public Comment None
3:08pm	4. Approval of Agenda (ACTION) P. Smith moved to approve. R. Smith seconded. There was no further discussion and the motion was carried with no opposition.
3:10pm	5. Approval of Minutes (ACTION) A. Carlisle moved to approve. J. Little Seconded. There was no further discussion and the motion was carried with no opposition.
3:12pm	6. Approval of CoC All-Membership Board Nominations (ACTION) – Anna O'Toole, OCED A. Seipelt moved the agenda item for discussion. A. Carlisle seconded. In October, the CoC held nominations for 8 open or expiring seats on the Board. We received 6 nominations and the CoC All Membership voted in favor of all six nominees. They are: • Jennifer Monahan, Lived Experience • Kim Montgomery, Domestic Violence Provider Representative • Jim Mogensen, Faith Community Representative • Jillian Rosen, Private Funder Representative • Aubrey Patino, CoC At-Large Representative • Tish Lee, CoC At-Large Representative

	Per the CoC Governance Charter, the CoC Board must vote to approve the nominees. If approved, the nominees would begin their terms in January 2021. Terms would expire in December 2022. There was no further discussion and the motion carried with no opposition.
3:20pm	7. Public Health Update on COVID-19 – <i>Ruth Kraut, Washtenaw County Department of Health</i> Michigan’s Covid-19 numbers are going up, more so in the western part of the state, but they are increasing everywhere. Services can still be done in-person if necessary. The current public health order is an opportunity for us all to reassess how we handle Covid-19 safety. The County has an isolation location for positive and confirmed close contact cases. Please reach out to Ruth Kraut if you know someone who has no place to isolate. The individuals need to be able to be on their own, as this is for sheltering only. The isolation space is not meant for families but that will be determined on case by case basis.
3:30pm	8. Individuals’ Winter Shelter Response Update – <i>Dan Kelly, Shelter Association of Washtenaw County (SAWC)</i> The winter sheltering opened Nov 1 and has served 109 individuals thus far. SAWC is serving, on average, 96 individuals per night. They are working with many partners for finding additional off-site locations and have options that they are working on. The day sheltering will begin Dec 1. SAWC is also continuing to house folks.
3:45pm	9. Eviction Diversion Program Updates – <i>Marla Conkin and Shana Collins, HAWC and Tish Lee, Legal Services</i> EDP started on July 16 with a slow start but is now running full force. HAWC has 5 Housing Resource Specialists and a Court Liaison. HAWC processed a total of 205 EDP intakes in Oct and 85 so far for November. As of Nov 13, EDP has completed 367 intake screenings and 177 checks have been processed. \$574,741 has been spent and HAWC is on track to spend all the funds. The last day of EDP program will be 12/30/20. All paperwork must be completed by that date. There is an upcoming webinar on 11/24 which will provide additional information for the 2nd phase of EDP. Legal Services is continuing to be present at every single docket along with HAWC. Legal Services is providing legal advice and some full representation for clients and are utilizing student volunteers for intake interviews for tenants. Legal Services recently refined the online intake system, making it easier for clients to get into the system. Most landlords are participating in the EDP program. The team has been able to reach many tenants that did not previously know about Legal Services.

3:55pm	10. Approval of Funding Review Team’s HUD ESG-CV Funding Recommendations (ACTION) – Morghan Williams Boydston & Anna O’Toole, OCED A. Carlisle moved the agenda item for discussion. J. Epps seconded. Over the summer, OCED was informed of Washtenaw County’s Round 2 CARES Act Emergency Solutions Grant (ESG-CV) allocation from the U.S. Department of Housing and Urban Development (HUD): \$1,794,203. The OCED ran a Request for Information Process in October – November to solicit applications from community providers across a variety of identified areas of need: housing navigation, housing choice voucher retention, rapid re-housing, youth-specific services, diversion/housing problem-solving, and hotel/motel vouchers for winter shelter. The FRT met in November to make recommendations for the HUD ESG-CV Round 2 allocation and a small portion of unallocated Round 1 HUD ESG-CV funds. All funding recommendations are in the packet starting on page 12 (see packet). There was no further discussion and the motion carried with no opposition.
4:10pm	11. Designation of Authority to Executive Committee to Approve Funding Review Team’s MSHDA ESG-CV Round 2 & CDBG-CV Funding Recommendations (ACTION) – Anna O’Toole, OCED J. Epps moved the agenda item for discussion. R. Smith seconded. OCED expects to be informed of its Round 2 ESG-CV funding allocation from the Michigan State Housing Development Authority (MSHDA) by the end of the month. We anticipate the allocation will be approximately \$800,000 and that MSHDA will have set parameters for communities regarding program requirements, including priority for rapid re-housing and housing navigation. In addition, the Urban County Executive Committee recently authorized approximately \$250k in CARES Act Community Development Block Grant (CDBG-CV) funding for homelessness response. OCED is asking for approval from the Board to have the Executive Committee approve any funding recommendations made by the CoC Funding Review Team since there will be a tight timeline. Executive Committee members with a conflict of interest will not participate in the vote; OCED will seek volunteers to stand in. There was no further discussion and the motion carried with no opposition.
4:20m	12. Coordinated Funding Update – Morghan Williams Boydston, OCED CoFu-funded agencies can expect communication by the 20th with instructions for completing the contracts for the next funding cycle. The budget has been re-configured to include funds from the United Way. CoFu leadership is hoping to have contracts to all grantees by 12/7/20 and will begin renewing contracts on 1/1/21.
4:30pm	13. City of Ann Arbor Affordable Housing Millage Update – Amanda Carlisle, Washtenaw Housing Alliance (WHA)

	The City of Ann Arbor's Affordable Housing Millage was approved with 73% support. Thanks to everyone who worked on the proposal and campaign. On December 10, there will be a virtual public engagement session to learn more about the 4 sites being discussed. It would be great to have participation from the CoC Board members.
4:45pm	14. Board Member Updates/Issues J. Mogensen shared that the Transit Authority is at a crossroads and major changes in ridership are taking place. The next 5-6 months, we need to look closely at what is happening. There are many gaps for folks who rely on public transit.
4:55pm	15. Public Comment None
5:00pm	16. Adjournment J. Hieftje adjourned the meeting at 4:00pm.



January 10, 2021

To: Washtenaw County Continuum of Care Board
From: Wendy Carty-Saxon, Director of Real Estate Development and Lauren Velez, Services Director
Re: Avalon Housing The Grove at Veridian

Avalon Housing, Inc. is seeking funding to construct fifty (50) units and a community center on a 4.7-acre parcel at 2270 Platt Road in Ann Arbor for The Grove at Veridian (previously referred to as Veridian at County Farm North). Thirty (30) of the units will be targeted as supportive housing. We have received final site plan and zoning approval from the Ann Arbor City Council in October 2020. We have been awarded County HOME funds for this development. We are applying for Low Income Housing Tax Credits in February 2021.

We initially came before the Washtenaw County Continuum of Care to present our preliminary project concepts, provide an opportunity for the CoC to provide input, and to request support for this proposal back on 11/20/19, and are returning to provide an update and answer any further questions.

Project Description

In December 2016, Thrive Collaborative and Avalon Housing responded to a request for proposals by Washtenaw County to develop the 13.59 acre parcel of County-owned land located at 2270 Platt Road in Ann Arbor. This proposal was selected by the County. Avalon and Thrive Collaborative have each entered into purchase agreements with the County. Each will serve as developer of their respective site. Avalon will develop 50 units of affordable units on its 4.7 acre site. Thrive will develop approximately 100 units of market rate housing on its 8.89 acre site. Avalon and Thrive have worked together toward achieving a cohesive site design and exterior architectural appearance. We have received Planned Unit Development zoning for all 13.59 acres and also have received approval of two separate site plans—Avalon for the Avalon site and Thrive for the Thrive site. The separate site plans will ensure the Avalon site can be developed according to its own financing timelines, independent of any Thrive development timeline.

As this is a vacant parcel, Avalon is able to develop new housing units, including units for youth who are experiencing homelessness, affordable family-size units, as well as accessible and visitable units.

Avalon is looking to build fifty (50) units at the site—townhouses and stacked flats. The development will also include a Community Center. This building will be dedicated to on-site offices and support services for the Avalon residents, on-site laundry and a small maintenance area. Avalon community centers are places where Avalon tenants intersect with the larger community through the involvement of student interns, volunteers, and mentors. The centers

provide opportunities for tenants to connect with each other, access resources, gain skills, and reduce the isolation and stigma that often accompanies homelessness.

