

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, March 2, 2022 - 2:00pm – 3:30pm (Remote)

A link to Urban County Executive Committee roster with members' contact information is available [here](#).

I. Welcome & Introductions

- Roll Call – members must state their physical location from which he or she is attending the meeting remotely (Ex: *City of Ypsilanti, Washtenaw County, Michigan*)
- Karen Newman – OCED, Community Development Specialist

II. Public Comment

- Zoom link:
<https://washtenawcounty.zoom.us/j/81799637267?pwd=ZkF4aTduTHd2YVp0SnRoR1B0ZkhkQT09>
Passcode: 700544
Or Telephone: Dial +1 470 250 9358 or +1 470 381 2552 or +1 267 831 0333 or +1 301 715 8592
Webinar ID: 817 9963 7267

III. Announcements from Members and/or Staff

A. Warming Centers

1. Daytime warming shelter: at Ypsilanti Freighthouse, 100 Market Place, Nov. 1 – March 31 Monday through Thurs (8am-6pm)
2. Daytime warming shelter in Ann Arbor: For March – Journey of Faith, 1900 Manchester Road
3. Winter overnight shelter for individuals: Delonis Center and partnering congregations, Nov. 8-March 31 (beginning at 8:30pm every night)

B. Member Announcements (All)

IV. Minutes

A. 2-16-22 Meeting Minutes – Review & Approval (ACTION)

V. General Administration

A. Resilient Washtenaw Overview & Discussion: Local Units' Role in Climate Action Planning (Andrew DeLeeuw, County Administration)

B. Affordable Housing RFP #8244 Award recommendations (Tara Cohen, OCED)

C. Project Planning for Fiscal Year 2022-23 (Tara Cohen, OCED)

1. CDBG Allocation Estimates, Low-Mod Income Maps, and Pre-Application Guide posted online: www.washtenaw.org/urbancounty (Click *Apply for Funding*)
2. CDBG Project Application forms: Due March 4 by 5:00pm (extended from Feb. 18)
3. Draft 2022-23 Action Plan: Available for Public Comment starting March 28

VI. General Updates - Member Announcements

VII. Public Comment – See II. above for Zoom details.

VIII. Adjournment

Next Meeting: Wed., April 6, 2022, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, February 16, 2022 - 2:00pm – 3:30pm
Location: Virtual Meeting using Zoom (details below)

Members in Attendance:

Supervisor Diane O’Connell (Ann Arbor Township); Councilmember Elizabeth Nelson (City of Ann Arbor); Clerk Heather Jarrell Roe (Ypsilanti Township); Councilmember Janet Dillon (City of Saline); Jessica West (Director of Community Development, Pittsfield Township); Supervisor Ken Schwartz (Superior Township); Trustee Linda Adams (Augusta Township); Michelle Aniol (Community Development Manager, City of Dexter); Supervisor Will Hathaway (Scio Township).

Members Absent: Supervisor Charles Tellas (York Township); Supervisor Diane Ratkovich (Dexter Township); Supervisor Duane Luick (Lima Township); Supervisor Gary Whittaker (Salem Township); Supervisor Jim Marion (Saline Township); Supervisor John Kingsley (Webster Township); Supervisor Ken Dignan (Northfield Township); Supervisor Laurie Fromhart (Bridgewater Township); Mayor Lois Richardson (City of Ypsilanti); Supervisor Ronald Milkey (Manchester Township); Trustee Sandie Schulze (Sylvan Township).

Facilitator: Commissioner Sue Shink

OCED Staff Present: Tara Cohen; Teresa Gillotti.

Guests: Alize Asberry Payne (Washtenaw County Racial Equity Office); Brandyn Walker (Avalon Housing); Chris Brown (Habitat for Humanity of Huron Valley); Greg Pratt; Jimena Loveluck (Washtenaw County Health Department); Lysa Davis (University Bank)

Meeting called to order: 2:04 PM

I. Welcome & Introductions / Roll Call

Pursuant to [MCL 15.263 Sec.3](#), Cohen took roll call during which each member stated their name and physical location (i.e. City or Township, Washtenaw County, State of Michigan).

