

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, March 13, 2024 - 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/81108616534>

Passcode: 196990

Telephone: US: +1 301 715 8592 or +1 312 626 6799 or +1 470 250 9358 US or +1 470 381 2552 US

Webinar ID: 811 0861 6534

III. Announcements from Members and/or Staff

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

B. Warming Centers

I. Daytime warming shelter (Ypsilanti): at Ypsilanti Freighthouse, 100 Market Place, Nov. 13, 2023– March 31, 2024 Monday through Thurs (8am-6pm)

II. Daytime warming shelter (Ann Arbor):

a. Journey of Faith (Mon. – Fri.) 1900 Manchester Rd. Ann Arbor, March 4, 2024 – March 28, 2024

b. Delonis Center (**weekend only**) 312 W. Huron St., Ann Arbor, November 13, 2023 – March 31, 2024

C. OCED 's 2024 Small Business Fair – see flyer attached

I. Join us to encourage, support, and promote small businesses and microenterprises on March 15th, 2024 from 10 am – 4 pm at the Washtenaw County Learning Resources Center

D. Job Developers Alliance's Apprenticeship Fair – see flyer attached

I. Join the Job Developers Alliance on May 1st, 2024 from 4 pm – 7 pm at Skyline High School for its Apprenticeship Fair.

E. Member Announcements (All)

IV. Minutes

A. 12-06-2023 Meeting Minutes – Review & Approval (**ACTION**)

V. General Administration

A. OCED Director's Update on the Washtenaw County Board of Commissioners Housing & Homelessness Immediate Impact Resource Allocation (Toni Kayumi, OCED)

B. Affordable Housing RFP #8559 Award recommendations (Karen Newman, OCED)

C. 2024 CDBG Project Applications (Jasmyne Townsend, OCED)

D. 2024 Annual Action Plan Timeline Overview (Jasmyne Townsend, 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: Learning Resource Center, 4135 Washtenaw Ave. (with Zoom option for the public)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, December 6, 2023 - 2:00pm – 3:30pm (Remote)

Members in Attendance: Council Member Chris Watson (City of Ann Arbor); City Council Member Bill Ruddock (City of Chelsea); Mayor Pro-Tem Janet Dillon (City of Saline); Katie Jones (Economic Development & Equity Coordinator, City of Ypsilanti); Supervisor Diane O’Connell (Ann Arbor Township); Trustee Linda Adams (Augusta Township); Jessica West (Director of Community Development, Pittsfield Township); Treasurer Lisa Lewis (Superior Township); Trustee Sandie Schulze (Sylvan Township).

Members Absent: Mayor Shawn Keough (City of Dexter); Supervisor Laurie Fromhart (Bridgewater Township); Supervisor Karen Sikkenga (Dexter Township); Supervisor Duane Luick (Lima Township); Supervisor Ronald Milkey (Manchester Township); Supervisor Ken Dignan (Northfield Township); Supervisor Gary Whittaker (Salem Township); Supervisor Jim Marion (Saline Township); Supervisor Will Hathaway (Scio Township); Supervisor John Kingsley (Webster Township); Supervisor Chuck Tellas (York Township); Supervisor Brenda Stumbo (Ypsilanti Township).

Facilitator: Commissioner Justin Hodge (arrived around 2:20pm)

OCED Staff Present: Tara Cohen; Jasmyne Townsend

Members of Public Present: Amy Krieg (Habitat for Humanity Huron Valley); Wendy Carty Saxon (Avalon Housing).

I. Welcome & Introductions – Roll Call

Commissioner Hodge was delayed; Cohen called meeting to order at 2:04pm.

Pursuant to [MCL 15.263 Sec.3](#), Ms. Townsend 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
Ruddock: Participating remotely from City of Chelsea, Washtenaw County
Dillon: Participating remotely from City of Ann Arbor, Washtenaw County
O’Connell: Participating remotely from Ann Arbor Township, Washtenaw County
Watson: Participating remotely from City of Ann Arbor, Washtenaw County
Schulze: Participating remotely from Sylvan Township, Washtenaw County
Jones: Participating remotely from City of Ypsilanti, Washtenaw County
West: Participating remotely from Pittsfield Township, Washtenaw County
Lewis: Participating remotely from Superior Township, Washtenaw County

II. Public Comment

Cohen opened the meeting for public comment. No public comments.

III. Announcements from Members and/or Staff –

- A. Member Announcements (All)** – Cohen introduced the OCED’s new Director, Toni Kayumi, to the UCEC members. Kayumi thanked everyone for their service.
- B. Warming Centers** – Townsend gave a brief update on daytime warming centers and winter weather havens throughout the county, referring everyone to the flyers in their meeting packet for more details.

IV. Minutes

A. 11-1-2023 Meeting Minutes – Review & Approval (**ACTION**)

Moved by Adams. Supported by Watson.

