

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, May 3, 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 22-007*. 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.** Member Announcements (All)

IV. Minutes

- A.** 04-05-2023 Meeting Minutes – Review & Approval (**ACTION**)

V. General Administration

- A.** Presentation: Washtenaw County Brownfield Redevelopment Authority (Nathan Voght, OCED)
- B.** Adoption of 2023-27 Consolidated Plan & 2023-24 Annual Action Plan (**ACTION**) (Tara Cohen, OCED)
- C.** 2022 AFFH Washtenaw County Housing and Neighborhood Survey Data (Jasmyne Townsend, OCED)
- D.** Designee Forms for FY 2023-24 (Jasmyne Townsend, OCED)
- E.** 2022-23 CDBG Project Updates (Tara Cohen, OCED)

VI. General Updates - Member Announcements

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

VIII. Adjournment

Next Meeting: Wednesday, June 7, 2023, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, April 5, 2023 - 2:00pm – 3:30pm (Remote)

Members in Attendance:

Supervisor Diane O’Connell (Ann Arbor Township); Trustee Linda Adams (Augusta Township); Heather Jarrell Roe (Clerk, Ypsilanti Township); Mayor Nicole Brown (City of Ypsilanti); Council Member Chris Watson (City of Ann Arbor); Jessica West (Director of Community Development, Pittsfield Township); Trustee Sandie Schulze (Sylvan Township); Kayleigh Zupi (Clerk, York Township); Michelle Aniol (Community Development Manager, City of Dexter); Council Member Janet Dillon (City of Saline).

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); Supervisor Charles Tellas (York Township); Supervisor Brenda Stumbo (Ypsilanti Township); Supervisor Ken Schwartz (Superior Township).

Trustee Jillian Kerry (Scio Township) was present, but unable to participate.

Facilitator: Commissioner Justin Hodge **OCED Staff Present:** Tara Cohen, Jasmyne Townsend, and Karen Newman

Members of Public Present: Amy Krieg (Habitat for Humanity) and Bill Ruddock (City of Chelsea)

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).

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: Participating remotely from City of Ypsilanti, Washtenaw County
West: Participating remotely from Pittsfield Township, Washtenaw County
Schulze: Participating remotely from Sylvan Township, Washtenaw County
Watson: Participating remotely from City of Ann Arbor, Washtenaw County
Zupi: Participating remotely from York Township, Washtenaw County
Aniol: Participating remotely from City of Dexter, Washtenaw County

Janet Dillon joined remotely from the City of Saline at 2:17pm.

II. Public Comment

Zoom link:

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

Passcode: 036269

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Webinar ID: 875 1414 8686

III. Announcements from Members and/or Staff

A. Member Announcements (All) – None

IV. Minutes

A. 03-22-2023 Meeting Minutes – Review & Approval (**ACTION**)

Moved by Jarrell Roe. Supported by Brown.

ROLL CALL:

Adams: Yes

Jarrell Roe: Yes

O'Connell: Yes

Brown: Yes

West: Yes

Watson: Yes

Schulze: Yes

Zupi: Yes

Aniol: Yes

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

V. General Administration

A. 2023-27 Five-Year Consolidated Plan Update (Tara Cohen, OCED)

Ms. Cohen gave an update on the 2023-27 Five-Year Consolidated Plan. Every 5 years the Urban County drafts, seeks public input, and adopts a Five-year Consolidated Plan for the use of HUD funds including Community Development Block Grant (CDBG), HOME investment Partnership, and Emergency Solutions Grant (ESG). A first draft of the 5-year Consolidated Plan and 2023 Annual Action Plan was made available on the OCED website [here](#); updates will be made on Fridays during the 30-day comment period which concludes at the end of April. HUD actual allocations for the 2023 Annual Action Plan are available to view on the OCED website [here](#).

Ms. Cohen also gave an in-depth breakdown of the goals tables and reminded the committee most of the goals within the 5-year Consolidated Plan and carrying into the 2023-24 Annual Action Plan stem from the Assessment of Fair Housing Plan (i.e., 2017 version and the 2023 version under development). Some of the goal areas do not have funding attached to them, however those goals are to be achieved in partnership with other agencies or entities.

The 2023 HUD Funding for Washtenaw County is below. The table outlines a change in funding from the 2022-23 fiscal year to the 2023-24 fiscal year.

Change in Urban County HUD Allocations: Current vs Next Fiscal Year

	2022-23	2023-24	Change
CDBG	\$2,157,568	\$2,186,185	1.3%
HOME	\$1,429,258	\$1,410,907	-1.3%
ESG	\$187,335	\$189,627	1.2%

B. Public Hearing: For Input on Draft Five-Year Consolidated Plan/2023 Annual Action Plan (Tara Cohen, OCED)

Ms. Cohen gave a brief overview of the 2023-27 Five-Year Consolidated Plan/2023 Annual Action Plan prior to Commissioner Hodge opening the public hearing.

Public comment period was opened at 2:23pm and closed at 2:24pm. There were no public comments.

As a reminder, key dates are as followed:

- March 31, 2023: Draft 2023-2027 Five-Year Consolidated Plan & 2023 Action Plan available for review
- March 31- April 30, 2023: Open the 30-day public comment period on Draft Plans
 - April 5, 2023: Virtual Public Hearing – UCEC meeting, 2pm
 - April 13, 2023: Virtual Public Hearing – HHSAB meeting, 6:30pm
 - April 19, 2023: Hybrid Public Hearing – Board of Commissioners meeting, 7pm
- May 3, 2023: Approval of Final Five-Year Consolidated by Urban County and Board of Commissioners
- May 15, 2023: Final Consolidated Plan and 2023 Action Plan submitted to HUD
- End of May 2023: 2023 AFH Plan will be available/posted on OCED website
- Fall 2023: OCED sends 2023 allocation letter/2023 donation letter after receiving executed 2023 grant agreement from HUD.

C. Urban County Executive Committee By-laws (DISCUSSION ONLY) (Tara Cohen, OCED)

Ms. Cohen opened the meeting for discussion on proposed changes to the current UCEC bylaws. The UCEC bylaws were last amended in October 2012. The proposed changes mentioned were intended to clarify certain rules, bring the membership list current for the upcoming Fiscal Year 2023, and add the allowance for virtual meetings. Based on what was discussed, OCED staff will take the draft revisions to Corporation Counsel for approval, after which a final version will be brought back to the UCEC for a vote.

Ms. Cohen made note that the last sentence of *Section VII: Allocations of Expenditures/Approval of Projects* may merit discussion. The current language within this section can be interpreted to mean that every community requesting CDBG project funds for a particular year would have to be present at the meeting when an Action Plan is being voted on for approval, typically in May or June. After review, staff suggested this clause may be unnecessary given the fact communities at this point would have already submitted CDBG project applications to specify how they intend to use their allocation. In the case of HOME funds, organizations are required to include with their Affordable Housing Request for Proposal (RFP) proposals a certification from the relevant jurisdiction where they are proposing to carry out an affordable housing project.

Current language:

***Project Approvals:** The Committee shall not approve any new HOME, ESG, or CDBG projects within the boundaries of jurisdiction without the affirmative vote of the Committee member or Designee representing that jurisdiction present at the meeting.*

Discussion: Director Jessica West and Trustee Linda Adams agreed this clause should be removed from the bylaws. There was no further discussion for this section.

Council member Watson asked there be an update made to *Section III: Membership and Term of Appointment* section regarding term length. The City of Ann Arbor currently staggers council elections and the current language used within this clause would not coincide.

Ms. Cohen intends to get the discussed changes to Corporation Counsel and will share back to UCEC for a vote once she has approval.

VI. General Updates - Member Announcements

A. Member Announcements – none

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

VIII. Adjournment

Motion to Adjourn – Moved by Watson. Supported by Aniol.
Adjourned at 2:36 PM

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

DRAFT

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

AGENDA SUMMARY

Washtenaw County Brownfield Redevelopment Authority Presentation (Nathan Voght, OCED)

OCED's Economic Development Specialist, Nathan Vought, will provide a brief presentation on the Washtenaw County Brownfield Redevelopment Authority. His presentation will be followed by time for Q & A. A copy of the slides are included in your packet.

Approval of Five-Year Consolidated Plan and 2023-24 Annual Action Plan (ACTION) (Tara Cohen, OCED)

As a reminder, a public comment period was open from March 31st through April 30th to solicit input on the draft Five-Year Consolidated Plan and 2023 Annual Action Plan. During the comment period, three (3) public hearings took place. The third and final public hearing occurred on April 19th in person and virtually at the Board of Commissioners meeting. A draft of both plans was made accessible on the Urban County website and social media platforms; updates to the drafts were posted every Friday. The Consolidated Plan outlines specific objectives for addressing housing and community development needs in the Urban County with CDBG, HOME, and ESG funding during the period July 1, 2023 - June 30, 2028. The Annual Action Plan identifies the specific projects and programs that the County intends to implement with these funds during the period July 1, 2023 – June 30, 2024.