Dillon: Participating remotely from City of Saline, Washtenaw County

Aniol: Participating remotely from City of Dexter, Washtenaw County

Adams: Participating remotely from Augusta Township, Washtenaw County

West: Participating remotely from Pittsfield Township, Washtenaw County

O’Connell: Participating remotely from Ann Arbor Township, Washtenaw County

Nelson: Participating remotely from City of Ann Arbor, Washtenaw County

Schwartz: Participating remotely from Superior Township, Washtenaw County

Jarrell Roe: Participating remotely from Ypsilanti Township, Washtenaw County

One additional member joined the meeting after the initial roll call (approx. 2:10pm)

Hathaway: Participating remotely from Scio Township, Washtenaw County

Tara Cohen extended a welcome to new or recently assigned UCEC designees – City of Saline Councilmember Janet Dillon and Ypsilanti Township Clerk Heather Jarrell Roe.

II. Public Comment - None

III. Announcements from Members and/or Staff

- A. Warming Centers - OCED Director Teresa Gillotti provided a brief update on daytime warming shelters and winter overnight shelter.
- B. CERA update – Tara Cohen provided high level updates on the CERA Program, and Teresa Gillotti explained a bit about the differences between the changes under CERA II program, also noting that an uptick in evictions can be anticipated this coming fall since the CERA program is terminating in September 2022.

IV. Minutes

- A. 12-1-21 Meeting Minutes – Review & Approval (ACTION)

Moved by Hathaway. Support by Schwartz.

ROLL CALL:

Adams: Yes
Nelson: Yes
Hathaway: Yes
West: Yes
O’Connell: Yes
Dillon: Yes
Aniol: Yes
Schwartz: Yes
Jarrell Roe: Yes

Ayes – 9; Nays – 0; **Motion carried.**

V. General Administration

- A. County Health Officer’s COVID-19 Update (Jimena Loveluck, WCHD) - Health Officer Loveluck provided a presentation that can be found in the updated [agenda packet](#) starting on page 11. A brief Q & A followed the presentation.

- B. Public Hearing: Needs Assessment for 2022-23 Action Plan (Tara Cohen, OCED)

Cohen provided a brief presentation in advance of the public hearing for input on needs to be considered for the development of the draft 2022-23 Action Plan. Slides begin on page 25 of the [agenda packet](#).

Commissioner Shink opened the public hearing at 2:47pm – and seeing no hands raised – closed the hearing by 2:48pm.

- C. Public Hearing: Substantial Amendment to the 2019 Action Plan (Teresa Gillotti, OCED)
 - Proposed amendment to allocate \$1,000,000 over 3 years in CDBG-CV Round 3 funds to provide business services and support for eligible small businesses impacted by COVID

Gillotti provided an overview of and background for the proposed substantial amendment to allocate \$1 million over three years to provide business supports to eligible local businesses.

Commissioner Shink opened the public hearing at 2:54pm -- and seeing no hands raised – closed the hearing by 2:55pm.

D. Approval of Substantial Amendment to the 2019 Action Plan **(ACTION)** (Tara Cohen, OCED)

Motion: *The UCEC approves the proposed substantial amendment to the Fiscal Year 2019-20 Action Plan as written for submission to HUD, after which the County will issue a Request for Proposals to result in \$1 million of CDBG-CV funds over three years to provide eligible small businesses impacted by the COVID pandemic with targeted business services aimed at stabilization and growth.*

Moved by Aniol. Support by Adams.

ROLL CALL:

Adams: Yes

Nelson: Yes

Hathaway: Yes

West: Yes

O'Connell: Yes

Dillon: Yes

Aniol: Yes

Schwartz: Yes

[Jarrell Roe absent during roll call]

Ayes – 8; Nays – 0; **Motion carried.**

[Jarrell Roe was not available during the roll call vote.]

E. Project Planning for Fiscal Year 2022-23 (Tara Cohen, OCED) – Cohen presented information needed by local units in order to submit a 2022 CDBG project application by the new due date of March 4, 2022. She spent some time sharing her screen to show Urban County members where on the OCED website to find and download the application forms, pre-application packet, and to view estimated allocations, low-moderate income maps, etc.

1) CDBG Allocation Estimates, Low-Mod Income Maps, and Pre-Application Guide posted online:

www.washtenaw.org/urbancounty (Click *Apply for Funding*)

2) CDBG Project Application forms: Due March 4 by 5:00pm (extended from Feb. 18)

3) Affordable Housing proposals (RFP #8244): Due Feb. 10 by 3:00pm

4) Key Dates

F. General Updates

1) CDBG-CV Round 1 – Additional funding for Homelessness Response (Teresa Gillotti, OCED)

Gillotti explained the recent re-programming of \$250,000 in CDBG-CV funds from the “Rent/mortgage/utility assistance” fund to “Homelessness response” in order to provide for more staffing and planning capacity within our shelters to address the ongoing needs for isolation accommodations and staffing, as well as overall Health and Safety Planning.

