

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, March 22, 2023 - 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 they are attending the meeting remotely.

II. Public Comment

Zoom link:

<https://washtenawcounty.zoom.us/j/87514148686?pwd=QTFndWV6TkphL3g0R3hnV2FSVXpEdz09>

Passcode: 036269

Telephone: US: +1 470 381 2552 or +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 875 1414 8686

III. Announcements from Members and/or Staff

A. Winter Warming Centers & Weather Havens – see attached flyers

- I. Daytime warming shelter (Ypsilanti): at Ypsilanti Freighthouse, 100 Market Place. Open through March 31st, Monday through Thursday (8am-7pm).
- II. Winter overnight shelter for individuals: Delonis Center, Open through March 31st, weekends only.
- III. Winter Weather Havens open through April 2nd – Numerous public library branches, Briarwood Mall, WC Human Services Building (Atrium) at 555 Towner

B. Member Announcements (All)

IV. Minutes

A. 2-1-2023 Meeting Minutes – Review & Approval (ACTION)

V. General Administration

- A.** Approval of HOME-ARP Allocation Plan for Submission to HUD (Substantial Amendment to 2021 Action Plan) **(ACTION)** (Tara Cohen, OCED)
- B.** Affordable Housing RFP #8412 Award recommendations (Karen Newman, OCED)
- C.** Assessment of Fair Housing Subcommittee (Tara Cohen, OCED)
- D.** 2023 CDBG Project Applications (Jasmyne Townsend, OCED)
- E.** 2023-27 Five-Year Consolidated Plan / 2023 Annual Action Plan Timeline Overview (Tara Cohen, OCED)

VI. General Updates - Member Announcements

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

VIII. Adjournment

Next Meeting: Wednesday, April 5, 2023, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, February 1, 2023 - 2:00pm – 3:30pm (Remote)

Members in Attendance:

Supervisor Diane O’Connell (Ann Arbor Township); Trustee Linda Adams (Augusta Township) Council Member Janet Dillion (City of Saline); Heather Jarrell Roe (Clerk, Ypsilanti Township); Mayor Nicole Brown McGee (City of Ypsilanti); Council Member Chris Watson (City of Ann Arbor); Michelle Aniol (Community Development Manager, City of Dexter); Supervisor Ken Schwartz (Superior Township); Jessica West (Director of Community Development, Pittsfield Township)

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

Facilitator: Commissioner Justin Hodge

OCED Staff Present: Tara Cohen, Jasmyne Townsend, and Karen Newman

I. 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
Adams: Participating remotely from Augusta Township, Washtenaw County
Jarrell Roe: Participating Remotely from Ypsilanti Township, Washtenaw County
O’Connell: Participating remotely from Ann Arbor Township, Washtenaw County
Brown McGee: Participating remotely from City of Ypsilanti, Washtenaw County
West: Participating remotely from Pittsfield Township, Washtenaw County
Watson: Participating remotely from City of Ann Arbor, Washtenaw County
Aniol: Participating remotely from City of Dexter, Washtenaw County

Ken Schwartz joined shortly after roll call – participating remotely from Superior Township, Washtenaw County. He left for an emergency at 2:18pm and returned again around 2:30pm.

Facilitator: Commissioner Justin Hodge

OCED Staff Present: Tara Cohen, Jasmyne Townsend, and Karen Newman

Members of Public Present: Amy Krieg (Habitat for Humanity), Scott Parker (Avalon Housing), Wendy Carty-Saxon (Avalon Housing)

I. Public Comment

Zoom link:

<https://washtenawcounty.zoom.us/j/87514148686?pwd=QTFndWV6TkphL3g0R3hnV2FSVXpEdz09>

Passcode: 036269

Telephone: US: +1 470 381 2552 or +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 875 1414 8686

II. Announcements from Members and/or Staff

- A. Warming Centers - Jasmyne Townsend provided a brief update on the following:
- I. Daytime warming shelter (Ypsilanti): at Ypsilanti Freighthouse, 100 Market Place, Nov. 7 – March 31, 2023 Monday through Thurs (8am-6pm). Operating hours will be extended to 7pm beginning February 6, 2023.
 - II. Daytime warming shelter (Ann Arbor):
 - a. First Baptist Church, 517 E. Washington St., Ann Arbor, January 2 – February 3, 2023
 - b. First Congressional Church (M, W, Fri), 608 E. Williams St, Ann Arbor, February 4, 2023 – February 28, 2023
 - c. St. Mary's Student Parish (Tu+Thu), 331 Thompson St. Ann Arbor, February 4, 2023 – February 28, 2023
 - III. Winter overnight shelter for individuals: Delonis Center (weekends only) and partnering Congregations, Nov. 7, 2022 – March 31, 2023 pending weather conditions
- B. Washtenaw County Health Newsletter – Ms. Townsend shared on behalf of County Health Officer Jimena Loveluck, encouraging everyone to subscribe to their newsletter [here](#) and share widely.
- C. Member Announcements (All) – None.
- I. Ms. Cohen stated that the new Air Conditioner Replacement Program (under OCED's Single Family Rehab Program) will open its waitlist on Tuesday Feb. 21. and more details will be shared by email before end of the week. She reminded the group that a doctor's note showing medical need is one of the eligibility requirements for this new program.