The updated Draft Five-Year Consolidated Plan and Draft 2023 Annual Action Plan for approval can be accessed [here](#). The 2023 Planned Activities table is available [here](#) and included in the meeting packet.

Updates to the version presented at the April meeting will be reflected by close of business Friday 4/28 and generally include:

- Inclusion of public comments received to date (letter from Habitat for Humanity of Huron Valley)
- Updates to data in Needs Assessment and Market Analysis – including a list of affordable rental properties currently being reviewed by County to confirm ongoing affordability status
- Insertion of Table of Contents and Appendices
- In the Affordable Housing section - added reentry/formerly incarcerated individuals to the list of special need populations that will be afforded additional points in the scoring of the annual Affordable Housing Request for Proposals submissions
- Geographic Priorities/Distribution of Resources were updated within both the Consolidated and Action Plan (sections SP-10 and AP-50) to outline the 2 instances in which the Urban County does utilize specific target areas:
 - o All CDBG Program income is allocated to the Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)
 - o A portion of Ann Arbor's CDBG annual allocation is dedicated to funding the 2 Community Based Development Organizations (Community Action Network and Peace Neighborhood Center), which by definition focus services in their geographic area of operation.

The remaining steps through to submission of the Five-Year Consolidated Plan and 2023-24 Action Plan are as follows:

- May 3, 2023: UCEC to approve Plans
- May 3, 2023 (7 PM meeting): Board of Commissioners to approve Plans for submission to HUD
- May 15, 2023: Final Consolidated Plan and 2023 Action Plan submitted by OCED to HUD

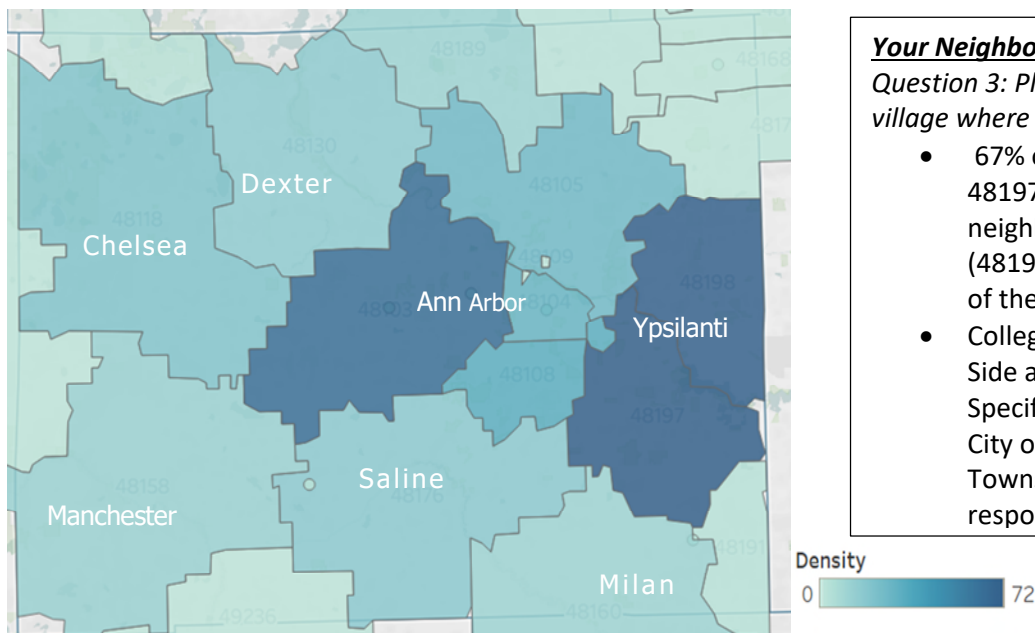
Motion: The Urban County Executive Committee approves the 2023-2027 Five-Year Consolidated Plan and 2023 Annual Action as presented – with the ability for staff to make final adjustments as needed – and recommends that the Washtenaw County Board of Commissioners follow suit in adopting the plan at their 7 PM meeting on May 3, 2023.

Update: 2022 AFFH Washtenaw County Housing & Neighborhood Survey (Jasmyne Townsend, OCED)

As mentioned previously, the 2022 AFFH Washtenaw County Housing & Neighborhood Survey is a component for both the Five-year Consolidated Plan/2023 Annual Action Plan and the 2023 Assessment of Fair Housing (AFH) Plan. A comprehensive analysis of the data will be included in the 2023 AFH Plan currently under development, and survey finding highlights are included in the Five-Year Consolidated Plan/2023 Action Plan. Surveys were distributed through a few local agencies and online marketing – mostly through the OCED Facebook page and website. Additionally, the survey was available in four (4) languages: English, Spanish, Arabic, and Somali.

Below includes just a few highlights from the survey results. In your meeting packet you will also find a more comprehensive overview of key survey findings.

2022 Washtenaw County Housing and Neighborhood Survey Response Rates	
English	494
Spanish	38
Arabic	8
Somali	0
Total	540

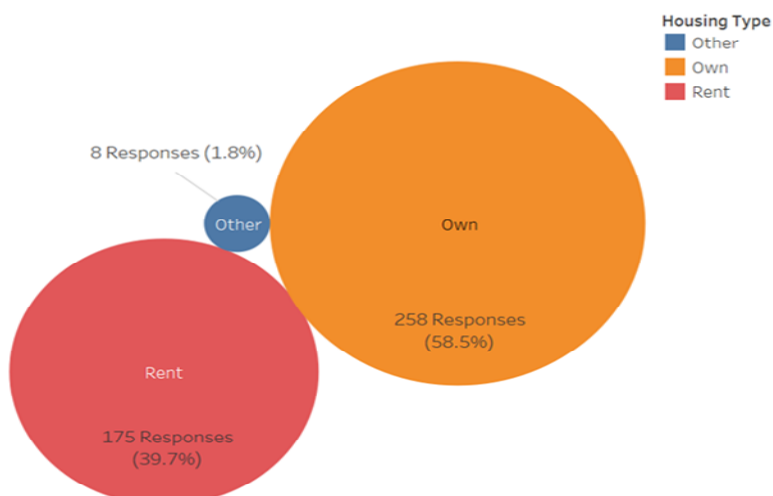


Your Neighborhood

Question 3: Please check the city, township, or village where you live.

- 67% of respondents represent the 48197, 48198, and 48103 neighborhoods on the east side (48197/48198) and west side (48103) of the county.
- College heights, Dexter, and Old West Side are the densest neighborhoods. Specifically, the City of Ann Arbor, City of Ypsilanti, and Ypsilanti Township continue to be our most responsive municipalities.

Q22. Housing Type

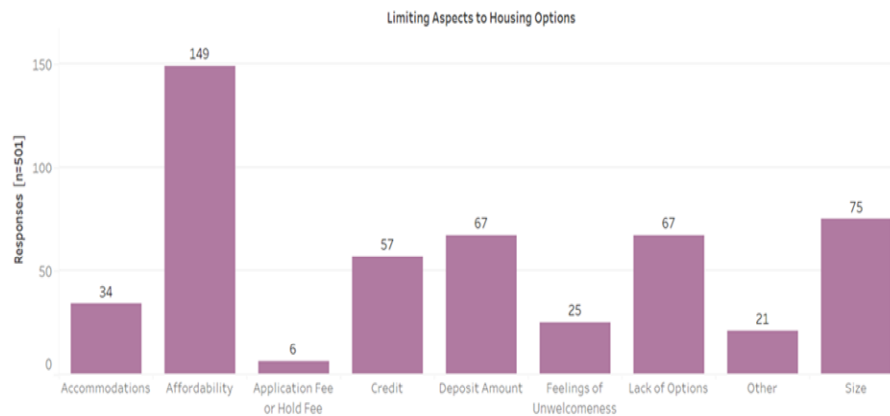


Your Housing

Question 22: Do you currently rent your home, own your home, or something else?

- Out of 441 respondents 58% of respondents identified as homeowners and 39.7% of respondents identified as renters.
- Only 1.8% of respondents identified as "other".

Q28



Housing Availability

For those who said they have looked for a new place to live in the past 5 years...

Question 28: Which of the following, if any, limited the housing options you were able to consider?

- 30% of respondents felt affordability limited their housing options.
- 13% of respondents felt the deposit amount and lack of options limited their housing options.
- 15% of respondents felt the size of homes limited their housing options.

Survey respondents were also asked if they ever thought they had been treated differently than other people looking for housing. 19% of respondents agreed to facing some form of discrimination in the housing search process.