2) Member Announcements – Hathaway announced that Scio Township would be hosting a Town Hall Meeting that night (Feb. 16) at 7pm to discuss the Gelman plume and private well testing.

VI. Public Comment - Lysa Davis of University Bank asked whether developers’ names would be included when funding awards are announced at the March meeting. Cohen replied that they would.

VII. Adjournment

Adams moved to adjourn. Support from Hathaway.

Motion carried unanimously.

Adjourned: 3:14 PM

Next Meeting: Wed., March 2, 2022, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, March 2, 2022 2:00pm- 3:30pm

AGENDA SUMMARY

Welcome to Karen Newman, OCED Community Development Specialist (Teresa Gillotti, OCED)

OCED is very excited to have Karen Newman join OCED in the role of Community Development Specialist. Ms. Newman started at OCED on February 14th and will serve as the primary point of contact for our affordable housing partners.

Resilient Washtenaw Overview & Discussion: Local Units' Role in Climate Action Planning (Andrew DeLeeuw, County Administration)

Andrew DeLeeuw will provide a brief overview of the County's Resilient Washtenaw process for climate action planning. After the presentation, Mr. DeLeeuw will be looking to Urban County members to share ideas on how the County can best support local units in their climate planning efforts, connect with their local planning processes, and reflect local unit's priorities in the County plan. There will also be an opportunity for Q & A.

Affordable Housing RFP #8244 Award Recommendations (Tara Cohen, OCED)

2022 Affordable Housing Funding Overview

Working with the County's Purchasing Department, a request for proposals (RFP) was issued to interested parties and the public on December 12, 2021, to solicit proposals for the investment of Urban County's HUD funds for affordable housing. Proposals were due on Thursday, February 10, 2022. We received proposals requesting project funding estimated at \$ 1,340,685.

Funding available for the current RFP has increased, due to an additional \$236,500 in 2017 and 2018 HOME funding that Avalon Housing recently gave back to OCED to be re-programmed. Avalon had originally requested the \$236,500 for the Hickory Way II Apartments project, to cover anticipated budget over-runs related to COVID, including penalties for a delay in the lease-up of units, but ultimately those funds were not needed.

Upon submission of proposals, a five-person committee including Community and Economic Development staff and a community partner reviewed the proposals and scored each utilizing evaluation tools. A summary of this scoring is provided in the attached table. The following is a summary of the proposals based on this scoring effort.

Affordable Housing Project Proposals:

1. Avalon Housing, Inc. – Redevelopment Project–206/210 N. Washington (Ypsilanti)
Avalon Housing requested \$350,000 in HOME funds to support the redevelopment of 206/210 N. Washington Street. Avalon anticipates creating up to 17 units of permanent supportive (PSH) affordable housing with income and rent targeted to households at or below 60% of the Area Median Income (AMI). Approximately 6 (35%) will be targeted for 30% AMI or below and reserved for households who are homeless or have a special need; the other 11 units will target 60% AMI. The new construction will add approximately 17 additional residential units, and include common areas, offices and tenant laundry. The total cost of the project is expected to be \$7,441,983 with a HOME per unit cost of \$20,588. Due to the age of this property and its location within a historic district, Avalon has included two possible options: Option 1 includes demolition followed by new

construction, whereas Option 2 is a combined approach of rehab and new construction. The final approach will be decided jointly by Avalon Housing, the City of Ypsilanti, and the Ypsilanti Historic District Commission. Construction is expected to start September 2024 with a completion date of November 2025.