III. Minutes

A. 01-11-2023 Meeting Minutes – Review & Approval (**ACTION**)

A few corrections were made to the January minutes, specifically to remove City of Saline from the list of those absent, and to remove reference to designees no longer on the UCEC (Elizabeth Nelson and Mike Greene).

Moved by Jarrell Roe. Support by Adams.

ROLL CALL:

Dillon: Yes

Adams: Yes

Jarrell Roe: Yes

O'Connell: Yes

Brown McGee: Yes

West: Yes

Watson: Yes

Aniol: Yes

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

IV. General Administration

A. HOME-ARP Allocation Plan – Public Hearing, February 22, 2023 (Tara Cohen, OCED)

Ms. Cohen gave a brief overview of the HOME-ARP funding allocated by HUD to the Urban County, eligible activities, and upcoming public participation opportunities. She noted that the final HOME-ARP Allocation Plan will be submitted to HUD by the deadline of March 31, 2023 as a substantial amendment to the 2021 Annual Action Plan.

B. Homelessness/Continuum of Care Updates (Morghana Boydston, OCED)

OCED Human Services Manager Morghana Boydston gave a presentation titled *Homelessness Data at a Glance* to explain recent trends in the County's homelessness system, including the current crisis for families needing shelter and the County's response to the crisis. More information is found in the powerpoint slides included in the [meeting packet](#) starting on page 12.

C. Administrative Updates to Planned Activities Tables (Tara Cohen, OCED)

Ms. Cohen reviewed a number of minor changes made to the 2019 and 2021 planned activities tables, including minor re-allocations of 2021 CDBG and HOME funds and 2019 CDBG-CV Round 1 funds (COVID related CDBG).

D. Assessment of Fair Housing Subcommittee (Jasmyne Townsend, OCED)

I. Housing and Neighborhood Survey: Preliminary Analysis

Ms. Townsend presented preliminary findings from the recently administered Housing & Neighborhood Survey, noting a total of 540 respondents, with the majority in English (494) and smaller numbers from the Spanish survey (38) and Arabic (8). No responses were received on the Somali survey. A more comprehensive summary of survey results are forthcoming and will be incorporated into the Draft Consolidated Plan, Action Plan, and updated Assessment of Fair Housing Plan.

E. 2023 CDBG Project Applications available [here](#) – Due Feb. 28th (Jasmyne Townsend, OCED)

Ms. Townsend reminded members to submit their 2023 CDBG project applications by the Feb. 28 deadline and encouraged them to reach out to her or Ms. Cohen with any questions prior to the deadline. She mentioned that a “Short Form” project application is available for those who are building up funds over multiple years in accordance with UCEC policy.

F. 2023-27 Five-Year Consolidated Plan / 2023 Annual Action Plan Timeline Overview (Jasmyne Townsend, OCED)

Ms. Townsend briefly reviewed key dates coming up in the timeline for the Five-Year Consolidated Plan and 2023 Action Plan as follows:

- Feb. 28, 2023: 2023 CDBG Project Application Forms are due
- March 22, 2023: OCED shares RFP #8412 Affordable Housing/HOME funding recommendations
- March 31, 2023: Draft 2023-2027 Five-Year Consolidated Plan & 2023 Action Plan available for review
- April 2023: 30-day public comment period / Public hearings on Draft Plan
- May 2023: Approval of Final Plan by Urban County and Board of Commissioners (subject to delay based on HUD timing)

V. General Updates - Member Announcements

Commissioner Hodge announced that the Board of Commissioners would be having their Working Session at 5:30pm and regular Board meeting at 7pm, noting a few topics to be discussed including a final reading on a Reparations Advisory Committee for Washtenaw County.

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

VII. Adjournment

Brown McGee moved to adjourn. Support from Adams.

Motion carried unanimously.

Adjourned: 2:57pm

Next Meeting: Wednesday, March 22, 2023, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, March 22, 2023, 2:00pm- 3:30pm

AGENDA SUMMARY

Approval of HOME-ARP Allocation Plan / Submission of 2021 AAP Substantial Amendment (Tara Cohen, OCED)

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four (4) activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include:

- (1) development of affordable rental housing;
- (2) tenant-based rental assistance (TBRA);
- (3) provision of supportive services; and
- (4) acquisition and development of non-congregate shelter units.

This program is called HOME-American Rescue Plan or “HOME-ARP”.

Washtenaw Urban County’s HOME-ARP allocation is \$4,562,230, with a spend-down deadline of September 30, 2030. To date, HUD has released 5% of the grant to OCED for purposes of planning and administration. To access the remaining funds and issue awards, the Urban County must submit a HOME-ARP Allocation Plan to HUD by March 31, 2023, which HUD then has 45 days to review and approve (or reject for corrections). Per HUD, the Allocation Plan is to be submitted by way of a Substantial Amendment to our 2021 Annual Action Plan (AAP).