Designee Forms for Fiscal Year 2023-24 (Jasmyne Townsend, OCED)

Staff is requesting that elected officials submit the Fiscal Year (FY) 2023-24 UCEC Designee Form by June 6th. The form is included in your meeting packet. It can be completed and turned in today or at the June meeting, or by emailing the completed form to townsendj@washtenaw.org by June 6th. Staff will also email out a fillable electronic version this week. This form needs to be completed only if your participating jurisdiction (PJ) is making a change to your current UCEC designee(s). Elected officials who plan to continue with their current designee(s) for the Fiscal Year 2023-24 beginning July 1, 2023, should simply send an email to Jasmyne Townsend stating as much.

CDBG Project Updates

The City of Ann Arbor's Russell Street Project is still on track for completion this summer. As mentioned previously, the Russell Street Project consisted of first-time street paving of a gravel road, along with stormwater improvements. This project is adjacent to Maple Meadows, an Ann Arbor Housing Commission property. This project is now in the restoration stage and is scheduled to be completed this summer.



Before



After



Before



After

Other local CDBG projects starting construction this summer include:

- City of Ypsilanti ADA sidewalk ramps (various locations)
- City of Ypsilanti Parkridge Park Improvements (pavilion slab repairs and construction of new accessible path connection on west side of park)
- Pittsfield Township Green Corridors project (rain garden installations in Low-mod income area along Packard Rd)

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



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ECONOMIC DEVELOPMENT

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Washtenaw County Brownfield Redevelopment Authority

May 3, 2023
Urban County

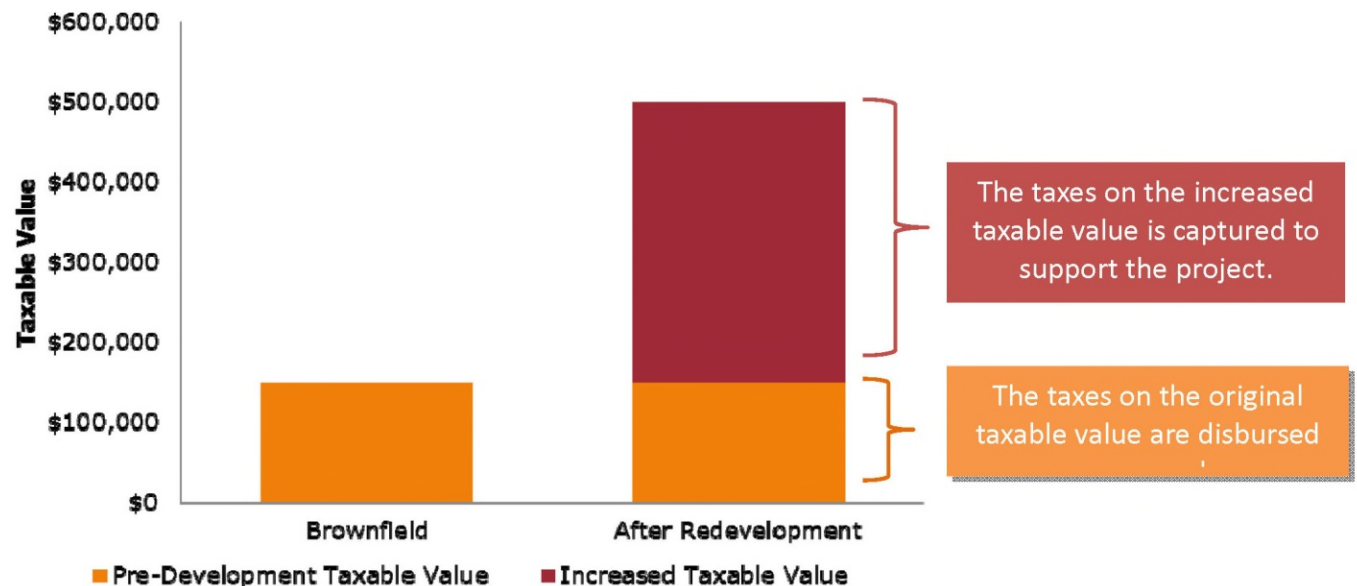
Background

- County Board of Commissioners formed the Brownfield Authority in 1999 under Act 381, Brownfield Redevelopment Financing Act
- 23 Local Units of Government participate in County (regional) Authority
- Brownfield Authority is 9 member County Board, with BOC Liaison
- About 25 Brownfield Plans approved (5 under construction)
- \$3M in LBRF Grants/Loans awarded since 2017
- \$500,000 in Environmental Assessment Grants since 2017



Washtenaw County Brownfield Tax Increment Financing

- Primary purpose of Act 381 is to level the playing field between “greenfield” and “brownfield” sites. The primary tool is a “Brownfield Plan” that finances brownfield costs using Tax Increment Financing (TIF) from the increase (incremental) in taxes paid on the improved property.



County Brownfield Incentives-Summary

1. Grants for Environmental Assessments/Due Diligence
 - Phase I Environmental Site Assessments (ESA) (records search)
 - Phase II ESA (Soil/vapor/groundwater testing)
 - Baseline Environmental Assessments (BEAs)
 - Public or non-profit-owned sites
 - Private sites
2. Grants/Loans for Environmental Clean-Up Activities
3. Tax Increment Financing to fund clean-up activities through a “Brownfield Plan”



Washtenaw County

Brownfield Plan and Tax Increment Financing (TIF)

- Most common brownfield incentive
- Brownfield Plan includes list of eligible activities that will be financed using Tax Increment Financing
- All activities approved by Local Unit first (through approval of a Brownfield Plan), then by the State through submittal of an Act 381 Work Plan (see Env. and Non-Env. Costs, below)
- Increase in taxes generated after redevelopment are captured and reimbursed to the developer and then Brownfield Plan expires
- Only *actual* cost of brownfield activities is reimbursed
- Two Types of Brownfield Costs may be Financed Using TIF:
 - Environmental: Environmental investigations, building demolition over contaminated areas, soil remediation, Demolition, lead/asbestos mitigation (under certain circumstances), Vapor Mitigation Systems (State approval by EGLE)
 - Non-Environmental: Building demolition, asbestos/lead abatement, public infrastructure, public utilities, parking decks, rain gardens, streetscape improvements, special foundations to address soil concerns, site preparation (State approval by MEDC)

Core
Communities,
only!

Brownfield TIF Approval Process

- Brownfield Plan jointly developed between City/Township, County Brownfield Authority and Developer
- City/Township approves Brownfield Plan
- County Brownfield Authority approves Plan
- County Board of Commissioners Adopts Plan
- Act 381 Work Plan is developed, approved by Brownfield Authority and submitted to EGLE and MEDC to secure capture of school millages



Federal Screw Works – Chelsea



DCC RLF Funding

1140 Broadway – Ann Arbor



TIF Funding

544 Detroit St. – Ann Arbor



TIF Funding

Jiffy Warehouse - Chelsea



TIF Funding

Arbor Hills – Ann Arbor



TIF Funding

Maple Oaks – Saline



DCC Assessment Funding and TIF



Nathan Voght
Economic Development Specialist
Washtenaw County Brownfield Redevelopment Authority
Washtenaw County Office of Community and Economic Development
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734-660-1061



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Washtenaw Urban County 2023-24 Summary of Planned Activities (DRAFT)

Actual 2023-24 Allocations	
Community Development Block Grant (CDBG)	\$2,186,185
HOME Investment Partnership Program (HOME)	\$1,410,907
Emergency Solutions Grant (ESG)	\$189,627
TOTAL	\$3,786,719