2. Avalon Housing, Inc. – Rehab Projects—411 N. Ashley (Ann Arbor), 517 W. Summit (Ann Arbor) and 1305 – 1313 Pontiac Trail (Ann Arbor).
 - A) **411 N. Ashley - Avalon Housing requested \$265,600 in HOME funds** to support the rehab of a 6-unit (SRO units) located at 411 N. Ashley in Ann Arbor. The rehab includes two of the six units (33%) for households who are chronically homeless, with both units also reserved for households with income at or below 30% of area median income. The remaining four units are reserved for households at or below 50% of area median income. However, at this time 411 N. Ashley has additional funding commitments that ensure all six of the units are targeted to households who are chronically homeless and have incomes under 30% of area median. All units also have a HUD operating subsidy, allowing tenants to only pay 30% of their income in rent. The total cost of the project is expected to be \$265,600 with a HOME per unit cost of \$44,267. Construction is slated to begin January 2023 with a completion date of June 2023.
 - B) **517 W. Summit - Avalon Housing requested \$313,885 in HOME funds** to support the rehab of two (3 BR) units. One unit is restricted to households at or below 30% of AMI; with the other unit restricted to households at or below 50% of area median income. In addition, one unit at 517 is restricted to households that are either homeless or have a special need. The total cost of the project is \$313,885 with a Home per unit cost of \$156,943. Construction is slated to begin January 2023 with a completion date of June 2023.
 - C) **1305 – 1313 Pontiac Trail – Avalon Housing requested \$411,200 in HOME funds** to support the rehab of four (2 BR) units that are targeted to households who are chronically homeless or are homeless and are in the top 10% of the community's list based on need. As part of this HOME funding, Avalon will ensure at least two of the units (50% of the total units) are for households who are chronically homeless or in the top 10% based on need, with both of those units reserved for households at or below 30% of area median income. The other two units will be targeted to households at or below 50% of area median income. All units have a HUD operating subsidy, allowing tenants to only pay 30% of their income in rent. The total cost of the project is \$411,200 with a Home per unit cost of \$102,800. Construction is slated to begin January 2023 with a completion date of June 2023.
3. CHDO Application: Community Housing Development Organization (CHDO) certification is determined as a component of this Request for Proposals evaluation process. As part of this evaluation the County reserves the right to establish budget and spending guidelines associated with these funds. Additionally, if projects do not progress, the County reserves the right to recapture and reallocate funds to alternative CHDO projects and/or agencies. It is also worth noting that without a CHDO, the Urban County would not be permitted to utilize any HOME funds.
4. Avalon Housing, Inc. applied for \$62,940 in CHDO Operating funds to support the acquisition and redevelopment of 17 units for 206/210 N. Washington (Ypsilanti), the rehab of a 6-unit (SRO) located at 411 Ashley, two (3 BR) units at W. Summit and 4 (2 BR) units at 1305 -1313 Pontiac Trail in Ann Arbor. The organization has CHDO paid staff as evidenced by W2 forms. Avalon has a 12-member board with at least one-third (4) qualifying CHDO members and includes low income and tenant participation. The CHDO application lists a large development team, that includes Wendy Carty-Saxon (Director of Real Estate Development), Masa Nohara (Director of Finance), Donald

Wesley (Senior Project Manager) and Tara Tarbox (Director of Property Management). The development team collectively has easily more than 25 years of experience. The board meets the CHDO independence and capacity requirement as per the HOME Final Rule. Avalon's CHDO certification and application are approved as submitted.

Recommended Funding

The funding available included the estimated 2022 HOME allocation (\$1,258,791), 2017/2018 HOME Funds available for re-programming (\$236,500), and HOME Program Income (\$10,157). The total estimated funding available is \$1,505,448, which includes \$1,316,629 for construction projects. Based on previous year's funding levels, staff is recommending full funding for the three Rehab projects in Ann Arbor (411 N. Ashley/517 W. Summit/1305-1313 Pontiac Trail) and 93% of the requested funding amount for 206/210 N. Washington in Ypsilanti. The recommendation is based on the projected timeline for the proposed projects. See table below for more details.

Staff welcomes any discussion or questions about the proposals and award recommendations. The awards will be included in the 2022 Action Plan, and as such, UCEC will approve these recommendations by way of approving the 2022 Action Plan in May.