This Substantial Amendment to the 2021 AAP will include:

- Washtenaw Urban County HOME-ARP Allocation Plan
- Application for Federal Assistance, Federal Assurances for Construction/Non-Construction, and Required Certifications – all signed by Commissioner Hodge, Chair of the Board and Urban County authorizing official
- Documentation of Public Noticing for Public Hearing and Comment Period

The proposed uses of funds outlined in the HOME-ARP Allocation Plan are as shown in the table below:

Activity	Funding Amount	% of Grant	Statutory Limit
Development of Affordable Rental Housing	\$3,500,000	77%	no limit
Supportive Services	\$514,762	11%	no limit
Non-Profit Operating	\$228,112	5%	5%
Administration & Planning	\$319,356	7%	15%
TOTAL	\$4,562,230	100%	

In accordance with [Section V.B of HUD Notice CPD-21-10 \(page 13\)](#), Washtenaw County Office of Community and Economic Development (OCED) has provided for and encouraged citizen participation in the development of the HOME-ARP allocation plan. Specifically, Washtenaw County OCED gave reasonable notice for and provided the following:

- Public Hearing for input to the Allocation Plan – March 9th at Ann Arbor Housing & Human Services Advisory Board meeting
- 15-Day Comment Period for feedback on Draft Allocation Plan – March 7 – 21, 2023

The HOME-ARP Allocation Plan is available on the OCED website [here](#). All comments received by close of business on March 21st will be added to the final Plan submitted to HUD by the March 31, 2023 deadline.

It should be noted that, due to the expedited timeline for public participation and stakeholder engagement in the development of the HOME-ARP Allocation Plan, the County Board of Commissioners (BOC) is requiring that this Plan undergo additional revisions and public participation prior to BOC approval of a final Plan. This process cannot occur until after HUD approves the original Allocation Plan, at which point a Substantial Amendment process to amend the HOME-ARP Allocation Plan would be initiated.

To ensure the Washtenaw Urban County does not forfeit over \$4.5 million for HOME-ARP eligible activities, the BOC at their March 15th meeting approved a resolution authorizing the Board Chair, Commissioner Justin Hodge, to sign the HOME-ARP grant application and corresponding certifications, as required for submission to HUD by March 31st when the Allocation Plan is submitted.

Staff requests that this committee takes action today at its March 22, 2023 meeting to enable staff to submit a timely HOME-ARP Allocation Plan to HUD by the March 31, 2023 deadline.

Draft motion: The UCEC approves OCED staff to submit the HOME-ARP Allocation Plan and corresponding grant application and requisite certifications to HUD as a Substantial Amendment to the Urban County's 2021 Annual Action Plan, by the deadline of March 31, 2023, with the understanding that the Plan will undergo another amendment process once HUD approves the March 31st version of said Plan.

Affordable Housing RFP #8412 Award Recommendations (Karen Newman, OCED)

2023 HOME Affordable Housing Funding Overview (RFP #8412)

Working with the County's Purchasing Department, a request for proposals (RFP) was issued to interested parties and the public on December 4th, 2022 to solicit proposals for the investment of Urban County HOME Investment Partnerships and City of Ann Arbor Community Development Block Grant (CDBG) Program Income funds. Proposals were due on Friday, January 31, 2023. We received proposals requesting project funding estimated at \$1,671,463. HUD recently announced 2023 formula CPD allocations, showing Washtenaw Urban County's 2023 allocation as \$1,410,907 (1.3% decrease from 2022 HOME). Combined with currently available HOME Program Income and 2022 HOME carry-over, we have funds totaling \$1,363,112 (funding gap of \$236,888).

