

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, September 7, 2022 - 2:00pm – 3:30pm (Remote)

This meeting is being held remotely in compliance with *the Michigan Open Meetings Act* and *Washtenaw County Board of Commissioners Resolution 21-007*. A link to Urban County Executive Committee roster with members' contact information is available [here](#).

I. Welcome & Introductions

- Roll Call – members shall state their physical location from which he or she is attending the meeting remotely

II. Public Comment

Zoom link: <https://washtenawcounty.zoom.us/j/81799637267?pwd=ZkF4aTduTHd2YVp0SnRoR1B0ZkhkQT09>

Passcode: 700544

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. Member Announcements (All)
- B. October meeting date change – now Thursday, 10/6

IV. Minutes

- A. 8-3-22 Meeting Minutes – Review & Approval (**ACTION**)

V. General Administration

- A. Overview of 2021 Consolidated Annual Performance & Evaluation Report (Tara Cohen, OCED)
- B. Public Hearing: Draft 2021 Consolidated Annual Performance & Evaluation Report
- C. Presentation: New Weatherization Funding & Expanded Services (Aaron Kraft, OCED)
- D. Update: Urban County CDBG Allocation & Donation Acknowledgment Letters (Tara Cohen, OCED)
- E. Update: Assessment of Fair Housing Subcommittee members (Tara Cohen, OCED)

VI. General Updates - Member Announcements

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

VIII. Adjournment

Next Meeting: Thursday, October 6, 2022, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, August 3, 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); Councilmember Janet Dillon (City of Saline); Joe Meyers (City of Ypsilanti, Director of Economic Development); Trustee Linda Adams (Augusta Township); Michelle Aniol (Community Development Manager, City of Dexter); Trustee Sandie Schulze (Sylvan Township); Supervisor Will Hathaway (Scio Township).

Members Absent: Supervisor Brenda Stumbo (Ypsilanti Township); 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 Schwartz (Superior Township); Supervisor Ken Dignan (Northfield Township); Supervisor Laurie Fromhart (Bridgewater Township); Supervisor Mandy Grewal (Pittsfield Township); Supervisor Ronald Milkey (Manchester Township).

Facilitator: Commissioner Sue Shink

OCED Staff Present: Tara Cohen; Karen Newman

Guests: Jimena Loveluck (WC Public Health); Chris Brown (Habitat for Humanity); Elena Ermak (Habitat for Humanity)

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 voting member stated their name and physical location (I.e. City or Township, Washtenaw County, State of Michigan).

Nelson: Participating remotely from City of Ann Arbor, Washtenaw County
Adams: Participating remotely from Augusta Township, Washtenaw County
Schulze: Participating remotely from Sylvan Township, Washtenaw County
Meyers: Participating remotely from City of Ypsilanti, Washtenaw County
O’Connell: Participating remotely from Ann Arbor Township, Washtenaw County
Dillon: Participating remotely from City of Saline, Washtenaw County

After roll call, around 2:05pm, Michelle Aniol and Supervisor Will Hathaway joined the meeting.

Aniol: Participating remotely from City of Dexter, Washtenaw County.

Hathaway: Participating remotely from Scio Township, Washtenaw County

II. Public Comment

- Chris Brown of Habitat for Humanity asked the Committee to consider reserving funds that Habitat DPA clients pay back when they sell their homes (DPA agreement requires client to pay back a portion of the appreciation upon sale) to fund a DPA program – instead of those funds

going back into a general funding pot for the County's annual Affordable Housing RFP. Brown also noted his interest in participating in the AFFH committee.

- Schulze clarified whether the funds Brown mentioned were being paid to Habitat or back to the County – Brown confirmed the DPA clients pay those funds back to the County.

III. Announcements from Members and/or Staff

A. Member Announcements (All)

- Tara Cohen announced that Sharde Crutchfield vacated the role of Housing & Infrastructure Manager, and she has been promoted to fill this position. Cohen added that she is in the process of hiring to backfill her previous position of CDBG Management Analyst.

B. October meeting date change – now Thursday, 10/6

- Cohen stated the initial October meeting falls on a major religious holiday (Yom Kippur), so it has been moved to the next day (Thursday, 10/6).

IV. Minutes

A. 6-1-22 Meeting Minutes – Review & Approval (**ACTION**)

Moved by Adams. Support by Hathaway.

ROLL CALL:

Adams: Yes

Aniol: Yes

Dillon: Yes

Schulze: Yes

Nelson: Yes

Hathaway: Yes

O'Connell: Yes

Meyers: Yes

Ayes – 8; Nays – 0; Motion carried.