RFP 8244 2022 Affordable Housing Estimated Funding Awards

Developer	Project Name	2022 HOME Funds	Re-programmed 2017/2018 HOME Funds	HOME Program Income	Total Award
HOME Admin	N/A	\$125,879			\$125,879
Avalon Housing CHDO Operating (5%)	N/A	\$62,940			\$62,940
Avalon Housing Inc.	Rehabs - N.Ashley/ W.Summit/ Pontiac Trail (City of Ann Arbor)	\$744,028	\$236,500	\$10,157	\$990,685
Avalon Housing Inc. (CHDO Reserve 15%)	206/210 N. Washington (City of Ypsilanti)	\$325,944			\$325,944
TOTAL		\$1,258,791	\$236,500	\$10,157	\$1,505,448

Project Planning for 2022-23 (Tara Cohen, OCED)

As discussed at the February 16th meeting, staff extended the original deadline for [CDBG Local Project Applications](#) by two weeks. The new deadline is this **Friday, March 4, 2022 at 5pm**. **If your local unit is not clear on a CDBG-eligible project(s) or has any last-minute questions about the application due March 4th, please contact Ms. Cohen to discuss prior to Friday.** Please email cohent@washtenaw.org or call 734.544.3056. While she has been making an effort to reach out to individual jurisdictions, it is helpful for the communication to flow in both directions to ensure an efficient process for drafting of the 2022 Action Plan.

Additional reminders that were communicated in the Feb. 16th packet for those who may have missed them:

An email was sent on January 7th to all UCEC members with links to the 2022 CDBG Local Project Application, *estimated* CDBG allocations, and the 2022 Pre-Application Packet. The most current Low-Moderate Income Maps for local jurisdictions are also available on the same page: www.washtenaw.org/urbancounty (Click the dark red button “**Apply for Funding**”). It is strongly recommended that everyone read the Pre-Application Packet carefully before submitting a project application.

As discussed in previous years, data used to calculate each jurisdiction’s estimated CDBG allocation are from public data sources: [U.S. Census Bureau’s American Community Survey](#) (ACS), and [HUD’s Comprehensive Housing Affordability Strategy data sets](#) (CHAS). The formula is explained in detail on the *Apply for Funding* page mentioned above. Please note that estimates may change with the US Census Bureau’s upcoming release of the next 5-year American Community Survey data (2016 to 2020) on March 17, 2022.

CDBG Local Project Applications

Any local units who do not submit a CDBG project application by the March 4, 2022 deadline, or who submit for an ineligible project, will effectively donate (I.e. forfeit) their 2022 allocation to the fund for the OCED-administered Single Family Rehab Program or other CDBG fund as determined.

As a reminder, last March this Committee amended the *Policies and Procedures*, **allowing jurisdictions to build up their CDBG funds for a maximum reserve period that is based on the jurisdiction’s annual allocation being either above or below the \$20,000 threshold**. For those who wish to reserve their 2022 CDBG funding to build up allocations for use in a later year, please utilize the new [CDBG Short Form Application](#) and submit by March 4th.

Tier	Annual Allocation Range	Maximum Reserve Period
1	Less than \$20,000	Year 5
2	\$20,000 and above	Year 2

Action Plan Overview - Below is a list of key dates for the 2022-23 Action Planning process:

- March 2: OCED share RFP #8244 Affordable Housing/HOME funding recommendations
- March 4: CDBG Project applications/Short Form Applications due
- March 28: Draft 2022 Action Plan available for review
- March 28 – April 29: Public Comment Period on Draft Action Plan
- April 6: 1st Public Hearing (at UCEC meeting)
- April 14: 2nd Public Hearing (at City of Ann Arbor Housing & Human Services Advisory Board)
- April 20: 3rd Public Hearing (at Board of Commissioners meeting)
- May 4: UCEC to approve Final 2022-23 Action Plan
- May 4: Board of Commissioners to approve 2022-23 Action Plan for submission to HUD
- May 15: Final Action Plan due to HUD

Please note the approval and submissions dates are subject to change, based on when HUD sends out the 2022-23 grant awards. Public hearing dates are also tentative for the time being. The latest possible date

for Action Plan submission to HUD is typically August 15th, however the Code of Federal Regulations states that the Action Plan is due at least 45 days before the start of the new Program Year – ours starts July 1st therefore 45 days prior give us a deadline of May 15th.

Additional Information

If you have any questions on any of the information included in this summary, or would like additional information, please contact Tara Cohen at (734) 544-3056 or cohent@washtenaw.org.



Washtenaw County's Climate Action Plan

ANDREW DELEEUW

DIRECTOR OF STRATEGIC PLANNING, WASHTENAW COUNTY

DELEEUWA@WASHTENAW.ORG, 734 945 0935



CLIMATE ACTION PLAN:

WHY ARE WE DOING IT?