Upon submission of proposals, a six-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. – New Construction Development –121 Catherine (Ann Arbor)
Avalon Housing requested \$1,000,000 in HOME funds to support the co-development, together with the Ann Arbor Housing Commission, of the site at 121 E. Catherine in Ann Arbor. The site is currently owned by the City of Ann Arbor and is an existing parking lot. Avalon is proposing to develop an approximately 64,000 square foot L-shaped, 6-story mixed use building that includes roughly sixty-three (63) 1-bedroom residential units, with tenant community space, and shared laundry. All 63 residential units will be affordable to households with incomes at or below 60% Area Median Income (AMI), with just over half (32) targeted as supportive housing, to be set at 50% of AMI or below. All 32 of the targeted supportive housing units will be restrictive to households with incomes at or below 30% of AMI, and who are homeless, while the underlying restriction is set at 50% AMI. If awarded funding, Avalon plans to seek project-based vouchers for the 32 supportive housing units consistent with project-based voucher funding requirements. The total cost of the project is expected to be \$26,618,750 with a HOME per unit cost of \$15,873. The property is expected to be fully leased by March 2026.
2. Avalon Housing, Inc. – New Construction Development –The Grove at Veridian (Ann Arbor).
Avalon Housing requested \$450,000 in HOME funds to support the acquisition and new construction of 50 affordable and supportive housing units ranging from 1-4-bedroom units in townhomes and up/down flats within the City of Ann Arbor. The developer has a purchase agreement with Washtenaw County. The total project development costs are \$20,314,571 with a HOME per unit cost of \$9,000. Of the 50 units, 30 units are reserved for households who are homeless or have special needs, and who are at or below 30% AMI with 10 units being project-based vouchers from Ann Arbor Housing Commission. The remaining 20 units are for households at or below 60% AMI. The developer will seek Michigan State Housing Development Authority (MSHDA) project-based vouchers (PBVs) as leverage funding sources for the project. The property is expected to be fully leased by February 2025.
3. Avalon Housing, Inc. – New Construction Development—206/210 N. Washington (Ypsilanti).
Avalon Housing requested \$150,000 in HOME funds to support acquisition and new construction of 22 units of affordable housing. The developer has a purchase agreement with the City of Ypsilanti. The total project development costs are \$8,640,055 with a HOME per unit cost of \$6,818. The income and rent is targeted to households at or below 60% of the Area Median Income, with 8-11 being supportive housing units with targeting at 30% AMI or below. Avalon plans to seek project-based vouchers for 8 supportive housing units. Avalon anticipates 1-bedroom units, including up to 4 barrier-free units on the ground floor. The property is expected to be fully leased by June 2025.
4. CHDO Summary: An estimated \$70,545 in CHDO operating funds (5% of total 2023 HOME allocation) will be awarded to support CHDO-sponsored projects awarded through this Affordable Housing RFP. 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.

CHDO Proposal:

1. Avalon Housing, Inc. applied for CHDO Operating funds to support the acquisition and construction of 63 units for 121 Catherine, 50 units for The Grove at Veridian, 22 units for 206/210 N. Washington Apartments. New construction is a CHDO eligible project. The organization has CHDO paid staff as evidenced by W-2 forms. Avalon has a 14-member board with over one-third (5) qualifying CHDO members and includes low income and tenant participation. The CHDO application lists a development team of eleven people, that includes Wendy Carty-Saxon (Director of Real Estate Development), Masa Nohara (Director of Finance), Jason Potter (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 actual 2023 HOME allocation (\$1,410,907), 2022 HOME Funds Carry-over (\$120,841), and HOME Program Income earned as of March 13, 2023 (\$43,000). The total estimated project funding available is \$1,574,748. The level of HOME Program Income might increase between now and May 3rd when both the UCEC and BOC are expected to approve the final 2023 Annual Action Plan, in which case funding would be increased for The Grove at Veridian project, currently \$236,888 less than Avalon's request in their project proposal. See table below for more details.

RFP #8412 - 2023 Affordable Housing Estimated Funding Awards (based on actual amounts, as of 3/14/23)

Developer	Project Name	2023 HOME Funds	2022 HOME Funds Carry-Over	HOME Program Income	Total Award
HOME Admin (10%)	N/A	\$141,091			\$141,091
Avalon Housing CHDO Operating (5%)	N/A	\$70,545			\$70,545
Avalon Housing Inc. (CHDO Reserve 15%)	121 Catherine Street (Ann Arbor)	\$642,271	\$120,841		\$763,112
Avalon Housing Inc.	206/210 N. Washington (City of Ypsilanti)	\$107,000		\$43,000	\$150,000
Avalon Housing Inc.	Grove at Veridian (Ann Arbor)	\$450,000			\$450,000
TOTAL		\$1,410,907	\$120,841	\$43,000	\$1,574,748

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

The [Affirmatively Furthering Fair Housing](#) (AFFH) Subcommittee includes 3 representatives from Urban County communities (Ypsilanti, Ypsilanti Township, and Augusta Township), 4 representatives from the Community Action Board (CAB), along with staff from OCED and Ann Arbor Housing Commission. As noted previously, the Urban County has partnered with the Ann Arbor Housing Commission on making updates to the 2023 AFH Plan. Subcommittee members provided input on the Housing & Neighborhood Survey questions, the list of 2017 neighborhood profiles to be updated and new areas to be analyzed, as well as goals/strategies to keep or modify for the 2023 AFH Plan. Due to a longer than expected time needed for development of the 2023 neighborhood profiles and survey data analysis, the subcommittee has not convened since early December. As of the March 22nd UCEC meeting, they will have received the complete

set of neighborhood profiles to review and provide feedback to staff by April 7th. The revised set of goals and strategies, along with analysis of select survey questions, are being prioritized to inform the Draft Five-Year Consolidated Plan and 2023 Annual Action Plan to be made available for public comment by March 31st.

Staff expects to publish the Housing & Neighborhood Survey results by end of April, with the full 2023 AFH Plan to follow in May.