The Avalon site is expected to include fourteen (14) one-bedroom units, ten (10) two-bedroom units, twenty (20) three-bedroom units, and six (6) four bedroom units.

Twenty (20) units will be targeted to households at or below 60% of area median income, Thirty (30) units will be targeted to households at or below 50% of area median income. All thirty (30) of these units will be further targeted to households who have incomes below 30% of area median income. At least thirteen (13) of these units will be further targeted toward the most vulnerable supportive housing populations, including households who are chronically homeless, households who are referred through a Data Match system, and/or households who are within the top 10% of the CoC's prioritized list for housing. Referrals for the supportive housing units will come directly from the County's central wait list, Housing Access of Washtenaw County (HAWC). Referrals for ten of the supportive housing units will come from Ozone House and be for youth experiencing homelessness.

All thirty (30) of these supportive housing units are anticipated to have project-based vouchers, ensuring households will only pay 30% of their income in rent. We have requested ten of the project-based vouchers for the units for youth experiencing homelessness. If we are awarded tax credits, we will request the remaining twenty project-based vouchers from MSHDA. The supportive housing units are anticipated to include twelve (12) one-bedroom units, five (5) two-bedroom units, and ten (10) three-bedroom units and three (3) four-bedroom units.

Total rents for the supportive housing units (anticipated to have project-based vouchers) are expected to be set at \$921 and \$1015 for the one-bedrooms, \$1124 for the two-bedrooms, \$1320 for the three-bedrooms, and \$1472 for the four bedroom units. The non supportive housing units will be set at levels affordable to households earning around 40% of AMI, and without a rent voucher. These rents are anticipated to be \$675 for the one-bedrooms, \$800 for the two-bedroom, \$900 for the three-bedroom and \$1000 for the four-bedrooms. The development will pay all utilities.

In furtherance of green development objectives, Avalon has committed to not having any combustion equipment on-site. The all-electric site creates the possibility of transitioning to renewable energy sources in the future. We are also seeking Net Zero Energy Certification for our Community Center and will be seeking Enterprise Green Certification for Avalon's overall development.

Financing

Financing for this project is anticipated to include Washtenaw County HOME Funds, Low Income Housing Tax Credits, and a conventional permanent loan and construction loan. Financing may also include Federal Home Loan Bank and local funding sources. We have been awarded County

HOME funds for this development. We are applying for Low Income Housing Tax Credits in February 2021.

Amenities and Services

The combined property of the Avalon and Thrive sites is 13.59 acres of vacant land created after the demolition of the Washtenaw County Juvenile Detention Center. The property is located along the southeast border of the 141 acre County Farm Park. Consisting of a mix of woodlands, fields, playgrounds, recreation center, and community gardens, the park is home to a wide variety of plants and animals and is a popular local destination for gardening, hiking, jogging, and biking. East of the site is a church, local businesses. Directly south of Avalon's site will be the market rate Veridian at County Farm South development. Adjacent to their south is an existing neighborhood of single-family homes. The site is located within ¼ mile of a prime bus route along Huron Parkway, facilitating access to shopping, education, employment and healthcare through both the University of Michigan Medical Center and St Joseph Mercy Health System.

The Avalon site will include a community room that will provide a range of programs and activities designed to help tenants build skills, develop tenant organizations, foster peer support and connect with volunteers and community services. Tenants will be able to access computers in the community room. Coin operated laundry is also provided on-site. Many of the tenants will not own cars, so having laundry on-site is desirable. All services are voluntary and available to all tenants at the site with a high priority on engagement and community building.

Avalon Housing will provide the support services, and be Lead Agency. Ozone will be the primary support services provider for the young adult units. The support services are grounded in a housing first philosophy, and focus on maintaining housing stability as well as enhancing tenants' quality of life. Eviction prevention efforts for high-risk tenants are prioritized and coordinated with property managers.

We appreciate your consideration and look forward to answering questions you may have.



January __, 2021

MSHDA
Low Income Housing Tax Credit Division
Permanent Supportive Housing Set Aside
735 E. Michigan Avenue
Lansing, MI 48912

Dear Colleagues,

I am pleased to be able to write to you in support of the application for Tax Credits submitted by the Avalon Housing for the new development of The Grove at Veridian (previously referred to as Veridian at County Farm North), located at 2270 Platt Road in Ann Arbor. This project is consistent with our community's Built for Zero goals and helps to meet the needs identified through our community's HMIS data.

As a leader in developing permanent supportive housing, Avalon's proposal for these units for households experiencing homelessness keeps us moving toward our Blueprint goal of 500 additional supportive housing units in our community. Avalon's long-term plan to build 50 new units of affordable housing at this site, including 30 units of permanent supportive housing, enables us to expand our dedicated housing stock.

Avalon provided us with a concept letter in November 2019 outlining key components of their plan for supportive housing at this site. They attended our November 20, 2019 Continuum of Care Board meeting. The concept letter and the presentation before our CoC Board conveyed many aspects of the development. Avalon also returned to the Continuum of Care on January 20, 2021 to provide us with an update on the development.

We understand that The Grove at Veridian will have fifty (50) total affordable units, including fourteen (14) one-bedroom units, ten (10) two-bedroom units, twenty (20) three-bedroom units, and six (6) four bedroom units. Twenty (20) units will be targeted to households at or below 60% of area median income. Thirty (30) units will be targeted to households at or below 50% of area median income. All thirty (30) of these units will further target households who have incomes below 30% of area median income. At least thirteen (13) of these units will be further targeted toward the most vulnerable supportive housing populations, including households who are chronically homeless, households who are referred through a Data Match system, and/or households who are within the top 10% of the CoC's prioritized list for housing. Referrals for the supportive housing units will come directly from the County's central wait list, maintained by the CoC Lead and Housing Access of Washtenaw County (HAWC), with the ten supportive housing units for youth experiencing homelessness coming from Ozone House. The supportive housing units are anticipated to include twelve (12) one-bedroom units, five (5) two-bedroom units, and ten (10) three-bedroom units and three (3) four-bedroom units.

As the Lead Agency for services, Avalon will coordinate with HAWC to ensure that referrals to this project are aligned with eligibility criteria for homelessness and special needs.

We understand that projected based vouchers are anticipated for all of the supportive housing units, so households will not pay more than 30% of their income for rent.

Support Services will focus on helping tenants achieve housing stability. Eviction prevention efforts for high-risk tenants are prioritized and coordinated with property managers. There will be an on-site Community Center. There is a bus stop within ¼ mile of the development. The Development team includes Avalon Housing, as Owner (through a 100% controlled General Partner), Sponsor, Developer and Lead Agency and Lead Service Provider. Avalon Housing will also be providing direct property management services.

We recognize that the plan for The Grove at Veridian incorporates strong social supports to stabilize both the tenants and the community. The CoC Board voted to endorse and support this plan.

Please give this application the greatest care as you consider applications. If we can provide any other specific information in support of this application, please do not hesitate to contact me.

Thank you for all you do.

Sincerely,

Chair, Washtenaw County Continuum of Care Board

2021 Point-in-Time Count Methodology

Approved by the CoC Board: (date)

Introduction

The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night.

HUD requires CoCs to submit PIT count data and information on the methodology used to generate their sheltered and unsheltered counts. HUD uses this information to ensure the data are valid and reliable and to evaluate the progress CoCs are making on reducing homelessness generally and among specific subpopulations. This information is also used by HUD to score CoCs during CoC Program Competitions and is an important source for local program and system planning.

This document outlines Washtenaw County CoCs PIT Count Methodology used to carry out the PIT count. **PIT Count Methodology must be approved by the CoC Board.** For reference and more detailed information, please refer to HUD's [PIT Count Methodology Guide](#)ⁱ.

Sheltered PIT Count Methodology

Standards

HUD has outlined three standards for conducting a count of people who are homeless and in shelter (emergency shelter, Safe Haven, or transitional housing projects) on the night of the count. You can view these beginning on page 14 of HUD's [PIT Count Methodology Guide](#).

Approaches

Main approaches to generate accurate sheltered PIT Counts:

- ☒ Complete census count
- ☐ Random sample and extrapolation
- ☐ Non-random sample and extrapolation

Washtenaw County CoC uses a complete coverage count for the sheltered count because all CoC projects collect complete and accurate data from all clients for each population and subpopulation characteristic.

Data Collection

Methods used to gather and calculate subpopulation data for sheltered homeless persons:

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|--|---|
| ☒ HMIS | ☐ Interview of sheltered persons |
| ☐ HMIS plus Extrapolation | ☐ Samples of PIT interviews plus extrapolation |

CoC selected HMIS to collect and calculate the sheltered PIT Count data due to strong HMIS coverage and data quality and the regular trainings we hold on program entry/exit protocol. In addition to ensuring good data quality year-round, the HMIS System Administrator conducts a number of trainings with Contributing HMIS Organizations to prepare for the PIT count and subsequent data pulls. Training topics include training on data quality, program entry/exit protocol, and running reports to ensure data completeness.