GOOD GOVERNMENT

PAST ACTIONS INSUFFICIENT

SIZE AND COMPLEXITY OF CLIMATE CHANGE

UNIQUE ROLE OF COUNTY

BOARD DIRECTION

COMMUNITY DEMAND



CLIMATE ACTION PLAN:

RESILIENT WASHTENAW

A way to get to net zero emissions.

Scope:

- Net Zero County Operations by 2030
- Net Zero County by 2035

Will include:

- Climate Information of the County: history, current conditions, evolving trends, future projections
- Greenhouse Gas Inventory: the sources and causes of the emissions from the county, and projections of future emissions based on growth and technology changes
- Vulnerability Assessment: identification of the people and places most at risk from climate change in our county
- Strategies and Actions: the specific things that will be done to reach net zero emissions
- Implementation Recommendations: staffing, financing, reporting, and governance



CLIMATE ACTION PLAN: *KEY COMPONENTS*

Both the organization and community

- Organization – the Government itself: everything it takes to run the organization
- Community – who the government serves: everything inside of county borders

Both mitigation and adaptation

Alignment with existing plans, services, and priorities of the County

- E.G. – consideration of how climate change impacts public health outcomes

Equity Based: focuses on areas of greatest need and those most likely to be harmed

Collaborative: built through extensive discussion and engagement

CLIMATE ACTION PLAN:
PROJECT TEAM



BETH GIBBONS



CLIMATE ACTION PLAN: *ENGAGEMENT*

Local Governments and Institutions

- Supporting and Complementing their plans
- Encouraging their own planning
- Reflective of the diversity of the county

Within the County Government

- Staff
- Boards, Committees, and Commissions

Community Groups

General Public

Advisory Bodies:

- Washtenaw County Environmental Council – Direction and input on Community Portion
- Staff Steering Committee – Direction and input on Organizational Portion

WASHTENAW COUNTY, MI

Comment on the map

Subscribed

Share

Sort comments by
Most recent

Category
All

Show comments that
need a response



Kristine Olsson

Jan 3, 2022

proposed 1200 acre Washtenaw Solar Energy Center (WSEC) is projected to have a maximum capacity of 150 Megawatts of solar photovoltaic energy which is the equivalent of providing power for over 30,000... [Read more...](#)

SUPPORT



Share your thoughts

Your response...