2023 Project Applications (Jasmyne Townsend, OCED)

CDBG project applications were due to OCED by February 28, 2023. Thank you to those of you who submitted your application by the deadline. Staff has reached out individually to communities that did not submit an application but who typically apply and/or who utilized the new “Short Form” CDBG project application last year for their 2022 funds, indicating an intention to build up funds over multiple years as allowed under [Urban County policy](#).

As a point of clarification, even if your community submitted a “Short Form” last year, applying to build up CDBG funds over more than one year, you are still required to submit an application each subsequent year you want to reserve CDBG funds. **By not submitting an application, a community forfeits that year’s CDBG allocation to the county-wide Single Family Rehab program.** Staff will propose an amendment to the Urban County policy in the near future to clarify the application process, including which forms to use for projects with “banked” funds. In the meantime, please note that a Year 2 application (Tier 1 communities) or Year 5 application (Tier 2 communities) should be submitted using the regular application form (*not the Short Form*). The regular application includes project details, project benefit, proposed budget, proposed outcomes, a project timeline and required attachments (e.g. engineer’s or other formal project cost estimates, project location map, preliminary engineering/building plans).

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

Staff may be reaching out to you individually if there are additional questions or concerns related to project timeline or other details included in your 2023 CDBG project application.

Timeline Overview for 2023-2027 Five-Year Consolidated Plan & 2023 Annual Action Plan

The 2023-2027 Consolidated Plan will also include the Annual Action Plan for Year 1 (Fiscal Year 2023). As mentioned previously, the AFH Plan goals will be integrated into the Consolidated Plan, following suit with our last process. As mentioned previously, select questions from the Housing & Neighborhood survey will inform the Needs Assessment portion of the Consolidated Plan. Key milestones for plan development are as follows:

- Nov. 7 – Dec. 23, 2022: *Housing & Neighborhood Survey*
- Nov. 16 –Jan. 11, 2023 (Extended): *Public comment period on community needs*
- Dec. 5, 2022: *Affordable Housing RFP #8412 released on County Purchasing*
- Dec. 7, 2022: *Virtual Public hearing for community needs*
- Dec. 15, 2022 (2pm): *Virtual RFP #8412 Mandatory Pre-Bid Meeting*
- Jan. 11, 2023: *2023 CDBG Project Application Forms and estimated allocations available for Urban County member communities*
- Jan. 31, 2023: *Affordable Housing RFP #8412 bid opening*

- *Feb. 28, 2023: 2023 CDBG Project Application Forms are due*
- **March 22, 2023: OCED shares RFP #8412 Affordable Housing/HOME award recommendations.**
- March 31, 2023: Draft 2023-2027 Five-Year Consolidated Plan & 2023 Action Plan available for review
- March 31 – April 30, 2023: 30-day public comment period on Draft Plan
 - o April 5, 2023: Virtual Public Hearing – UCEC meeting, 2pm
 - o April 13, 2023: Virtual Public Hearing – HHSAB meeting, 6:30pm
 - o April 19, 2023: Hybrid Public Hearing – Board of Commissioners meeting, 7pm
- May 3, 2023: Approval of Final Plan by Urban County and Board of Commissioners
- May 15, 2023: Final Consolidated Plan and 2023 Action Plan submitted to HUD
- Fall 2023: OCED sends 2023 allocation letters/ 2023 donation letters after receiving executed 2023 grant agreements from HUD

Additional Information

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



SHELTER ASSOCIATION OF WASHTENAW COUNTY
WINTER PROGRAMS INFORMATION 2022-2023

*PLEASE NOTE THAT DUE TO COVID-19 – OUR SHELTERING OPTIONS MAY CHANGE,
INFORMATION WILL BE UPDATED AS NEEDED*

When is the winter shelter open? – November 7th, 2022 – March 31st, 2023 pending weather conditions. Overnight Shelter is available each night beginning at 7:00pm.

How is this year different because of COVID-19? - Because of the pandemic, our sheltering may be different this year. Shelter beds are limited, so if you're able to stay at a family members, friends, or anywhere else, it is highly encouraged and we will try divert individuals from shelter as much as possible. We have enhanced health and safety practices and will open additional offsite location(s) if needed to ensure the safety of guests.

Will I be safe? - We work diligently with the Public Health department to maintain health and safety protocols to keep you safe. Everyone at the shelter locations are required to wear a mask and adhere to health and safety protocols. If anyone is ill, we will work to get them medical attention immediately.

How do I get into the shelter? – Any individuals seeking emergency shelter please contact Housing Access of Washtenaw County at 734-961-1999 to obtain a referral to the Delonis Center. If it is after 5pm or weekend, please come to the Delonis Center and we'll assist ensuring you're served. Families, please contact Housing Access of Washtenaw County to be referred to appropriate shelter resources.

What is provided? – Individuals are provided a safe place to sleep each night and can access a wide variety of services including meals, case management, medical care, and most importantly help finding permanent housing.