Unsheltered PIT Count Methodology

Standards

HUD has outlined three standards for conducting a count of people who are homeless and unsheltered on the night of the count. These can be viewed beginning on page 17 of HUD's [PIT Count Methodology Guide](#).

Approaches

CoCs may complete their unsheltered count on the night designated for the count (i.e., "night of the count" approach), over the 7 days following the night of the count (i.e., "post-night"), or through a combination of these approaches. Post-night counts are typically service-based counts.

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|--|--|
| ☒ Night of the Count Complete Census | ☒ Post-Night Service-based count |
| ☒ Night of Count- known locations | ☐ HMIS |
| ☐ Night of Count- random sample | |

Washtenaw County CoC will conduct a complete census for its unsheltered count, but will use elements of a known location & service-based count to ensure it did not miss any unsheltered persons. We select this methodology because the CoC covers a relatively compact geographic area and has the resources to deploy approximately 25 enumerators to canvas the entire geography. Known locations will be incorporated into the plan, based on outreach staff knowledge of where unsheltered homeless persons usually stay. Also, the CoC will use a service-based approach to survey at the only breakfast program that people experiencing homelessness often attend.

Due to the COVID-19 pandemic, HUD has made several waivers available regarding the PIT Count and approaches to allow local communities flexibility to plan a safe unsheltered count. For the 2021 unsheltered PIT Count, Washtenaw County will conduct an observation-only unsheltered PIT count, and will collect and report data on the total number of people sleeping in unsheltered situations on the night the point-in-time count, with no household, demographic, or subpopulation data. This is in accordance with [HUD's waiver of 24 CFR 578.7\(c\)\(2\)\(iii\)](#).

Data Collection

In addition to the surveys, the CoC may utilize the PIT Count Data Extrapolation Tool in conjunction with a complete count methodology to assist in obtaining gender, ethnicity and race for a small number of households with whom the CoC was not able to collect this information. Due to the PIT Count being conducted over night, some individuals approached by enumerators may be unable to fully complete the PIT Count survey.

PIT Count Data Quality

To review the three PIT Count Data Quality standards, please reference page 8 of HUD's [PIT Count Methodology Guide](#)

Sheltered Data Quality

- | | |
|---|--|
| ☒ Training | ☒ HMIS |
| ☒ Follow-up | ☒ Non-HMIS de-duplication techniques |

To ensure an accurate count and good data quality, all emergency shelter (ES) and transitional housing (TH) will conduct the sheltered count at the same time on the night of the PIT count. The count will be implemented in accordance with a comprehensive plan and corresponding detailed timeline, established by the CoC, HMIS Lead and with input from partner agencies. Following the PIT count, the HMIS System Administrator, in collaboration with ES and TH administrative staff, will reconcile HMIS data with internal data, using de-duplication techniques, to ensure that each sheltered person is only counted once across the continuum.

Unsheltered Data Quality

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|---|--|
| ☒ Training | ☒ Survey Question |
| ☒ Blitz Count | ☒ Enumerator Observation |
| ☒ Unique Identifier | |

The CoC holds pre-meetings with a CoC Subcommittee to identify known locations of unsheltered households, plan for day-of logistics to ensure all geography would be covered, and refine the PIT count tool/survey. These meetings involve people from various sectors to ensure all populations are represented, including youth volunteers and staff from CoC's homeless youth providers to identify locations for unsheltered youth. PIT Count coordinators engage all police departments in the county to

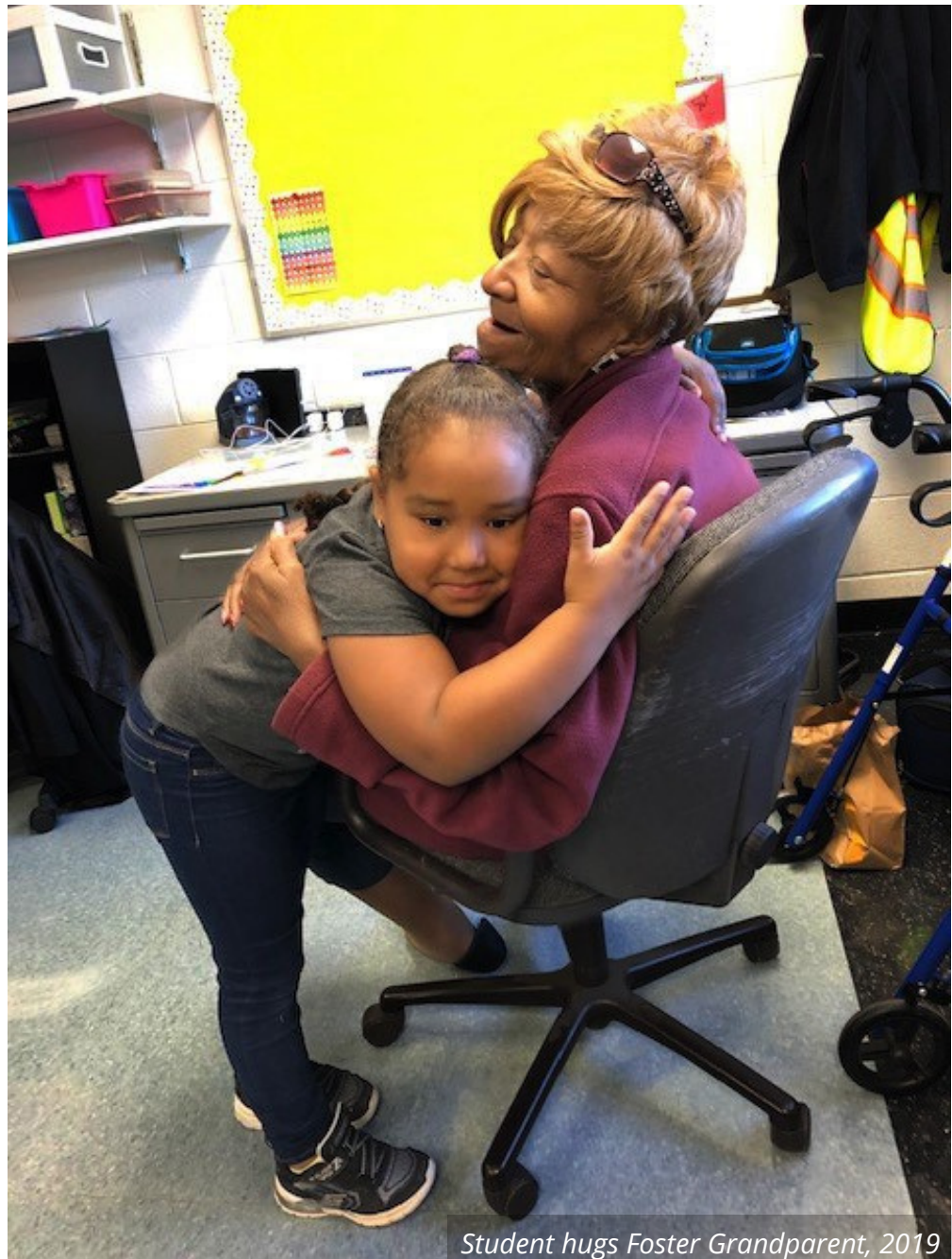
contact PIT headquarters if they encountered anyone who needed to be surveyed meeting with current consumers of homeless services and meeting with youth volunteers and staff from the CoC's homeless youth provider to identify locations of unsheltered youth.

ⁱ <https://www.hudexchange.info/resource/4036/point-in-time-count-methodology-guide/>



To learn more about OCED, visit:
washtenaw.org/oced

Picture of train tracks in Dexter, MI



Student hugs Foster Grandparent, 2019



Student interviews with an employer for SummerWorks



Local musician performs at Parkridge SummerFest & Joe Dulin Community Day 2019



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future



2019 Year in Review & COVID-19 Response
Jan 2019 - Sept 2020

We at OCED are committed to reporting out on our work to the broader community, including releasing an annual report. However, like most aspects of daily life, that pattern was forced to change as the COVID-19 pandemic caused OCED and the rest of Washtenaw County government to quickly shift to emergency response efforts. Our new focus was assisting community businesses, nonprofits, and county residents in surviving an unprecedented public health crisis and the economic hardships that have persisted.