V. General Administration

A. County Health Officer's COVID-19 Update (Jimena Loveluck, WCHD)

The County's Health Officer Loveluck presented COVID updates – see pages 9 -27 of the [updated August 3rd meeting packet](#). The presentation was followed by a brief Q & A.

B. FY 2022-23 Designee Forms (Tara Cohen, OCED) - Cohen noted the deadline for submitting the FY22-22 (July 1, 2022 – June 30, 2023) UCEC Designee Form is Friday August 5th.

C. Update on 2022 HUD Allocations (Tara Cohen, OCED) – Cohen stated that OCED is still awaiting HUD's approval of the 2022 Action Plan, and that they were also notified by HUD that there will be a delay between Action Plan approval and receipt of the Urban County's 2022 grant agreements due to delays at HUD headquarters. She emphasized that the funding amounts have not changed from previous announcements, it's just a matter of timing.

D. Assessment of Fair Housing Plan: Request for Subcommittee members (Tara Cohen, OCED)

Cohen provided background on the 2017 AFH Plan, noting that the Plan examines historic patterns of segregation and disparities, with results that include concentrated areas of poverty among people of color. She added that the Plan looks at goals related to the intersecting areas of housing, education, employment, and transportation, among others. She asked for volunteers to

participate on a short-term Subcommittee that will help to develop an updated version of the AFH Plan. Linda Adams (August Twp) and Joe Meyers (City of Ypsilanti) expressed interest in participating. Cohen noted she would be sending a follow up email to UCEC to make sure all members are aware of this opportunity, and to ensure we have 2 or 3 UC member communities represented.

E. Green Standards for HUD-Assisted Affordable Housing Projects (Tara Cohen, OCED)

Cohen explained that OCED is looking to expand the options for green building criteria in the Annual Affordable Housing RFP starting with the 2023 RFP this winter. She noted they plan to allow other standards besides the one currently allowed – [Enterprise Green Communities](#) – to be better aligned with MSHDA's requirements. Cohen explained that any changes will need to be included in the Urban County's Housing Program Guidelines, so this Committee will be asked to approve those changes in the coming months.

VI. General Updates - Member Announcements - None.

VII. Public Comment – See II. above for Zoom details. – None.

VIII. Adjournment

Motion to Adjourn - Moved by Hathaway. Support by Aniol. Motion carried unanimously (voice vote).

Adjourned: 2:41 PM

Next Meeting: Wed., September 7, 2022, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, September 7, 2022 2:00pm- 3:30pm

AGENDA SUMMARY

Public Hearing: Draft 2020 Consolidated Annual Performance & Evaluation Report (Tara Cohen, OCED)

The 2021-2022 CAPER provides information and accomplishment data related to Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant programs for the time period July 1, 2021 - June 30, 2022. This is Washtenaw County's fourth annual performance report for the 2018 – 2022 Five-Year Consolidated Plan.

A 2-page overview of the CAPER highlights will be available on [this page](#) of the OCED website prior to September 7th (click the CAPERS tab). The full draft report can be accessed [here](#).

In addition to the 30-day comment period noticed on August 18th, this hearing is being held to obtain citizen input on the Draft 2021 Consolidated Annual Performance & Evaluation Report.

This hearing invites participation and/or written comments from any person having an interest, or their duly appointed representative, in the following Urban County jurisdictions: City of Ann Arbor, City of Dexter, City of Saline, City of Ypsilanti, Ann Arbor Township, Augusta Township, Bridgewater Township, Dexter Township, Lima Township, Manchester Township, Northfield Township, Pittsfield Township, Salem Township, Saline Township, Scio Township, Superior Township, Sylvan Township, Webster Township, York Township, and Ypsilanti Township.

Presentation: New Weatherization Funding & Expanded Services (Aaron Kraft, OCED)

Aaron Kraft, OCED Housing Program Supervisor, will share updates on the new funding sources flowing through OCED to increase staffing and expand program offerings for low and moderate-income residents in Washtenaw County. Specifically, OCED has been awarded weatherization funding through ARPA and Biden's Bipartisan Infrastructure Law. These new funding streams will effectively triple the size of OCED's weatherization program for the next 3-5 years.

Urban County 2022 CDBG Allocation and Donation Acknowledgment Letters (Tara Cohen, OCED)

We received and executed the 2022 HUD grant agreements in late August. By the end of September, each member community will receive an email from OCED that includes a letter with information about their 2022 CDBG allocation. For communities that programmed their allocations in the 2022 Action Plan, the letter references your specific project(s). For all other communities, the letter notifies them of their final 2022 CDBG allocation under the approved formula and reminds them that their funds are being directed into the Single Family Rehab Program (which serves the entire Urban County). The practice of sending out allocation and donation acknowledgment letters to member communities upon executing the grant agreement with HUD began 3 years ago.