Where is shelter provided? - Nighttime accommodations are at the Delonis Center; 312 W. Huron St., Ann Arbor and offsite locations including Congregation partners. During day-time hours, those seeking shelter should first contact Housing Access of Washtenaw County to obtain a referral for shelter at 734-961-1999. If it is after 5pm or weekend, please come to the Delonis Center and we'll assist with ensuring you're served and provide transportation to an offsite location if needed.

What about during the daytime? – Daytime shelter accommodations are available throughout the winter shelter season. Day shelter is provided through a partnership with the local group MISSION beginning in late November. Day-time accommodations will also be provided beginning in November, Monday-Thursday at Freighthouse in Ypsilanti in partnership with the City of Ypsilanti. Please see the schedule below for a list of locations. Some Day-time sites open hours vary. If you are seeking day shelter on the weekend, please call 734-662-2829 to be given the most up to date information. We will have day-time shelter accommodations 7 days a week.

How can I be connected to housing resources? An Intake Specialist will connect with you via phone to discuss housing resources and share information about SAWC housing case management assisting you with your housing search. See staff member to complete an intake and be connected to a case manager.

Who's here to support me during my housing crisis? There are a number organizations devoted to helping you. Whether you call Housing Access of Washtenaw County or visit the Delonis Center for shelter, you will be connected to a network of almost 30 organizations to help you with moving into safe, permanent housing.

Please contact the Delonis Center at 734-662-2829 if you have any questions or need more information.

Day Time Warming Shelter Location(s)		
Location	Address	Month
Freighthouse (Mon. – Thur., 8-6pm)	100 Market Pl, Ypsilanti, MI 48198	November 7, 2022 – March 31, 2023
Zion Lutheran Church	1501 W. Liberty, Ann Arbor	November 14 – December 2, 2022
Journey of Faith	1900 Manchester Rd, Ann Arbor	December 5 – December 16, 2022
Trinity Lutheran Church	1400 W. Stadium Bd, Ann Arbor	December 19 – December 30, 2022
First Baptist Church	517 E. Washington St., Ann Arbor	January 2 – February 3, 2023
First Congregational Church (M, W, Fri)	608 E. Williams St, Ann Arbor	February 4, 2023 – February 28, 2023
St. Mary's Student Parish (Tu + Thu)	331 Thompson St, Ann Arbor	February 4, 2023 – February 28, 2023
Delonis Center (Weekends only)	312 W. Huron St., Ann Arbor	November 7, 2022 – March 31, 2023

WINTER WARMING CENTERS OPENING IN NOVEMBER

This winter season, warming shelters will be located at the Delonis Center and throughout Washtenaw County. As a local business owner, please use the following resources to support community members who may be experiencing homelessness.

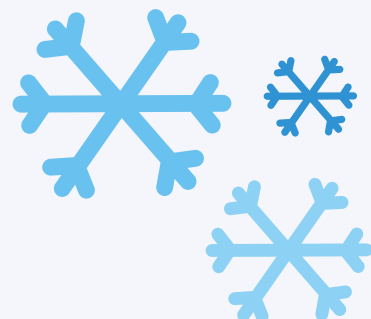
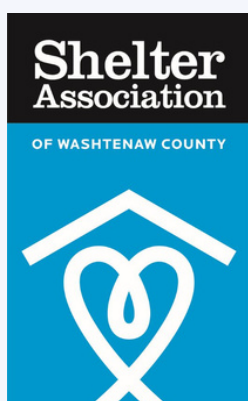
If you encounter an individual you believe may be experiencing homelessness in the area and wish to help locate available community resources, please contact the Community Mental Health PATH Team at **(734)544-3050**.

If you encounter an individual in need of emergency mental health supports, please call the Community Mental Health (CMH) Crisis Line at **(734)544-3050**.

For those seeking financial assistance to pay rent, utilities, or internet bills, help is available through the Housing Access of Washtenaw County (HAWC) at **(734)961-1999**.

Warming Centers provide safe emergency shelter to protect individuals and families from extreme weather conditions during the winter months. See below for location, and please share this with anyone in need of day or overnight shelter.

Delonis Center
312 W. Huron St., Ann
Arbor, MI



TEMPORARY WEATHER HAVENS

Individuals needing to escape adverse cold conditions (real or wind chill temperature at 20 degrees or below) can temporarily stay at these weather havens before continuing to their destination.