0 / 250 words

POST REPLY

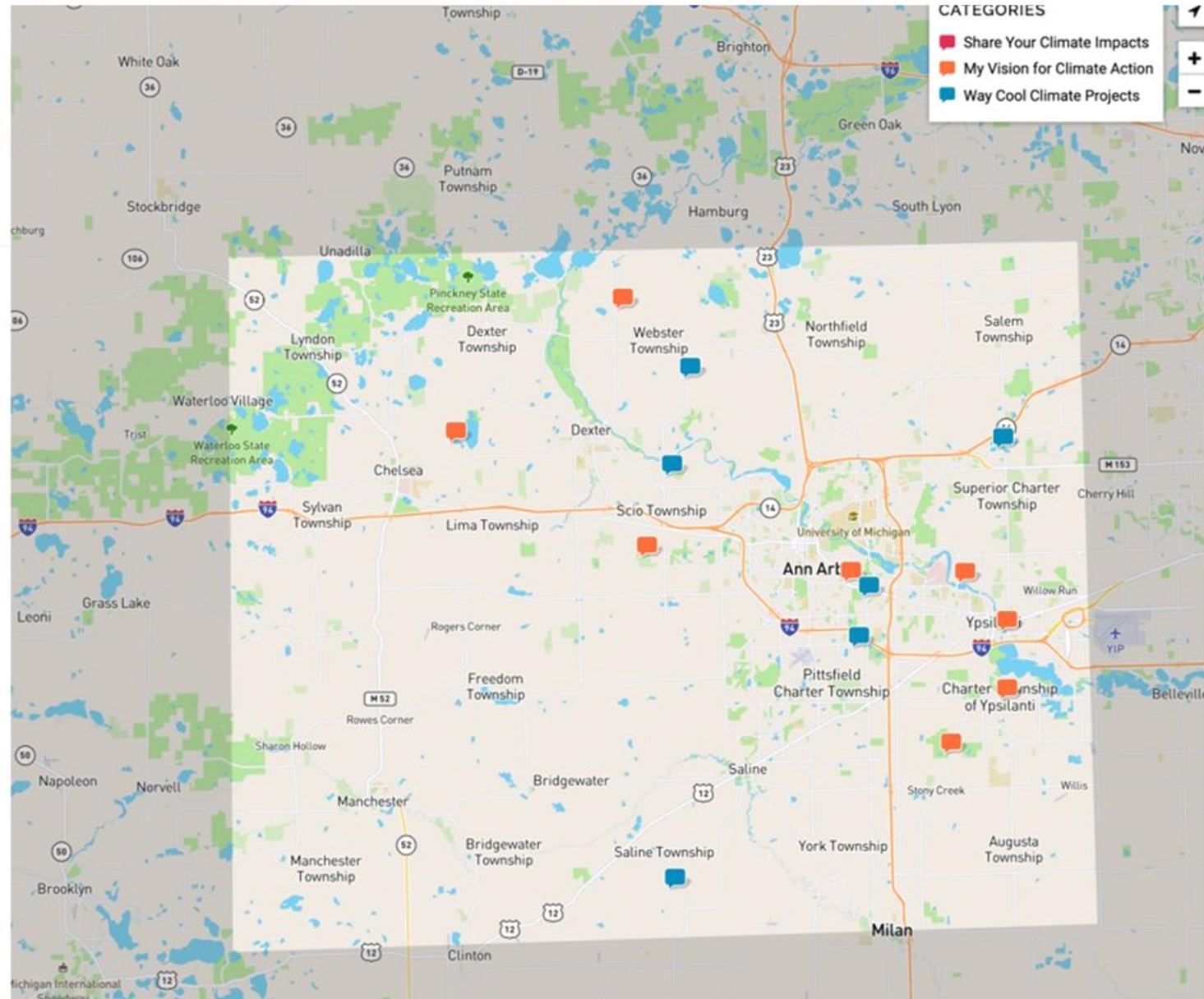


Kristine Olsson

Jan 3, 2022

not sure of locations, but city has a few affordable housing projects

SUPPORT



CLIMATE ACTION PLAN: *TIMELINE*



Year	2021		2022									
Month	November	December	January	February	March	April	May	June	July	August	September	October
Engagement												
Plan Development												
Background Research												
Inventory												
Vulnerability Assessment												
Strategies and Actions												
Plan Drafting												
Recommendations												
Review and Presentation												
Draft												
Final												

CLIMATE ACTION PLAN:

WHAT COMES AFTER PLANNING?



Board of Commissioners Consideration, Approval

Starting Implementation

Modifications to County Policy, Programming, and Planning

Coordination with efforts outlined other climate and sustainability plans, including A2Zero

Coordination with other local governments



CLIMATE ACTION PLAN:

OPPORTUNITIES FOR INPUT

COMMUNITY ENGAGEMENT WEBSITE:

ResilientWashtenaw.org

QUESTIONS, COMMENTS, REQUESTS:

climate@washtenaw.org

2022 Washtenaw County Affordable Housing RFP (#8244) Score Tabulation

<i>Average Score by Category</i>	<i>Avalon Housing - Rehabs: W. Summit/N. Ashley/ Pontiac Trail (Ann Arbor)</i>	<i>Avalon Housing - 206/210 N. Washington (Ypsilanti)</i>
Organizational Status	12	12
CHDO Status	6	6
Organization Finances	10	10
Professional Qualifications	24	24
Population Targeting	10	10
Project/ Program Financials	27	28
Implementation Process	30	23
Green Construction	5	7
Quality of Life	6	6
Property Management Plan	14	14
Supportive Svcs. On-site	13	15
Housing Affordability and Economic Equity Analysis	20	20
Total Score	176	176
Maximum Score	270	270
% of Total Score	65%	65%
# of Units	12	17
HOME Request	\$990,685	\$350,000
Total Budget	\$990,685	\$7,441,983
Percent of HOME funds of total project costs	100%	5%
HOME Price per Unit*	\$82,557	\$20,588
2022 HOME Funding Recommendations	\$990,685	\$325,944

***\$82,557 is the average HOME price per unit for the 12 total rehab units across 3 separate properties.**

By individual rehab property:

411 N. Ashley - \$44,267 HOME per unit cost

517 W. Summit - \$156,943 HOME per unit cost

1305-1313 Pontiac Trail - \$102,800 HOME per unit cost