Update: Assessment of Fair Housing Plan Subcommittee Members (Tara Cohen, OCED)

UCEC members received an email from Tara on August 18th asking for volunteers to serve on the [Affirmatively Furthering Fair Housing](#) (AFFH) Subcommittee. Representatives from the City of Ypsilanti (Joe Meyers and Christopher Jacobs), Augusta Township (Trustee Linda Adams), and Ypsilanti Township (Clerk Heather Jarrell Roe) have volunteered – thank you to all of these volunteers. We will also have a representative (or representatives) from the Community Action Board. As noted previously, the Urban County will also be partnering with the Ann Arbor Housing Commission on making updates to the 2017

AFH Plan. Updates will focus on key sections and elements of the Plan to provide a framework for the next 5-year planning period (FY 2023 – FY 2027).

We plan to convene the Subcommittee for 3-5 meetings, starting mid-September and concluding in November or December.

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) 544-3039 or cohent@washtenaw.org.

WASHTENAW URBAN COUNTY CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT YEAR IN REVIEW

The following overview highlights a series of initiatives that were executed between July 1, 2021 and June 30, 2022:

Housing and Homelessness

31

homeowners served through the Housing Rehabilitation Program.

1,657

individuals received homelessness prevention services, including shelter, rapid re-housing, rental assistance through emergency solution grant.

44,715

bed-nights were provided at homeless shelter facilities (57% capacity utilization) through the Emergency Solutions Grant (ESG).



Community Services

213

individuals from 91 low to moderate income households were served by Peace Neighborhood Center through after-school programming, family case management, and family enrichment programming.

125

youth from low income households received educational after-school and/or educational summer day camp programming from Community Action Network (CAN).



Photo: youth reading/writing outside of Bryant Community Center | Courtesy of CAN

[Click here to view the full CAPER](#) | [Click here for public comment options](#)

Questions? Contact Tara Cohen | Housing and Infrastructure Manager | cohent@washtenaw.org



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Community Infrastructure

11

curb cuts at 4 intersections were corrected to meet ADA compliance in the City of Dexter to increase accessibility for people with physical disabilities and pedestrians as a whole.

600

households (or approximately 1200 individuals) now benefit from improved recreational opportunities as a result of Superior Township resurfacing the tennis courts in Community Park.



Photo: newly surfaced tennis courts in Community Park

450

low-moderate income households (or approximately 900 individuals) living in the area now benefit from increased neighborhood and pedestrian safety, as Superior Township installed LED street lights on existing electrical poles along MacArthur Boulevard in front of two low-income apartment complexes, Danbury Manor and Sycamore Meadows.



Photo: LED street lights on MacArthur Blvd

Two projects that completed construction in 2020 program year but could not be closed out until the 2021 program year include:

- A new mid-block crossing with Rapid Flashing Beacon system on Packard Road in Pittsfield Township (between Torrey and Hawks Avenue) providing improved pedestrian safety for approximately 6,075 individuals
- A new bus shelter and pedestrian improvements at Schooner Cove on S. Huron River Drive in Ypsilanti Township, benefiting approximately 1,750 individuals.



Photo: new mid-block crossing on Packard Road



Photo: new bus shelter at Schooner Cove

[Click here to view the full CAPER](#) | [Click here for public comment options](#)

Questions? Contact Tara Cohen | Housing and Infrastructure Manager | cohent@washtenaw.org

Community Infrastructure (Continued)

29

residents from Census Tract 4106 participated in community engagement sessions to provide input to the Urban County on priority investments to be funded with CDBG Program income during Fall and Winter 2021

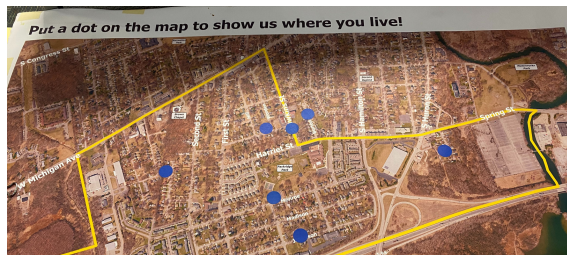


Photo: A plotted map of where residents lived in neighborhoods within Census Tract 4106



Photo: Residents gathered at Parkridge Park pavilion to prioritize neighborhood investments

In the 2021 Program Year, Avalon Housing completed several rehab projects on existing properties in Ann Arbor, resulting in improvements to a total of 10 affordable rental units, including:

- 1675/77 Broadway, 108/110 Glendale, 104/106 and 124/126 Glendale
- Avalon Housing completed construction and leased up 21 new affordable units at Hickory Way I on S. Maple Road.