Location	Phone	Address	Hours of operation	Covid-19 Information
Ann Arbor District Library-Downtown	(734) 327-4200	343 S. 5th Avenue, Ann Arbor, MI 48104	10AM-8PM Daily	Masking recommended
Ann Arbor District Library-Mallets Creek	(734) 327-4200	3090 E. Eisenhower Parkway, Ann Arbor, MI 48108	10AM-8PM Daily	Masking recommended
Ann Arbor District Library-Pittsfield	(734) 327-4200	2359 Oak Valley Drive, Ann Arbor, MI 48103	10AM-8PM Daily	Masking recommended
Ann Arbor District Library-Traverwood	(734) 327-4200	3333 Traverwood Drive, Ann Arbor, MI 48105	10AM-8PM Daily	Masking recommended
Ann Arbor District Library-Westgate	(734) 327-4200	2503 Jackson Avenue, Ann Arbor, MI 48103	10AM-8PM Daily	Masking recommended
Briarwood Mall	(734) 761-9550	100 Briarwood Circle, Ann Arbor, MI 48108	Mon-Thurs 11AM-8PM Fri-Sat 10AM-9PM Sun 12PM-6PM	Masking recommended
Chelsea Library	(734) 475-8732	221 S. Main Street, Chelsea, MI 48118	Mon-Thurs 9AM-8PM Friday 10AM-6PM Sat 10AM-3PM Sun 1PM-5PM	Masking recommended
Dexter Library	(734) 426-4477	3255 Alpine Street, Dexter MI, 48130	Mon-Thurs 9AM-9PM Fri-Sat 10AM-5PM Sun 1PM-5PM	Masking recommended

Manchester Library	(734) 428-8045	912 City Road (M-52), Manchester, MI 48158	10am-8pm Mon-Wed 10am-6pm Thurs-Fri 10am-2pm Sat CLOSED Sun	Masking optional
Northville Library	(248) 349-3020	212 W. Cady Street, Northville, MI 48167	10am-9pm Mon-Thurs 10am-5pm Fri-Sat 1pm-5pm Sun	Masking optional
Saline Library	(734) 429-5450	555 N. Maple Rd, Saline, MI 48176	9am-9pm Mon-Thurs 10am-5pm Fri-Sat 1pm-5pm Sun	Masking recommended for entry and required for indoor programming participation
Salem-South Lyon Library	(248) 437-6431	9800 Pontiac Trail, South Lyon, MI 48178	10am-7pm Mon-Thurs 10am-5pm Fri-Sat 1pm-5pm Sun	Masking recommended
Washtenaw County Human Services Building (Atrium)	(734) 481-2000	555 Towner, Ypsilanti, MI 48197	8:30am-5pm Mon-Fri	Masking recommended
Ypsilanti District Library-Michigan Ave	(734) 482-4110	229 W Michigan Avenue, Ypsilanti, MI 478197	9am-9pm Mon-Thurs 10am-6pm Fri-Sat CLOSED Sun	Masking recommended
Ypsilanti District Library-Superior	(734) 482-4110	1900 Harris Road Ypsilanti, MI 48198	9am-9pm Mon-Thurs 10am-6pm Fri-Sat CLOSED Sun	Masking recommended
Ypsilanti District Library-Whittaker	(734) 482-4110	5577 Whittaker Road Ypsilanti, MI 48197	9am-9pm Mon-Thurs 10am-6pm Fri-Sat 1pm-5pm Sun	Masking recommended

Milan Library	(734) 439-1240	151 Wabash Street, Milan, MI 48160	10am-6pm Mon, Wen, Fri 1pm-8pm Tues, Thurs 10am-4pm Sat CLOSED Sun	Masking recommended
Last updated: November 17 th , 2022				

HOME-American Rescue Plan (HOME-ARP) Allocation Plan: An Overview

Presentation to the
Urban County Executive Committee
March 22, 2023

What is HOME-American Rescue Plan Funding?

- Part of President Biden's American Rescue Plan (ARP) signed into law on March 11, 2021 to address ongoing impact of COVID-19 pandemic
 - Over \$1.9 trillion in relief funds
- \$5 billion in ARP funds appropriated by Congress to be administered through U.S. Department of Housing & Urban Development's (HUD) HOME Program to perform 4 types of activities:
 - (1) development of affordable rental housing;
 - (2) tenant-based rental assistance (TBRA);
 - (3) provision of supportive services; and
 - (4) acquisition and development of non-congregate shelter units.
- Funds must be spent down by September 30, 2030.
- More details available in [HUD Notice CPD-21-10](#)

Washtenaw Urban County's HOME-ARP Allocation

- \$4,562,230 allocated in HOME-ARP funds to Washtenaw Urban County
- Five percent (\$228,111.50) has already been released to OCED for administration and planning purposes
- To access to the rest of the grant dollars, Washtenaw Urban County is required to submit a document to HUD called a HOME-ARP Allocation Plan, to explain how we propose to use the funds
- HUD submission deadline for HOME-ARP Plan: March 31, 2023
- HUD will have 45 days to approve (or reject) the Plan.
- At March 15th meeting, the BOC approved a resolution for Chair of the Board, Commissioner Hodge to sign the grant application to be submitted with the Allocation Plan by March 31st.
 - It was communicated to the BOC that the Urban County Executive Committee is being asked to approve the current HOME-ARP Plan to ensure OCED can make the HUD deadline to avoid forfeiting critical funds.
 - Due to the expedited timeline for public participation/stakeholder engagement for development of the Allocation Plan, the WC Board of Commissioners has requested the Plan undergo additional public participation and revision for BOC to approve prior to any funds being awarded or spent.
 - The process of amending the HOME-ARP Allocation Plan can begin after HUD approves the current Plan.
- Once a final amended Plan is approved by UCEC and BOC, staff will make funding awards through a competitive process.