Early spring was a challenging time, as the State enacted necessary Stay Home, Stay Safe orders that closed down schools, businesses, and places of worship and limited County and other workers to essential staff. OCED, along with our many public and private partners, worked quickly to provide communication to amplify the Health Department, while also making sure residents still had access to emergency food and shelter, support for unemployment filings and rental assistance, and personal protective equipment (PPE).

Hearing the challenges from the many businesses that were ordered shut during this time, Washtenaw County provided seed funds for the Washtenaw Business Resiliency fund. Through public and private contributions, the fund quickly exceeded \$1.3 million which was granted to more than 460 businesses to keep their doors open through the shelter in place order.

With our many community partners, we also tracked the needs of individuals for direct assistance to maintain their housing through expanded non-congregate shelter, rent assistance and utility payments. The Barrier Busters Network expanded to many more grass roots groups, and a number of public and private partners provided funding that helped more than 660 families maintain their housing and health during the spring and summer months.

This OCED Annual Report includes our 2019 highlights, but also an update on our spring and summer COVID-19 response efforts. By taking this opportunity to also look at what was accomplished in 2019, we are reminded that the challenges and racial and geographic disparities present before COVID-19 have only been exacerbated. OCED will continue to partner with the community on ongoing pandemic response in 2020 and beyond. Our mission at OCED remains the same: making sure all residents are able to fully participate in our community and economy.

We're in this together.

Teresa Gillotti
OCED Director



OCED staff in the Office, 2019.



Young neighbors visit a resources booth at 2019 Parkridge Summerfest & Joe Dulin Community Day.

2019 Year In Review



SummerWorks Intern meets with their supervisor. Credit Michigan Works SE.



OCED weatherization staff checks out a water heater, 2019.

Cover Photo Caption (Top Left to Right)

1. Foster Grandparent wishes students a happy summer at a socially distant drive through event.
2. Installation of a new bus stop on Washtenaw Avenue.
3. SummerWorks young adult in conversation at a Summer 2019 event.
4. Rendering of new development in Ann Arbor.
5. Main Photo: Residents smile at Parkridge SummerFest & Joe Dulin Community Day.



Community listens in at 2019 State of Homelessness Event. Credit: Washtenaw Housing Alliance

RESPONDING TO CRISIS; DRIVING
LONG-TERM SYSTEM CHANGE.

CONTINUUM OF CARE

Coordinating homelessness response in Washtenaw County

2019 STATS

1,327
Individuals Housed
(10% increase from 2018)

56
Average Days Until Housed
(12% decrease from 2018)

80%
2 Year Retention Rate in
Housing Programs
(2% increase from 2018)

Racial Equity Focus Groups

During 2019, the Continuum of Care team hosted a series of racial equity focus groups to better understand the experiences of people of color in the local homelessness system. A report was published in 2020 on Washtenaw.org/CoC with recommendations to increase equity.



BARRIER BUSTERS

Barrier Busters is a network of over 100 organizations that work together to coordinate resources and connect individuals to financial assistance to prevent crisis. During 2019, Barrier Busters centered social determinants of health when reviewing requests for financial assistance.

► 2019 Numbers

436 Households served by Barrier Busters
(18% decrease from 2018)*

\$242,150 financial assistance provided
(40% decrease from 2018)*

77% of funds supported non-white households

*2019 was the first program year since the State of Michigan reallocated utility assistance to be administered through DHHS. This resulted in roughly \$250,000 decrease in Barrier Busters funding, leading to fewer households being served through this specific program.

COORDINATED FUNDERS

Coordinated Funders is a partnership between Washtenaw County, Washtenaw Urban County, the City of Ann Arbor, United Way of Washtenaw County, Ann Arbor Area Community Foundation, and St. Joseph Mercy Ann Arbor.

\$4.3 million

was provided to more than 40 non profits in our community in 2019. One new funded program was **Champions for Change**. Organized by Nonprofit Enterprise at Work (NEW), this program seeks to bring together a diverse cohort of people of color alongside an *Allies Academy*, with both dedicated to advancing racial equity to champion change in the county.



Individuals interact at Champions for Change sponsored event. Credit Nonprofits Enterprise at Work

INVESTING IN COMMUNITY AND ECONOMY

BROWNFIELD REDEVELOPMENT AUTHORITY

The Brownfield Redevelopment Authority supports redevelopment of blighted or contaminated land through both cleanup and development.



Photo of the Packard Square redevelopment site

2019 Highlights

- The Packard Square redevelopment was completed in 2019, bringing new retail space and apartments to Ann Arbor.
- The Leslie Science and Nature Center was granted \$538,000 to remediate environmental concerns on their property.

COMMUNITY INFRASTRUCTURE INVESTMENTS

Investments with Community Development Block Grant (CDBG) funds support low and moderate income communities that are members of the Washtenaw Urban County. Activities funded by CDBG in 2019 included:



Installation of a new bus stop on Washtenaw Avenue

- The **Washtenaw Avenue Sidewalk Infill Project** to build almost 2,000 feet of new sidewalk on Washtenaw Avenue near Golfside Road. This project was approved during 2019 to be completed in 2020.
- 17 curb cut corrections at 5 intersections in Downtown Ypsilanti to **meet ADA compliance**.
- Superior Township receiving funds to **expand the playground at Fireman's Park**. This improvement will be made in 2020.

AFFORDABLE HOUSING UPDATES

Washtenaw County supported the City of Ann Arbor in their feasibility analysis of public land for affordable housing use. This included reviewing more than a dozen underutilized city-owned sites, including surface parking lots, for potential redevelopment.



Left: Rendering of potential new development
Right: Overhead view of the Y Lot



SummerWork Midsummer Celebration 2019

2019 marked the 4th year of the SummerWorks partnership between Washtenaw County, the University of Michigan, and Michigan Works SE. The program continues to connect local employers with the next generation of workers to develop the future workforce and bring fresh eyes to their organizations every summer.



SummerWorks Match Day 2019

2019 SummerWorks Stats

93 youth placed in local internships
≈12,000 hours of experience gained
≈\$120,000 invested in local youth

SHIFTING THE CONVERSATION

As the County looks to reframe its Economic Development strategy, OCED convened a dinner discussion with entrepreneurs and business owners of color in 2019. At the dinner, they discussed the barriers, challenges, and resources available to start and grow their businesses. This effort grew into the Black and Indigenous People of Color Economic Opportunity Steering Committee in 2020 – where BIPOC voices are being centered from the start of developing the County's economic opportunity framework.



Visual meeting notes from conversation with business owners of color.



Foster Grandparents and teachers ready for a new semester, January 2020

MEETING COMMUNITY NEED

In the 2019-2020 school year we had **77 Foster Grandparent volunteers**, placed in 21 schools around Washtenaw County. That is a **20% increase** in grandparents offering social, emotional, and academic support to students compared to the prior year!



Foster Grandparent and teacher at 2019 Recognition Banquet



Foster Grandparents visit the state capitol together in 2019.

SENIOR NUTRITION PROGRAM

► 2019 Numbers

32,333

Meals served at Senior Cafe locations - **a 5% increase from 2018.**

243,378

Meals delivered to homebound seniors through meals on wheels - **a 0.5% increase from 2018.**



Ypsilanti Meals on Wheels pack van with meals for residents



Ypsilanti Township Senior Cafe staff

2019 Highlights

- A new home delivery program opened at Northfield Community Center
- All Meals on Wheels programs offer a 2nd meal to residents per delivery
- Many sites moved to a new caterer that offers fresh, locally sourced meal options.

HOME IMPROVEMENT

156

Total home improvement projects completed during 2019. Projects included replacing roofs, adding ADA ramps, and more for low to moderate income homeowners.

34%

Increase in the number of weatherization projects in 2019 as compared to 2018. These projects improved comfort and energy efficiency for 43 Washtenaw County households.

11

The ramp program restarted in 2018 with 2 ramps installed. The program accelerated in 2019 to improve accessibility for a total of 11 households.



Newly installed ADA Ramp



Insulation added to attic space



Family poses after moving into new home.
Credit Habitat for Humanity of Huron Valley



Foster Grandparent wishes students
a happy summer at a socially
distant drive through event.

COVID-19 Response

March 18th - August 31st



SummerWorks participants pause Zoom
meeting to take a group picture

► Barrier Busters Response

During the initial COVID-19 response (March - August), there was an **increase of approximately 200%** in the number of Barrier Busters requests compared to prior years.

To increase capacity, **OCED held several virtual trainings** during the early Summer to onboard more diverse Barrier Busters members including churches, neighborhood associations, and more community groups.