Project	Activity	Agency	CDBG	HOME	HOME Carry-over	HOME Program Income	ESG	Goal Outcome Indicator	Quantity	Measure
CDBG Admin	CDBG Administration	OCED - Urban County wide	\$437,237					Other	1	Other
	Avolon Housing Rental Rehabs - 1675/77 Broadway & Glendale/Dexter Duplexes (100/102, 112/114 Glendale; 1911/13 Dexter)	City of Ann Arbor	\$232,389					Rental Housing Rehabilitated	10	Household Housing Unit
Rental Rehab	Affordable Housing & Economic Development	City of Chelsea	\$9,299					Rental Housing Rehabilitated / Businesses Assisted	TBD	TBD
Public Facilities & Infrastructure	ADA Curb Cuts - Various locations	City of Dexter	\$7,022					Public Facilities & Infrastructure Improvements	TBD	Households Assisted
Public Facilities & Infrastructure	ADA Curb Cuts - Ann Arbor Street	City of Saline	\$16,589					Public Facilities & Infrastructure Improvements	TBD	Households Assisted
Public Facilities & Infrastructure	Recreation Park Accessible Path Phase I Design/Engineering/Construction	City of Ypsilanti	\$86,092					Public Facilities & Infrastructure Improvements	4,733	Individuals Assisted
Public Facilities & Infrastructure	Park and Open Spaces Improvements	Northfield Township	\$17,743					Public Facilities & Infrastructure Improvements	TBD	Households Assisted
Public Facilities & Infrastructure	NE Pittsfield Green Corridors Phase II - Design/Engineering/Construction	Pittsfield Township	\$82,446					Public Facilities & Infrastructure Improvements	9,318	Persons Assisted
Public Facilities & Infrastructure	MacArthur Blvd Pedestrian Improvements	Superior Township	\$35,070					Public Facilities & Infrastructure Improvements	450	Households Assisted
Public Facilities & Infrastructure	Township Hall ADA Improvements	Augusta Township	\$10,156					Public Facilities & Infrastructure Improvements	TBD	TBD
Public Facilities & Infrastructure	ADA Accessibility Improvements	Sylvan Township	\$4,461					Public Facilities & Infrastructure Improvements	TBD	Households Assisted
Public Facilities & Infrastructure	Apple Ridge Park Playground & Accessible Path Design/Engineering/Construction	Ypsilanti Township	\$157,842					Public Facilities & Infrastructure Improvements	200	Households Assisted
TBD	CDBG Program income spent in R/ECAPs - details pending community engagement process	City of Ypsilanti	\$52,957					TBD	TBD	TBD
CDBG Single Family Rehab	Single Family Rehab	OCED - Urban County wide	\$441,912					Homeowner Housing Rehabilitated	60	Household Housing Unit
	Single Family Rehab - Service Delivery	OCED - Urban County wide	\$140,000					Homeowner Housing Rehabilitated	60	Household Housing Unit
CDBG Community Based Development Organizations (CBDO)	Community Based Development Organization	Peace Neighborhood Center (City of Ann Arbor)	\$88,500					Public Service activities for low/mod income housing benefit	255	Persons Assisted
CDBG Community Based Development Organizations (CBDO)	Community Based Development Organization	Community Action Network (City of Ann Arbor)	\$91,500					Public Service activities for low/mod income housing benefit	195	Persons Assisted
CDBG Public Services	New Human Services Partnership - Homelessness Services	TBD	\$327,928					Homelessness Prevention / Tenant-based rental assistance / Rapid Rehousing / Shelter	TBD	Persons Assisted
Home Administration	HOME Administration	OCED		\$141,091				Other	1	Other
HOME CHDO Operating Costs (5% maximum)	HOME CHDO Operating	Avalon Housing (City of Ann Arbor)		\$70,545				Other	1	Other
HOME CHDO Reserve (15% minimum)	121 Catherine Street Acquisition/New Construction	Avalon Housing (City of Ann Arbor)		\$642,271	\$120,841			Rental Units Constructed	63	Household Housing Unit
Multi-Family Rental Development	206/210 N. Washington Acquisition/New Construction	Avalon Housing (City of Ypsilanti)		\$107,000		\$43,000		Rental Units Constructed	22	Household Housing Unit
Multi-Family Rental Development	Grove at Veridian Acquisition/New Construction	Avalon Housing (City of Ann Arbor)		\$450,000				Rental Units Constructed	50	Household Housing Unit
HESG23 Washtenaw County	Homeless Prevention, Shelter & Rapid Re-Housing	Awarded to nonprofit service providers through Funding Review Team (FRT) process in Summer 2023					\$180,146	Tenant-based rental assistance / Rapid Rehousing/Homelessness Prevention	TBD	TBD
HESG23 Washtenaw County	ESG Administration						\$9,481	Other	1	Other

Washtenaw Urban County 2022

Housing and Neighborhood Survey Results

As part of the HUD's Affirmatively Furthering Fair Housing effort, the Washtenaw County Office of Community and Economic Development and the Ann Arbor Housing Commission distributed the Housing and Neighborhood Survey to county residents in Fall of 2022. The survey contained 43 questions and was available in English, Spanish, Arabic, and Somali.

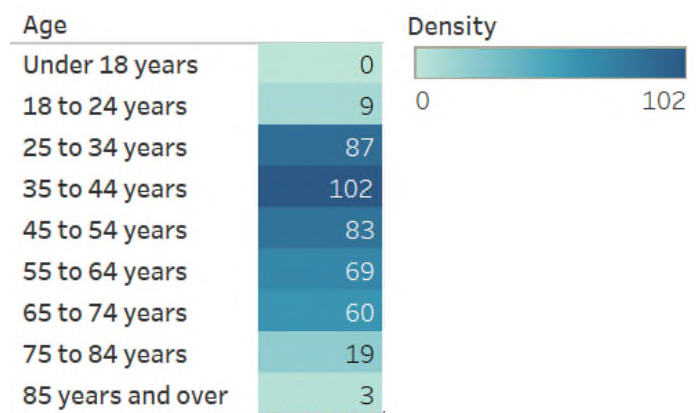
After mailing surveys, posting the online survey on social media, and requesting help with distribution from local agencies, staff received over 500 responses.

This report details key findings from the survey.

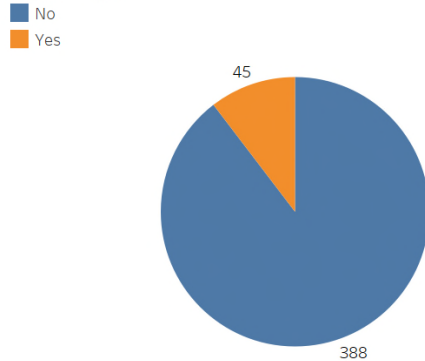
Demographics

Surveys were distributed through local agencies, mailings, and online marketing (mostly through the OCED Facebook page and website).

Majority of survey respondents are between ages 25 to 54 (61%) with the ages 35 to 44 years old (23%) being the most concentrated age group. White individuals make up $\frac{3}{4}$ of the survey respondents, but African American, Asian, and Hispanic/Latin individuals represent 20% of the survey's sampling.

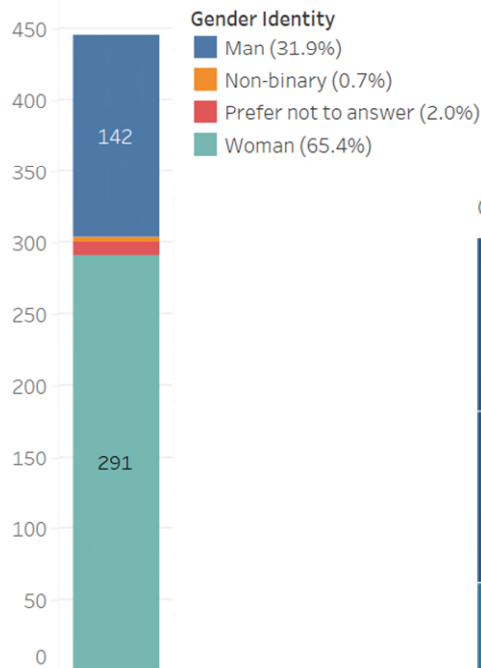


Hispanic Origin

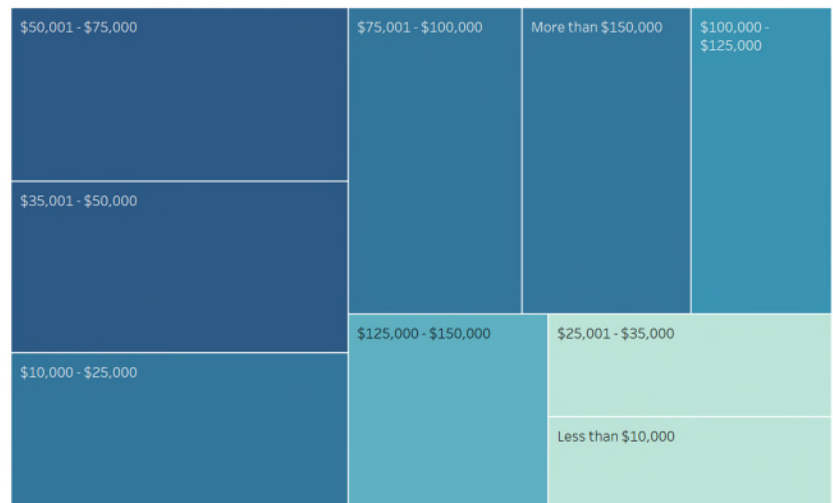


Out of 443 Respondents, approximately 10% identify as Hispanic and/or Latin American. This metric challenges the 4% projection in the race and ethnicity, which indicates more representation of this racial group than previously realized.

Women made up 65% of the respondents' gender identity. Men account for nearly a third, with non-binary individuals making up 0.7%. The gender question allowed respondents to mark all that apply, so responses do not add up to 100%.