HOME-ARP Allocation for Washtenaw County

- Based on the County's housing inventory compared to the Level of Need, we see the following gaps:

Homeless Population

- Shelter -- Families: Need additional 44 units (178 beds)
- Permanent Housing -- Families: Need additional 70 units (266 beds)
- Shelter -- Individuals: Need additional 43 units (43 beds)
- Permanent Housing -- Individuals: Need additional 150 units (150 beds)

Non-Homeless Population

- Need at least 4,805 additional affordable rental units for renters at or below 50% Area Median Income

Data Used for the Draft HOME-ARP Allocation Plan

- OCED utilized the following data within the Plan:
 - Point-In—Time Counts from 2019-2022
 - Housing Inventory Charts from 2019-2022
 - Washtenaw County Homeless Management Information System (HMIS)
 - Washtenaw County By-Name-List Data, 2018-2022
 - 2022 Washtenaw County Gaps Analysis (CSH System Modeling Report)
 - Washtenaw County McKinney Vento Data
 - Stella P Data (System modeling provided by HUD)

Proposed Uses of HOME-ARP Funds

Activity	Funding Amount	% of Grant	Statutory Limit
Development of Affordable Rental Housing	\$3,500,000	77%	no limit
Supportive Services	\$514,762	11%	no limit
Non-Profit Operating	\$228,112	5%	5%
Administration & Planning	\$319,356	7%	15%
TOTAL	\$4,562,230	100%	

- Given shortage of affordable housing stock in the County, the majority (77%) of funds are to be used for developing new affordable rental housing.
- Smaller portions of funds will be available for Supportive Services, Non-Profit Operating, and Administration & Planning.
- Activities that are eligible but are not being funded by this Plan include: Acquisition and Development of Non-Congregate Shelters, Tenant-Based Rental Assistance (TBRA), Non-Profit Capacity Building
- One-time funding source will have long-lasting impact by investing in additional rental housing units to decrease existing gaps.

Opportunities for Feedback on Proposed Use of Funds

- Draft HOME-ARP Allocation Plan has been available on OCED website since March 7th
 - <https://www.washtenaw.org/urbancounty> select HOME-ARP Funding Allocation Plan from menu on left-hand side of page
- Virtual Public Hearing was held March 9th at City of Ann Arbor Housing & Human Services Advisory Body meeting
 - Original hearing noticed for February 22nd at Community Action Board was canceled due to inclement weather/County closure.
- 15-Day Public Comment Period ran March 7 – March 21, 2023

Action Needed Today

- Staff is requesting the UCEC to allow staff to submit the current HOME-ARP Allocation Plan timely to ensure Washtenaw Urban County has access to these one-time grant funds totaling \$4,562,230.

Draft Motion:

The UCEC approves OCED staff to submit the HOME-ARP Allocation Plan and corresponding grant application and requisite certifications to HUD as a Substantial Amendment to the Urban County's 2021 Annual Action Plan, by the deadline of March 31, 2023, with the understanding that the Plan will undergo another amendment process once HUD approves the March 31st version of said Plan.

Thank you!

To learn more about the Washtenaw County Office of Community & Economic Development, visit us at washtenaw.org/oced

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2023 Washtenaw County Affordable Housing RFP (#8412) Score Tabulation

Average Score by Category	Avalon Housing -121 Catherine (Ann Arbor)	Avalon Housing - Grove at Veridian (Ann Arbor)	Avalon Housing - 206/210 N. Washington (Ypsilanti)
Organizational Status	22	22	22
CHDO Status	6	6	6
Organization Finances	10	10	10
Professional Qualifications	24	24	24
Population Targeting	8	10	8
Project/ Program Financials	38	59	35
Implementation Process	25	30	30
Green Construction	10	10	10
Quality of Life	7	6	6
Property Management Plan	14	13	14
Supportive Svcs. On-site	15	15	14
Housing Affordability and Economic Equity Analysis	25	25	21
Total Score	204	230	200
Maximum Score	272	272	272
% of Total Score	75%	85%	73%
# of Units	63	50	22
HOME Request	\$1,000,000	\$450,000	\$150,000
Total Budget	\$28,618,750	\$20,314,571	\$8,640,055
Percent of HOME funds of total project costs	2%	2%	1%
HOME Price per Unit*	\$15,873	\$9,000	\$6,818
2023 HOME Funding Recommendations	\$763,112	\$450,000	\$150,000

***\$10,563 is the average HOME price per unit for the 135 total 3 separate properties.**

By individual property:

121 Catherine \$15,873 HOME per unit cost

Grove at Veridian \$9,000 HOME per unit cost

206 N. Washington \$6,818 HOME per unit cost