Requests for eviction prevention assistance increased from **24% in 2019 to 55% in 2020** for the period of March through June. There has been a sharp increase in need particularly among immigrant communities

SENIOR EMERGENCY FOOD ASSISTANCE

The Washtenaw County Meals on Wheels network has not missed a single day of delivering meals to homebound seniors during the COVID-19 pandemic.

They have also increased capacity during this time to serve

35% more seniors

who are homebound than in previous years due to COVID-19's impact on older adults.



Meals prepped for delivery

"I'm 75 and low income and I get \$16 a month in food assistance. If it weren't for these deliveries, I wouldn't have enough to eat with no way to get to the store during this pandemic." - Washtenaw County Resident

PROTECTING VULNERABLE RESIDENTS

Shelter Preparations

The Continuum of Care hosted meetings to prepare the system weeks before the statewide Stay At Home order was issued. This included developing new quarantine and health screening protocols.

Expanded sheltering

As part of the County's emergency response, non-congregate hotel stays were added in the spring and summer to limit community spread of COVID-19 among the medically vulnerable shelter population.

COVID Response - Rapid Rehousing

OCED created a rapid re-housing program to accelerate permanent housing options for 50 individuals staying in the non-congregate hotel shelter during COVID-19.

To date, only 2 clients tested positive at the Delonis Center, and no recorded spread has taken place among individuals.

COMMUNICATING INFORMATION AND RESOURCES TO THE COMMUNITY

OCED took a lead role in communicating information to residents about essential needs. The OCED website quickly gathered information on food distribution, utility and internet status, childcare availability, and more. This page was widely shared in the community to get information to residents quickly.

In the following months, OCED worked with community partners to build tools and resources for the community to learn about available resources. This included a new open source, community driven google sheet with information about social service providers operating during the pandemic.

NEW INITIATIVES

Throughout COVID-19, many OCED programs and services were considered essential and continued operating to support individuals in our community. There were also a number of new programs and initiatives that began, including:

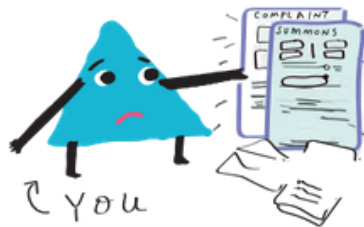


Washtenaw Small Business Resiliency Relief Fund

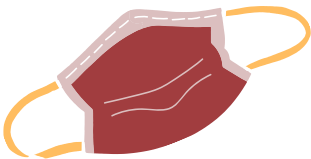
Washtenaw County provided seed money to this fund, which eventually raised more than \$1.3 million in grants in April and May to support small businesses in the community. OCED partnered with Ann Arbor SPARK, the Small Business Development Center, the Washtenaw County Racial Equity Office, and the Entrepreneurship Center at Washtenaw Community College to administer the fund. We are grateful to our funders including the Song Foundation who provided a \$1 million grant.

Eviction Diversion/Prevention Program

OCED partnered with Housing Access of Washtenaw County and Legal Services of South Central Michigan to connect folks with financial assistance and legal aid. This is an ongoing program that helps households prevent evictions during the pandemic due to non-payment. Individuals facing eviction can call 734-961-1999 to learn about financial assistance options.



Washtenaw Free Mask Program



In OCED's capacity as the local community action agency, we received 10,000 masks to distribute to vulnerable residents. Over 25 community agencies agreed to help distribute these masks so that access and cost do not prevent anyone from keeping their families and friends safe and healthy this winter.

Water and Sewer Programs

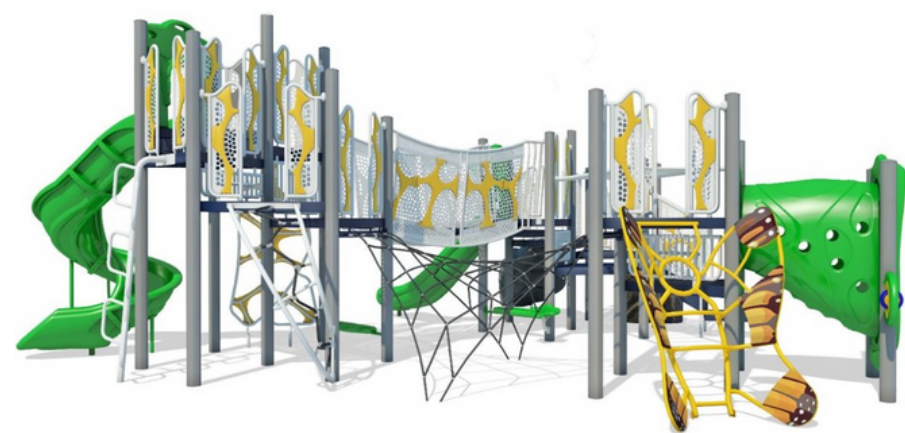
Adding on to the existing weatherization, home rehab, and Test and Tune programs, the OCED Home Improvement Program team launched a new plumbing repair program for county households through the end of 2020. OCED also worked with the state on a new program to identify low-income households who needed support with past-due water and sewer bills, to have the state pay local utility providers directly. Over \$137,000 in forgiveness has been provided through this program to 626 households across the county.



PRIORITIZING COMMUNITY ENGAGEMENT

ELEVATING COMMUNITY VOICE

A policy change in 2017 by the Urban County directed investment in two east-side census tracts. OCED and the City of Ypsilanti engaged more than 100 residents to guide community investment priorities. The top priority was a new and expanded playground in Parkridge Park to be installed in November 2020.



Rendering of new playground equipment

Following a series of meetings in 2019 and a virtual kids' input session in 2020, the above playground design and several add-ons, was selected in an Aug. 2020 physically distanced voting session.

PARKRIDGE SUMMERFEST & JOE DULIN COMMUNITY DAY

2019
2020

On August 24, 2019, local musicians entertained hundreds of area residents in Parkridge Park, while OCED organized a record number of community service providers (63) to participate and engage with members of the community.



Family poses at community resource booth



Volunteer at school supply drive thru

Our partnership expanded and adapted to meet the needs of the community during COVID-19. A virtual festival featured local musicians and a variety of updates about housing, health, education and more via livestream. The next week, these partners organized a drive thru to give away 900 backpacks filled with school supplies, along with grocery boxes, hand sanitizers and more.

At the end of the 2020 Census, Washtenaw County had a self-response rate of 77%, which is higher than both the Michigan (71%) and National (67%) average.



February 2020 Census Complete Count Commission Meeting

Starting in 2019, OCED organized the local Complete Count Commission to lead outreach and education efforts in the community about the 2020 Census. Activities included social media campaigns, in person events before COVID-19, and passing out thousands of census branded hand sanitizers and disinfecting wipes. Leading up to the 2020 Census, OCED also helped compile all new addresses to ensure everyone received their census forms in the mail.



Census branded sanitizers

2019 OCED FINANCIALS

OCED Budget

Funding Sources

State & Federal	\$6.8 million
City/County	\$3.7 million

Total Budget **\$10.5 million**

Expenditures

Human Services	\$5.5 million
Housing & Infrastructure	\$4.1 million
Economic Opportunity	\$0.9 million

Total Expenditures **\$10.5 million**

OCED Leverage

\$90.4 Million

OCED’s budget is primarily state and federal funding. Leverage is additional funding for programs or projects from the private, foundation, non-profit and other sectors, which allows programming to have a greater impact.

Washtenaw County and City of Ann Arbor general funds are key to ongoing operations, but make up a small percentage of total funding.

The total OCED budget of \$10.5 million leverages another \$90.4 million in public and private investment.