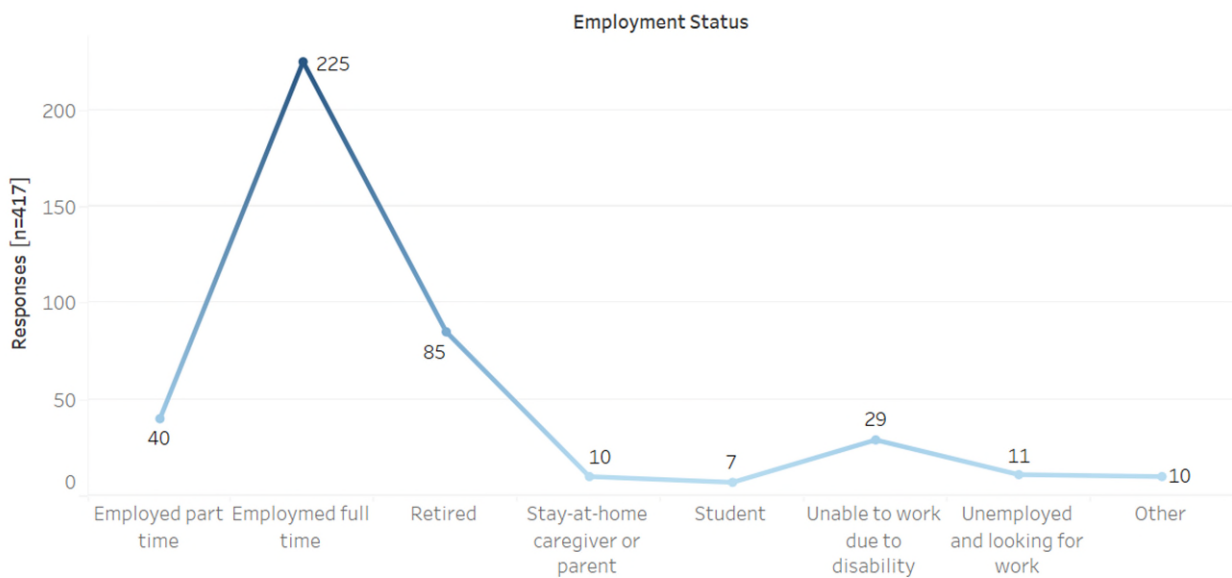
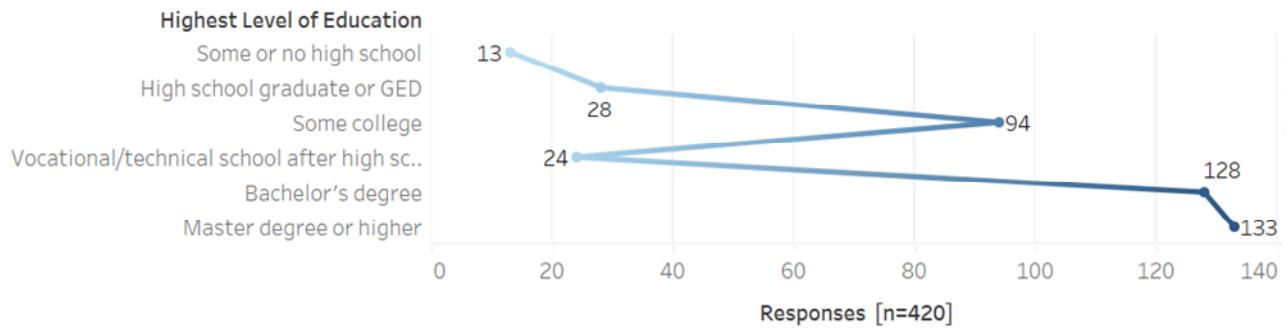


Q42. Total Annual Household Income by Respondents

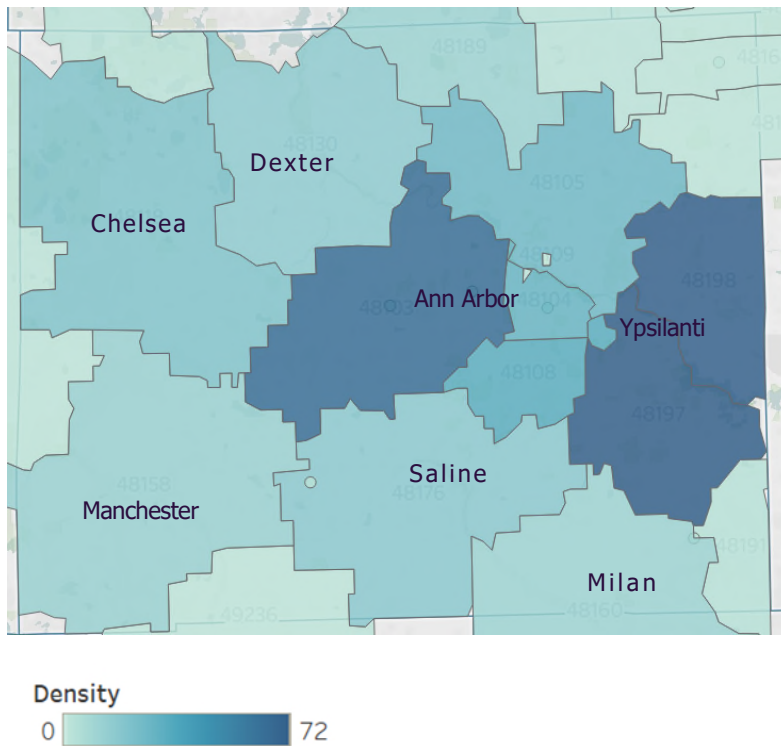


Income Density





The respondents' Total Annual Household Income are primarily grouped within the \$50k-\$75k (14%) and \$35k-\$50k (14%) income brackets. While each bracket is roughly around this percentage, respondents making less than \$10k/year was the lowest concentrated income bracket at 6% of total respondents (421). Roughly 94% of respondents possess 0-2 individuals under 18 inside their household and an average of 1-2 adults per household.



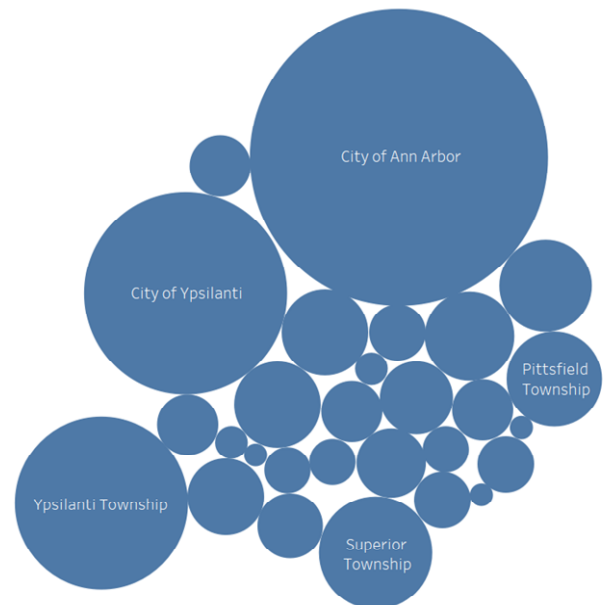
While responses came from most areas in Washtenaw County, the bulk of responses (67%) were from zip codes representing neighborhoods on the east side (48197/48198) and west side (48103) of the county. College heights, Dexter, and Old West Side are the densest neighborhoods.

Specifically, the City of Ann Arbor, City of Ypsilanti, and Ypsilanti Township continue to be our most responsive municipalities.