Projects with construction completed, or nearly completed in 2021 (but not closed out in time to be included in this report) are:

- Avalon Housing's Hilltop View Apartments in the City of Dexter, which includes 24 additional affordable rental units
- City of Ypsilanti's ADA Curb Cuts at 2 intersections in residential neighborhoods.



Photo: Hilltop View Apartments construction site

On the horizon for the 2022 Program Year are:

- A road paving project on Russell Street in the City of Ann Arbor
- Additional ADA curb cut improvements throughout the City of Ypsilanti
- ADA accessibility improvements and pavilion repairs in Ypsilanti's Parkridge Park
- Green infrastructure in Pittsfield Township
- Construction of affordable housing at Avalon Housing's The Grove at Veridian on Platt Road in Ann Arbor

[Click here to view the full CAPER](#) | [Click here for public comment options](#)

Questions? Contact Tara Cohen | Housing and Infrastructure Manager | cohen@washtenaw.org



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OCED Home Improvement Services Summary

Three separate programs to help eligible residents in the community.

Home Weatherization (Wx) Assistance Program (*Free to eligible residents, renters are eligible*)

- Long running regular Wx ~ Department of Energy funded ~ **60 homes per year** (ongoing)
 - \$550,000 per year
- (New) Wash Co ARPA Wx funded ~ **50 homes Wx'd per year** (2023 and 2024)
 - \$1,000,000 for two years
- (New) Bipartisan Infrastructure Law (BIL) Wx ~ **120 homes Wx'd per year** (for the next 5 years)
 - \$3,600,000 for five years
- We always need more applications for all Wx programs ~~ ESPECIALLY NOW
 - Residents can apply AT ANY TIME.
 - Apartments NOT eligible, Mobile homes not encouraged to apply, though are allowed.
- Income qualifications at 200% of the federal poverty level. (Regular Wx and BIL Wx)
 - \$27k or less for a 1 person household
 - \$55k or less for a 4 person household
- Energy Audit determines the work to be completed (includes blower door testing)
- HVAC (furnace upgrades) and General Weatherization (Insulation and Air Sealing) work is typically completed.
- Not many windows replaced
- Non-energy saving general home improvements are generally not allowed
- Health and Safety work includes:
 - Smoke detectors, Carbon Monoxide detectors
 - Reworked dryer vents
 - ASHRAE compliant whole home ventilation
 - Furnace replaced as an energy saving measure or sometimes a Health and Safety Measure. Usually water heaters replaced as a health and safety measure
- Work overseen and inspected by OCED staff

(NEW) ARPA Weatherization (*Free to eligible residents, renters are eligible*)

- We always need more applications for this program
 - Residents can apply AT ANY TIME.
 - If applicants qualify for Reg. Wx (200% FPL) they are served in the Wx program, not ARPA Wx.
- Income qualifications at 65% Area Medium Income level
 - \$53k or less for a 1 person household
 - \$76k or less for a 4 person household
- Work completed is basically the same as in the regular Wx program
- This program is brand new and just about to start projects

CDBG Housing Rehab Program (*work usually covered by a 0% property lien, Renters not eligible*)

- Applications are provided 'invitation only'. Applicants must fit one of the approved service offerings.
- Income qualification at a higher level; 80% Area Median Income
 - \$63k for a 1 person household
 - \$89k for a 4 person household
- This program usually has a long waiting list
- Housing Rehab program has *four* separate components

- Single Family Rehab
 - Work can include general improvements, safety and critical repairs, code violations
 - Waiting list is currently closed
- Roof Replacement program ~ mobile homes are eligible
 - Just offering simple roof replacements, Gutters are not included.
 - A strict waitlist exists for the roof program. The waitlist opens one a year on the Tuesday following Martin Luther King day. (Jan 17th 2023 ~ Noon)
- Ramp installation program
 - Install aluminum wheel chair ramps
 - Waiting list short (Currently we are not inviting people to apply we hope to recruit additional ramp installation contractors this fall)
- Priority services program (emergency work)
 - Furnace Replacements
 - Water heater replacements
 - Sewer line replacements
 - Air Conditioners
 - No waiting list ~we try to help folks in an emergency ASAP

Test and Tune Program (*Free to eligible residents, Renters are eligible*)

- Income qualification at a higher level; 80% Area Median Income
 - \$63k for a 1 person household
 - \$89k for a 4 person household
- Furnace Tune ups, Furnace Replacements and Refrigerator replacements