CARES ACT FUNDING

State of Michigan Pass Through

Program Funds

Coronavirus Relief Fund Digital Divide	129,748
Coronavirus Relief Fund Emergency Services	81,028
Coronavirus Relief Fund Quarantine Kits	15,000
Coronavirus Relief Fund Water Bill Assistance	168,303
Coronavirus Relief Fund Plumbing Repair Program	195,000
MSHDA Eviction Diversion Program	1,612,700
Families First Coronavirus Response Act - Senior meals	115,000
Meals on Wheels - homebound senior meals and support	25,000
SUBTOTAL	\$2,341,779

Homelessness Funds

MSHDA Emergency Solutions Grant COVID-19	843,265
SUBTOTAL	\$843,265

Low Income Household Support

Community Services Block Grant CARES	802,491
SUBTOTAL	\$802,491

Direct Federal Funds

Homelessness Funds (HUD Emergency Solutions Grant COVID-19)

Round 1	643,403
Round 2	1,794,203
SUBTOTAL	\$2,437,606

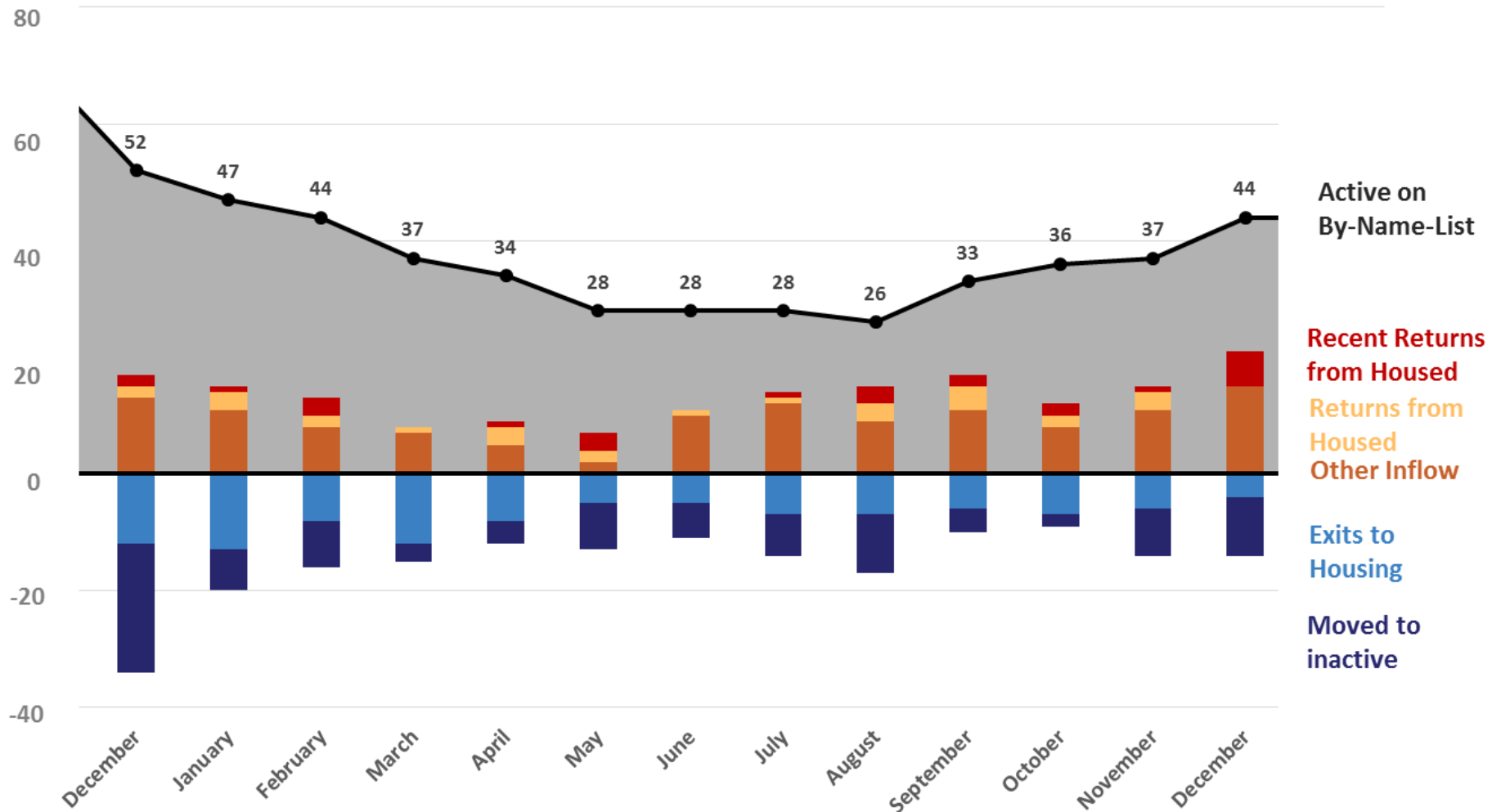
Community Development Block Grant COVID Funds