Municipality	
Ann Arbor Township	14
Augusta Township	6
Barton Hills Village	0
Bridgewater Township	2
City of Ann Arbor	166
City of Chelsea	15
City of Dexter	10
City of Milan	7
City of Saline	14
City of Ypsilanti	77
Dexter Township	7
Freedom Township	7
Lima Township	4
Lodi Township	9
Lyndon Township	4
Manchester Township	4
Northfield Township	16
Pittsfield Township	17
Salem Township	1
Saline Township	2
Scio Township	7
Sharon Township	6
Superior Township	24
Sylvan Township	8
Uncertain	1
Village of Manchester	6
Webster Township	1
York Township	11
Ypsilanti Township	56

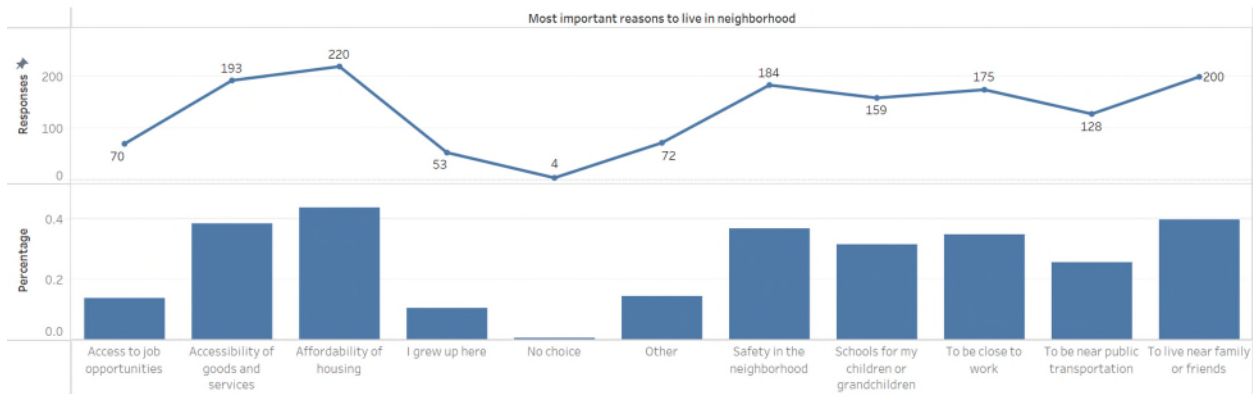


Municipalities based on Respondents



Reasons when deciding where to live

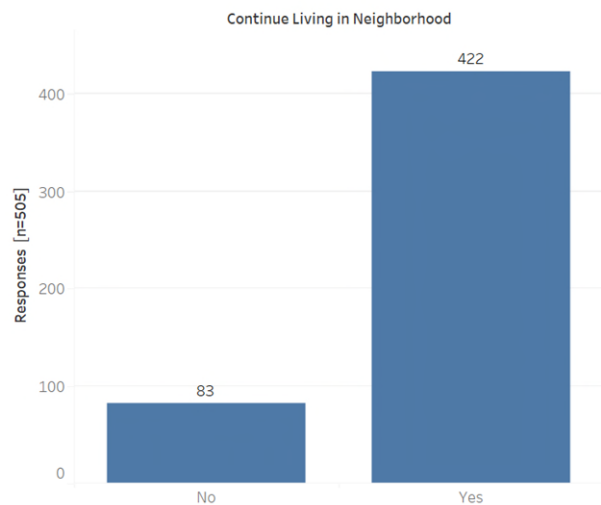
Q5



Affordability of Housing makes up 42% of the respondents reasoning for continuing to live in their neighborhood.

8 in 10 respondents agreed to continuing to live in their neighborhood.

Q6



Over half (58%) of all respondents mentioned green spaces are easily accessible. Other accessible spaces include public libraries, supermarkets/grocery stores, and pharmacies. The inaccessibility of other spaces such as community centers (30%), and job-related spaces (25%) will need to be addressed to keep up with community wants.

12.1 Commute to Parks, Playgrounds, or Other Green Spaces



12.2 Commute to Public Libraries



12.3 Commute to Supermarkets & Grocery Stores



12.4 Commute to Pharmacies



12.5 Commute to Banks & Credit Unions



12.6 Commute to Religious or Cultural Centers

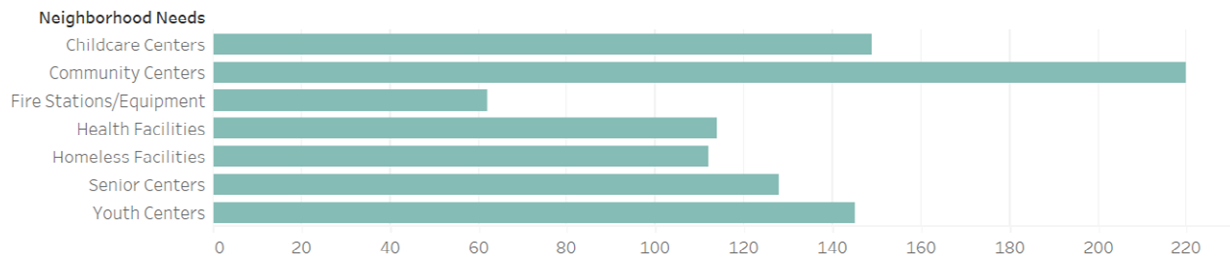


12.7 Commute to Community Centers or Recreational Facilities



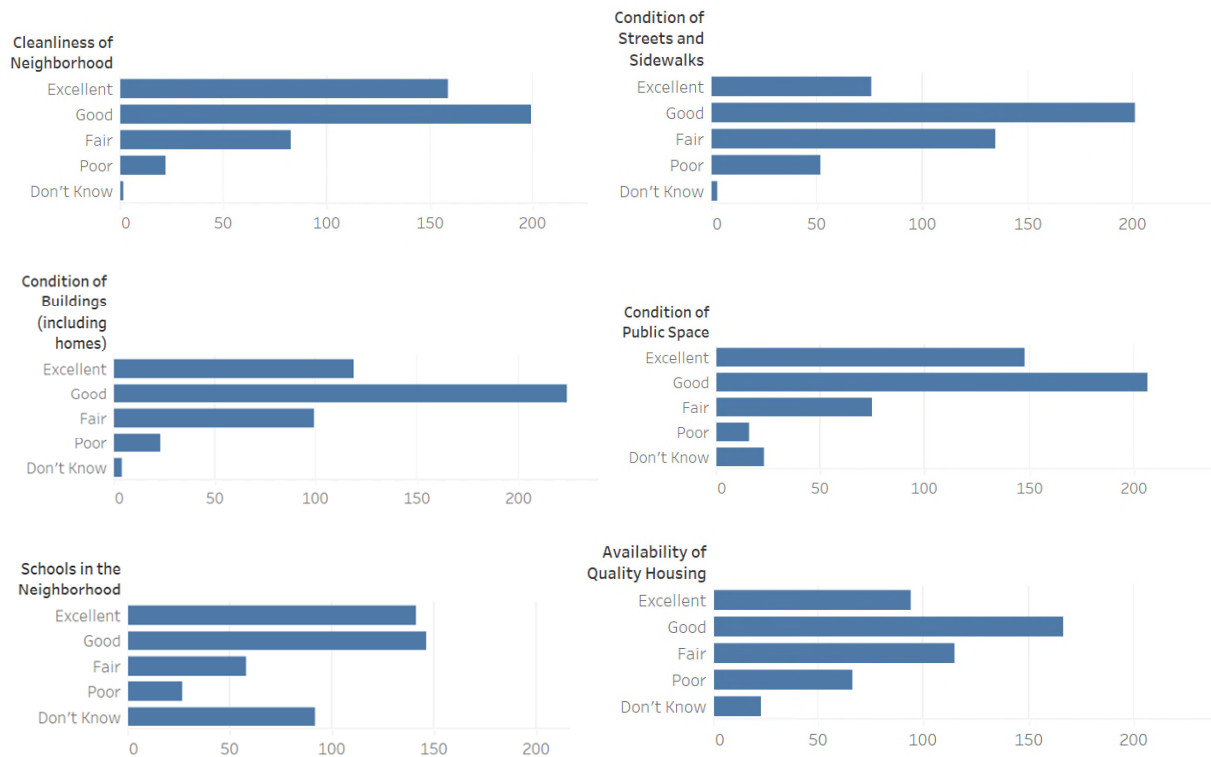
12.8 Commute to Job-related Places

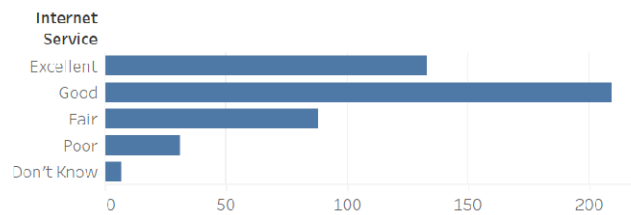
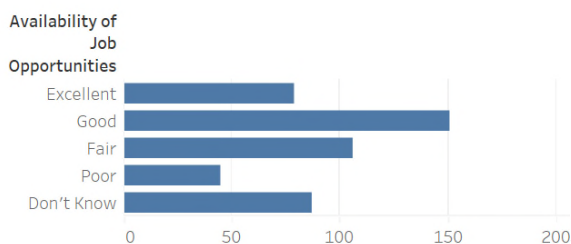
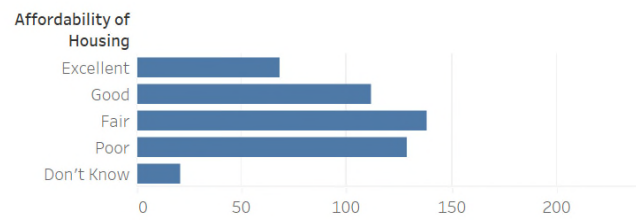
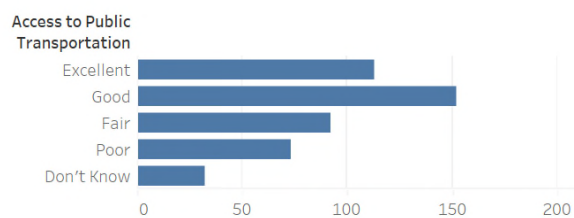




Regarding community wants, respondents associated community centers (43%), childcare centers (29%), and youth centers (29%) as the most needed neighborhood improvement. Health facilities (23%) and senior centers (25%) come close with homeless facilities (22%) trailing behind.

More information about the quality of neighborhood aspects point to new priorities for the county.

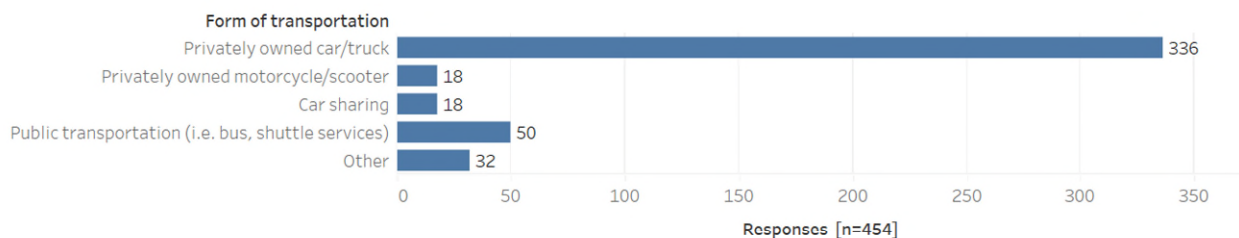




Respondents deemed neighborhood cleanliness, internet service, and conditions of public space as their neighborhood's best qualities. However, affordability of housing and access to transportation seem to be their least favorable aspect of their neighborhoods.

Despite their qualities, respondents still find their neighborhood favorable based on their recommendation level. Out of 503 respondents, 89% would recommend their neighborhood to friends and family.

Q14



Sense of Safety & Security

Q15

Neighborhood Safety during Daytime

Very safe	308
Somewhat safe	120
Somewhat unsafe	14
Very unsafe	8

Q16

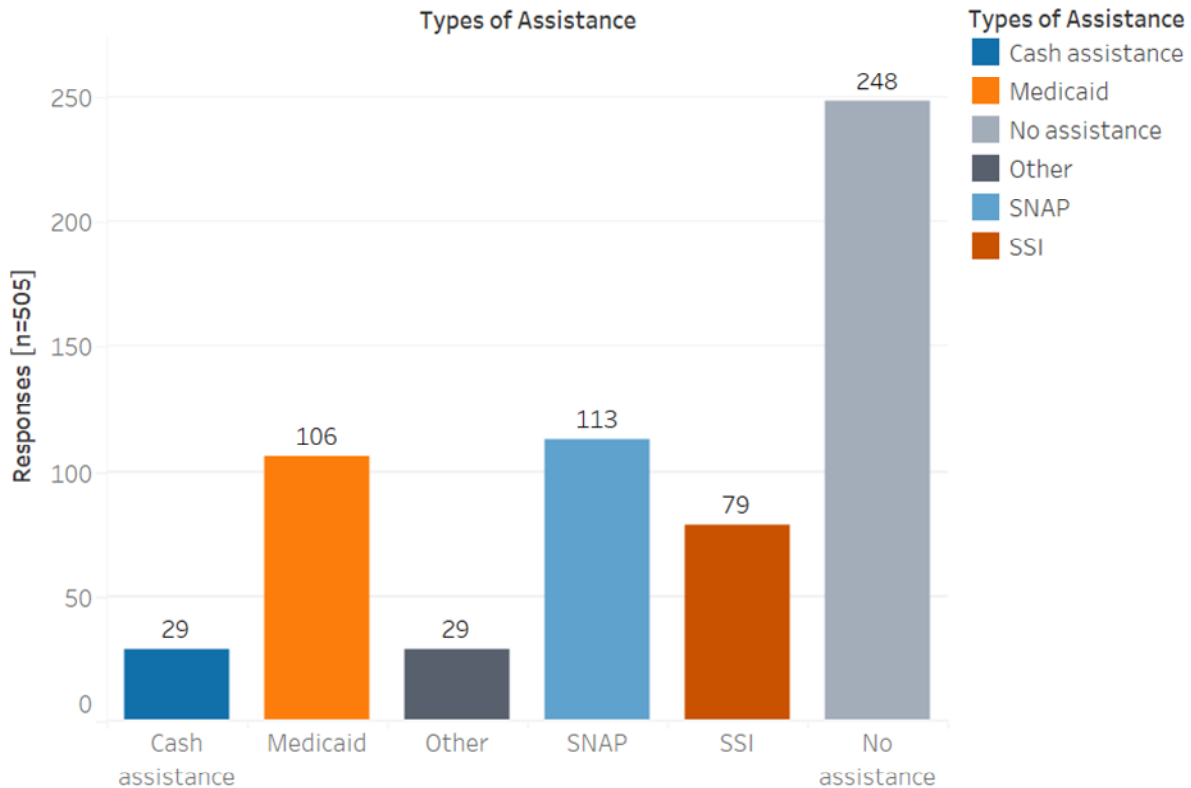
Neighborhood Safety at Night

Very safe	5
Somewhat safe	219
Somewhat unsafe	58
Very unsafe	28

Neighborhood safety during the day is more certain than at night.

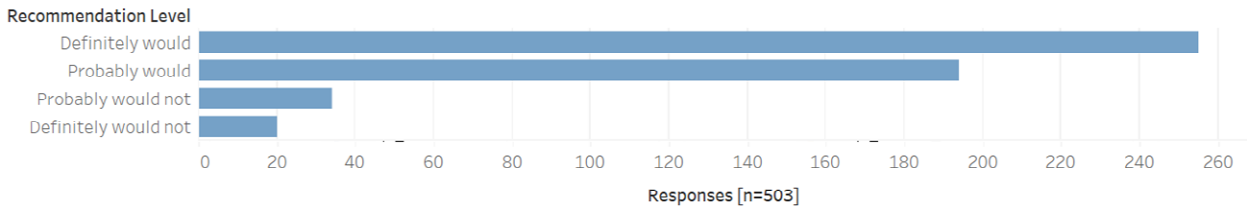
SNAP and Medicaid comprise 43% of the forms of assistance for the 257 respondents who indicated that they are receiving any public benefits.

Q17



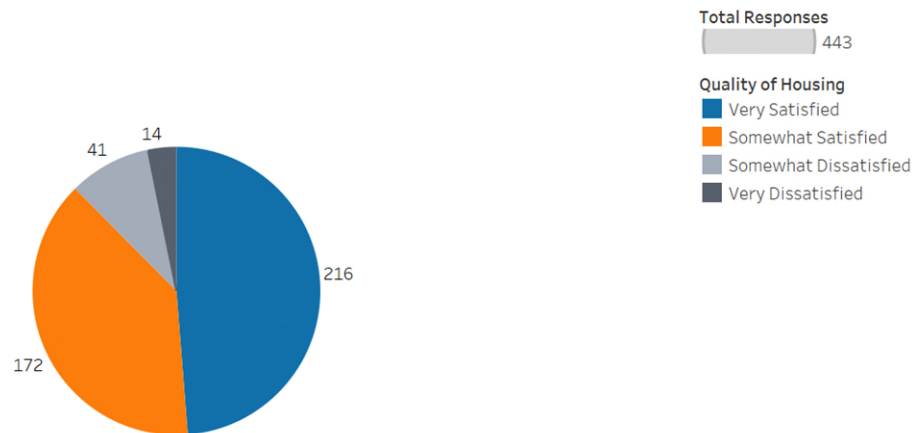
Housing Type & Tenure

Q7. Neighborhood Recommendation



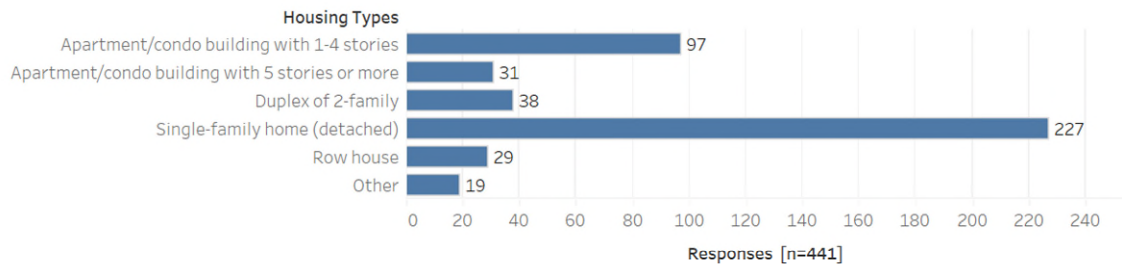
Neighborhood recommendation level continues to be favorable. Nearly 9 in 10 respondents would recommend their neighborhood to someone else as a good place to live.