Round 1	1,267,964
Round 3	1,608,347
SUBTOTAL	\$2,876,311

Total COVID Reponse Funds **\$9,301,452**

Family By Name List: 12 Month Lookback

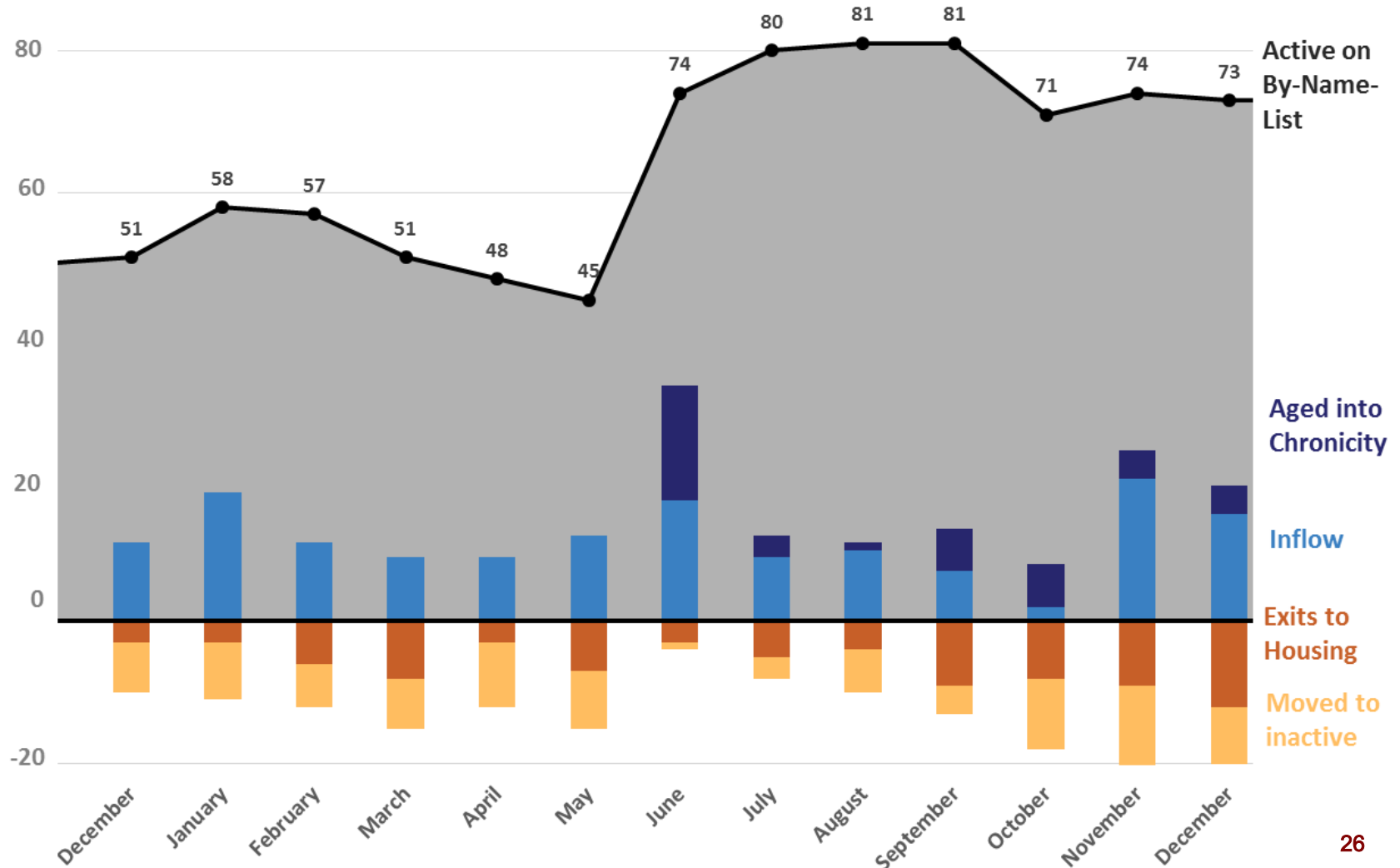
December 2019
to December 2020



Recent Returns are clients who were housed in the past 2 years

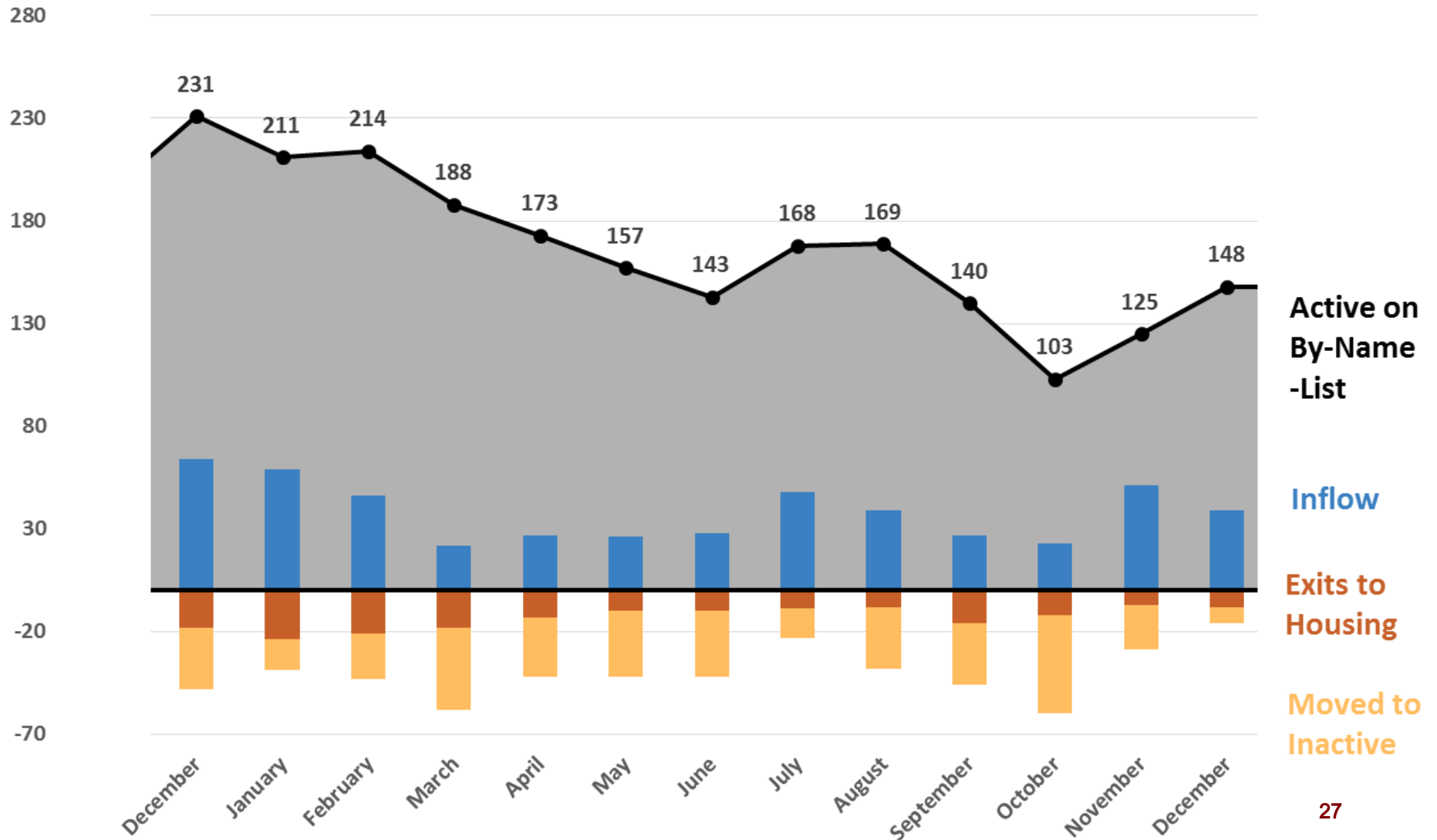
Chronic By Name List: 13 Month Lookback

December 2019 to
December 2020



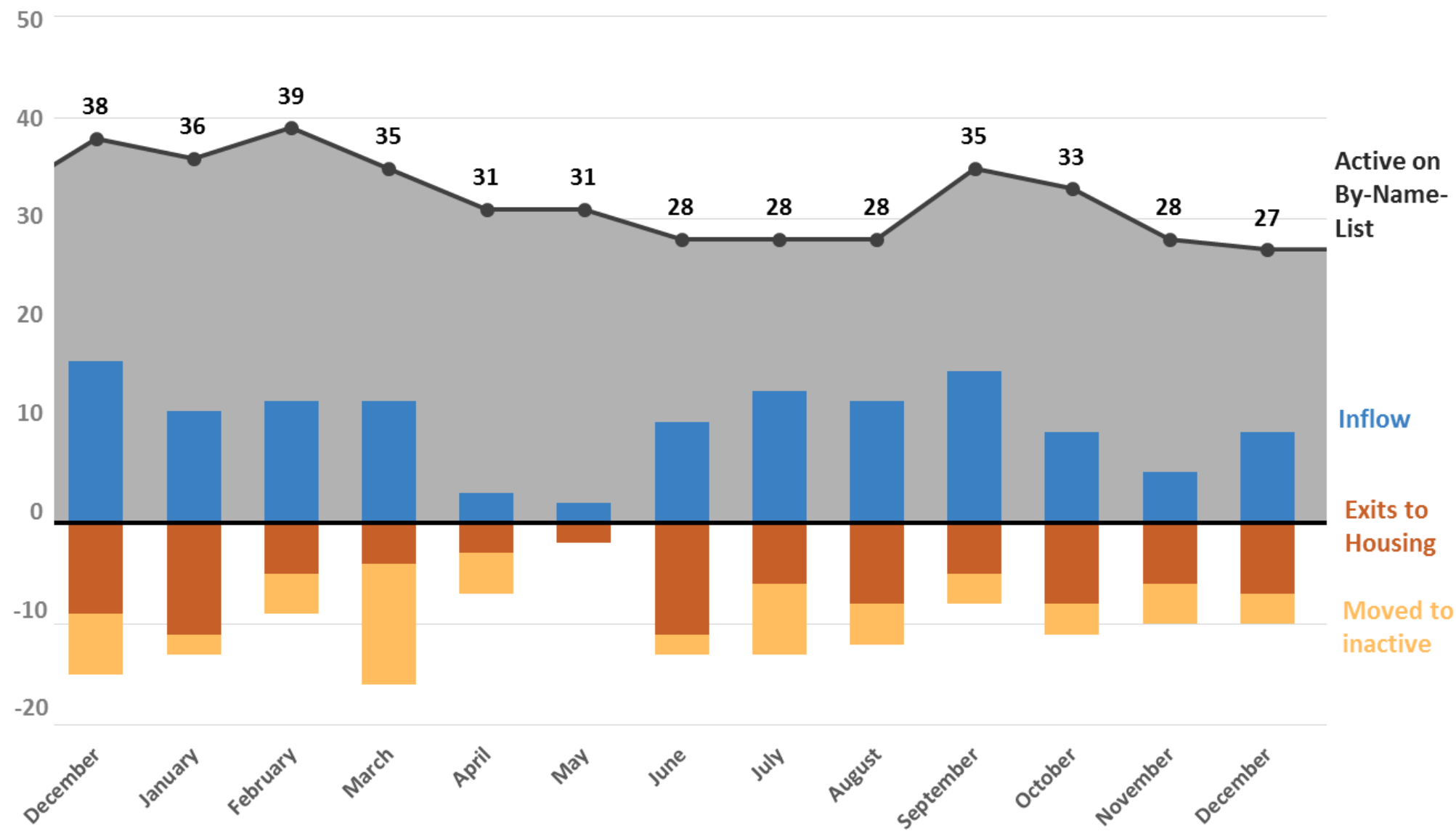
Non-Chronic By Name List: 13 Month Lookback

December 2019 to
December 2020



Veteran By Name List: 12 Month Lookback

December 2019 to November 2020





Emergency Solutions Grant Written Standards Summary

Washtenaw County Continuum of Care

The U.S. Department of Housing and Urban Development (HUD) requires that Emergency Solutions Grant (ESG) recipients establish written standards for providing ESG assistance and must consistently apply those standards for all program participants. The standards must include policies and procedures for assessing eligibility; policies and procedures for admission, diversion, referral, and discharge from emergency shelter; policies and procedures for assessing and prioritizing emergency shelter resources; standards for program duration and participant requirements for homelessness prevention and rapid re-housing; and more. Previously, with limited HUD ESG funding, the CoC was able to utilize existing local policies and procedures to meet this need. However, with additional resources and programming made available under the CARES Act, the OCED, in partnership with subrecipients, has developed more comprehensive standards.

The chart below describes historical HUD ESG program parameters in Washtenaw County, what is allowable by HUD, and what changes OCED and subrecipients are pursuing.