Q20. Quality of Housing



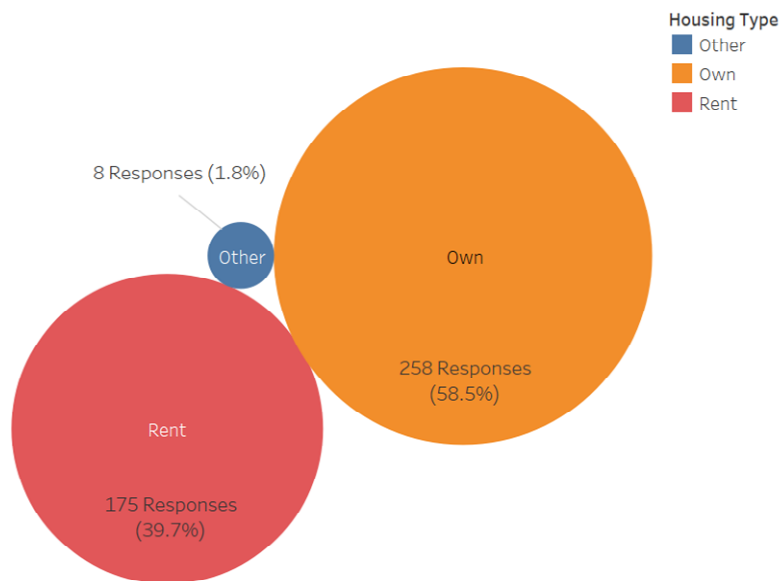
Based off approximately 443 respondents, 88% are satisfied with the quality of their housing. 12% are dissatisfied with the condition of their housing.

Q19



Almost 75% of respondents live within Single-family detached homes and Apartment buildings with 1-4 stories. Out of 441 respondents, 58% own their properties.

Q22. Housing Type

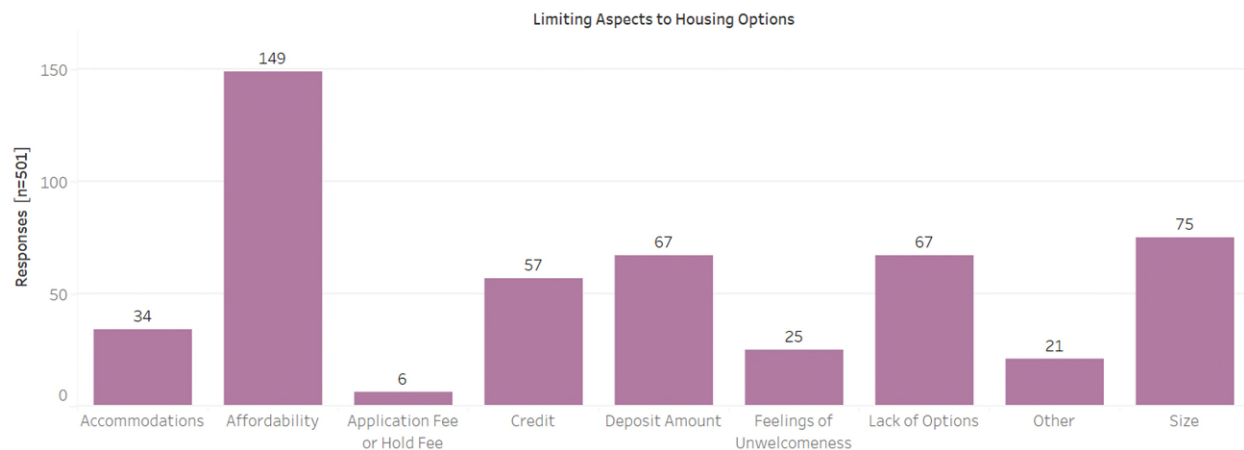


Housing Availability & Discrimination

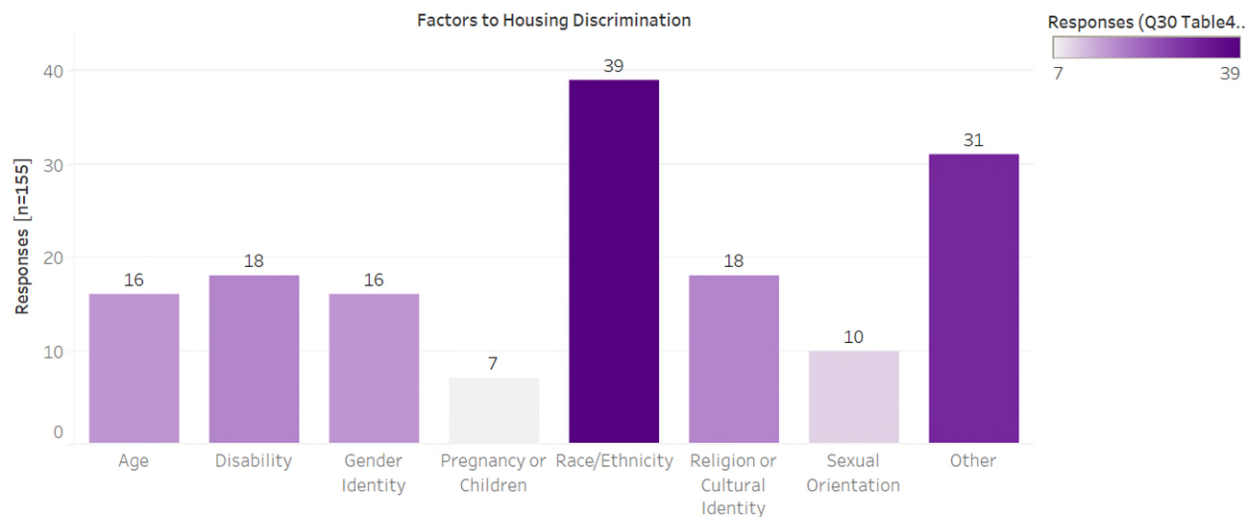
Despite our efforts, affordability (30%), size (15%), deposit amount (13%), and lack of options (13%) are the top limiting aspects to the county's housing options.

19% of respondents agreed to facing discrimination in the housing search process. Factors include race (21%), disability (12%), and religion or cultural identity (12%).

Q28



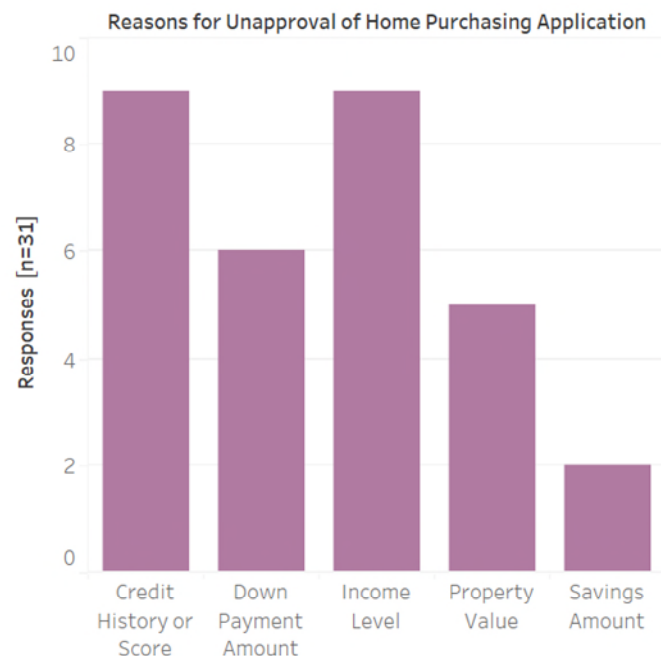
Q30



3 in 10 respondents have applied for home purchasing options such as loans, mortgage refinancing, and equity. 87% have been approved.

For those who have been declined, reasons such as credit history, income level, and down payment amount create restrictions in their mobility.

Q33



URBAN COUNTY EXECUTIVE COMMITTEE ANNUAL DESIGNEE FORM
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Fiscal Year 2023-2024

URBAN COUNTY EXECUTIVE COMMITTEE

As a current member of the Urban County Executive Committee, I hereby designate the following individual(s):

Name	Title	Designee Signature

to act in my absence or upon my request at any meeting during the period **July 1, 2023 through June 30, 2024**. In my absence or upon my request, this designee shall act with full voting rights, in order to conduct the business of the Urban County Executive Committee.

Committee Member Signature

Title

Date