Component	Previous Local Policy	Allowable by HUD	New Local Policy
Emergency Shelter			
Prioritization of ESG shelter referrals	Not specified	Not specified (communities must have prioritization in place and should consider those with greatest need)	Must be both Literally Homeless and meet CDC COVID At-Risk Criteria 1. Persons identified by a medical professional 2. At-risk persons currently in a congregate setting 3. At-risk persons identified by street outreach 4. At-risk persons identified through coordinated entry
Eligible Emergency Shelter Costs	Not specified	Case management; childcare; education services; employment assistance/job training; outpatient health services; legal services; life skills training; mental health services; substance abuse treatment services; transportation; services for special populations; renovation; shelter operations (including hotel/motel); hazard pay; temporary	Case management; transportation; services for special populations; shelter operations (including hotel/motel).

		emergency shelter; infectious disease training.	
Homelessness Prevention			
Eligible populations	HUD Definition of Homelessness Category 2 (At Imminent Risk of Homelessness) AND Below 30% AMI for ESG and below 50% AMI for ESG-CV	HUD Definition of Homelessness Categories 2, 3 (Homeless under other Federal statutes), and 4 (Fleeing Domestic Violence) and At Risk of Homelessness Below 30% AMI for ESG and below 50% AMI for ESG-CV	HUD Definition of Homelessness Categories 2, 3, and 4 and At Risk of Homelessness Below 30% AMI for ESG and below 50% AMI for ESG-CV
Prioritization of Households	Not specified (first come, first serve)	Not specified (communities must have prioritization in place and should consider those with greatest need)	Meet threshold under the Prevention Screening Tool
Eligible Financial Assistance Costs	Security deposit and rental assistance One-time assistance, once annually, capped at \$3,000	Rental application fees; security deposit; last month's rent; utility deposits; utility payments; moving costs; short-term rental assistance (up to 3 months); medium-term rental assistance (3-12 or 3-24 months); rental arrearages; landlord incentives; volunteer incentives.	Rental application fees; security deposits; last month's rent; moving costs; landlord incentives; short-term rental assistance (up to 3 months) Up to \$3,000 annually
Eligible Services Costs	Not specified	Housing search and placement; housing stability case management; mediation; legal services; credit repair; housing counseling; hazard pay; infectious disease training.	Housing search and placement; housing stability case management; mediation; legal services.
Rapid Re-Housing			
Eligible populations	HUD Definition of Homelessness Categories 1 and 4	HUD Definition of Homelessness Categories 1 and 4	HUD Definition of Homelessness Categories 1 and 4
Prioritization of Households	In accordance with Community Housing Prioritization criteria	Not specified (communities must have prioritization in place and should consider those with greatest need)	In accordance with Community Housing Prioritization criteria
Eligible Financial	Not specified	Rental application fees; security deposit; last month's rent; utility deposits; utility payments; moving costs;	Rental application fees; security deposit; last month's rent; utility deposits; utility payments; moving costs;

Assistance Costs		short-term rental assistance (up to 3 months); medium-term rental assistance (3-12 or 3-24 months); rental arrearages; landlord incentives; volunteer incentives.	short-term rental assistance (up to 3 months); medium-term rental assistance (3-12); rental arrearages; landlord incentives.
Eligible Services Costs	Not specified	Housing search and placement; housing stability case management; mediation; legal services; credit repair; housing counseling; hazard pay; infectious disease training.	Housing search and placement; housing stability case management; mediation.
Other			
Fair Market Rent (FMR) & Rent Reasonableness	Units must not exceed the lesser of FMR or rent reasonableness	Annual ESG (non-COVID response): Units must not exceed the lesser of FMR or rent reasonableness ESG-CV: FMR cap waived so long as units meet rent reasonableness standards	Annual ESG (non-COVID response): Units must not exceed the lesser of FMR or rent reasonableness ESG-CV: units may be up to 110% of FMR, so long as units still meet rent reasonableness standards



CoC FUNDING DECISIONS: ESG-CV & CDBG-CV FUNDING

WASHTENAW COUNTY CONTINUUM OF CARE (CoC)

Funding Allocations

Washtenaw County is receiving a second allocation of CARES Act Emergency Solutions Grant (ESG-CV) funds from the Michigan State Housing Development Authority (MSHDA). Funding must be used to prevent, prepare for, and respond to COVID-19. Washtenaw County's total MSHDA ESG-CV Round 2 allocation is **\$811,699**.

Between Round 1 and Round 2 allocations from MSHDA And the Department of Housing and Urban Development, Washtenaw County has received the following in ESG-CV funds:

- HUD ESG-CV Round 1: \$643,403
- HUD ESG-CV Round 2: \$1,794,203
- MSHDA ESG-CV Round 1: \$843,265
- MSHDA ESG-CV Round 2: \$811,699
- **Total ESG-CV: \$4,092,570**

In addition, the Washtenaw Urban County Executive Committee recently authorized **\$253,593 in CARES Act Community Development Block Grant (CDBG-CV)** to be dedicated to homelessness response.

Funding Considerations & Background

Eligible activities under ESG-CV funding include street outreach, emergency shelter, homelessness prevention, rapid re-housing, HMIS, and administration. With their second round of funding allocations, MSHDA required the following of all CoCs:

- At least 25% of the total allocation must be applied to homelessness prevention, and at least 15% of the homelessness prevention budget must be for rental assistance
- At least 35% of the total allocation must be applied to rapid re-housing, and at least 20% of the rapid re-housing budget must be applied to rental assistance
- Must hire at least one Housing Navigator for at least 40 hours per week through 9/30/22
- Must hire at least one Housing Resource Specialist for at least 40 hours per week through 9/30/22

CDBG-CV funds are relatively flexible and can support a wide range of activities, including public services (such as legal services, youth services, and support for housing programs) and rental assistance.

To make funding recommendations, the Funding Review Team (FRT) considered the above requirements and parameters and local needs. The FRT met on December 8 for preliminary deliberations to identify priority areas for this funding allocation and any additional proposals needed as a result. In their deliberations, the FRT identified an ongoing need for additional rapid re-housing resources for families and homelessness prevention resources overall. With that in mind, and with MSHDA's requirements, the FRT requested OCED seek proposals from SOS Community Services for family rapid re-housing; from the Washtenaw Housing Alliance and HAWC for a Housing Navigator; and HAWC for a Housing Resource Specialist. In addition to these proposals, the FRT also considered proposals previously submitted by Michigan Ability Partners and Legal Services of South Central Michigan.

Funding Decisions

The FRT met on December 21 to reach their final funding recommendations to the CoC Board's Executive Committee. Their recommendations include the entirety of the MSHDA ESG-CV Round 2 allocation, a portion of CDBG-CV funds dedicated to homelessness response, and a minor revision to Round 1 HUD ESG-CV funding awards. The funding recommendations were presented to a subset of the CoC Board on December 22nd and were ultimately approved.

MSHDA ESG-CV

- **Washtenaw County OCED:** \$32,468 (4%) for Administration
- **Housing Access for Washtenaw County (HAWC):** \$435,424, including:
 - **\$42,477** 20 hours/week Housing Navigator (Rapid Re-Housing)
 - **\$90,686** for 40 hours/week Housing Resource Specialist (Homelessness Prevention)
 - **\$283,529** for Homelessness Prevention direct assistance
 - **\$18,732** for Administration
 - *The FRT also recommended, as part of the funding award, that OCED and HAWC work closely together to ensure adequate capacity at HAWC given the vast new programming and resources flowing through the agency. OCED and HAWC will co-create a plan to meet any technical assistance/support needs identified.*
- **Washtenaw Housing Alliance (WHA):** \$39,113 for 25 hours/week Housing Navigator (Rapid Re-Housing)
- **SOS Community Services:** \$304,694, including:
 - **\$286,293** for 15 units of family rapid rehousing, including direct assistance and case management
 - **\$4,690** for HMIS
 - **\$13,711** for Administration

MSHDA ESG-CV Round 2 FRT Recommendations					
Budget breakdown by activity & funding source					
Agency	HMIS	Admin	Homelessness Prevention	Rapid Re-Housing	TOTAL
OCED	-	\$32,468		-	\$32,468
Sal Army/HAWC		\$18,732	\$374,215	\$42,477	\$435,424
WHA	-	-		\$39,113	\$39,113
SOS	\$4,690	\$13,711	-	\$286,293	\$304,694
HUD ESG TOTALS	\$4,690	\$64,911	\$374,215	\$367,883	\$811,699

CDBG-CV

- **Legal Services of South Central Michigan:** \$218,610, including:



- o **\$209,629** for staffing of a second year of the Eviction Prevention Program
- o **\$9,341** for Administration

HUD ESG-CV Round 1 Revision

- The FRT recommended, at OCED's request, that the **\$25,000** in HUD ESG-CV Round 1 funds awarded to Barrier Busters for homelessness prevention direct assistance **be reallocated to Housing Access for Washtenaw County for homelessness prevention direct assistance.**