ROLL CALL:

O'Connell: Yes

Jones: Yes

Watson: Yes

Adams: Yes

West: Yes

Dillon: Yes

Ruddock: Yes

Schulze: Yes

Lewis: Yes

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

V. General Administration

A. Public Hearing: Needs Assessment for 2024 Fiscal Year Annual Action Plan (Jasmyne Townsend, OCED)

At 2:20pm, following a brief presentation from Townsend (included in the meeting packet), Commissioner Hodge opened the public hearing for input on housing and community development needs to inform the development of the Urban County's 2024 Annual Action Plan.

No comments. Commissioner Hodge closed the public hearing at 2:21pm.

B. Weatherization Program Presentation (Aaron Kraft & Heidi Johnson, OCED)

Washtenaw County's OCED staff, Aaron Kraft and Heidi Johnson, provided a powerpoint presentation on the County's Weatherization program, which provides free services to income-eligible homeowners and renters throughout all of Washtenaw County. Kraft mentioned that more information on the upcoming Roof Replacement Program waitlist would be sent out shortly for UC members to share with constituents.

After the presentation, Dillon asked whether the waitlists roll over from year to year and whether there is a limit on the number of people being placed on the waitlists. Cohen explained that there is a limit based on 1.5 times the number of households the program expects to serve per year. She is fairly certain the waitlists do not automatically roll to the following year, rather they start fresh each year when the waitlist is re-opened. She offered to follow up with the program supervisor and get back with any other relevant information.

C. UCEC 2024 Meeting Calendar (**Discussion and Action**) (Jasmyne Townsend, OCED)

Townsend stated that the calendar being voted on now is a result of the feedback she received from the online poll sent out in November, along with the November discussion in which members were supportive of reducing the meeting frequency as long as key business can still be conducted. She noted the majority vote was for the second Wednesday of the month, from 2:00p.m. to 3:30 p.m.; proposed meeting dates are listed below. She pointed out that there has been a change to the proposed calendar to add an April meeting and to remove the January meeting, to keep to 7 meetings while accommodating the public comment period and hearings for the Draft 2024 Annual Action Plan scheduled for April.

March 13, 2024 (virtual)
April 10, 2024 (in-person)
May 8, 2024 (in-person)
July 10, 2024 (virtual)
September 11, 2024 (in-person)
November 13, 2024 (virtual)
December 11, 2024 (virtual)

*Motion to approve the 2024 meeting calendar: O'Connell; Supported by Dillon.
Commissioner Hodge took a voice vote: **Motion carries (all in favor)***

D. Amend Urban County Executive Bylaws (Action) (Tara Cohen, OCED)

Cohen reminded the group that the UCEC bylaws have not been amended since October 2012. At the April 5, 2023 meeting, OCED staff proposed several changes to the draft UCEC bylaws for review and discussion. As noted at the November meeting, a few additional changes were incorporated into the draft since the initial review in April, specifically:

- V. Meetings and Order of Business: Staff proposes the following changes:

Regular Meetings: Public meetings shall be held 7 times at minimum in a calendar year, and shall generally be on the first Wednesday of the months in which meetings are to be held. For in person meetings, the location of the meetings shall be at the Washtenaw County Learning Resource Center (LRC), 4135 Washtenaw Ave, Ann Arbor, Michigan 48107, unless otherwise noted in public notices. **Meetings and public hearings may also be held virtually, in compliance with the Washtenaw County Board of Commissioners Resolution 22-007, and the Urban County's Citizen Participation Plan.** The Washtenaw County Office of Community and Economic Development staff members will post notice of these meetings, according to the Open Meetings Act, on the Washtenaw County online Calendar of Meetings.

- VII. Allocation of Expenditures/Approval of Projects: At April meeting, members decided to remove the existing 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.*

Staff has replaced with the following proposed language:

Project Approvals: Projects are approved through Annual Action Plans, which will include a comprehensive table of planned activities summarizing projects and funding amounts under CDBG, HOME, and ESG grant programs for a specific fiscal year. This approval is a two-step process; UCEC votes to approve, followed by approval from the Board of Commissioners.

Since the November UCEC meeting, the following additional changes have been inserted:

- I. Name and Purpose: Under Purpose – to allow for flexibility for this Committee to hold remote meetings, for consistency with the Open Meetings Act, Corporation Counsel has advised that policies being set by this Committee go to the Board of Commissioners for final approval. The following sentence has been added:

Policies set by the Committee shall be brought to the County Board of Commissioners for final approval.

- III. Membership and Term of Appointment: Under Term – where City of Ann Arbor is discussed, “City Council person” was replaced with “City Council Member” per Council Member Watson’s correction at November meeting.
- V. Meetings and Order of Business: Since calendar was not yet finalized, we are removing the reference about generally meeting on first Wednesdays.
- XI. Amendment of Bylaws: Similar to the change to Name and Purpose above, amending the bylaws will require a second step for approval from the Board of Commissioners. The following sentence has been added:

The amended bylaws shall be brought to the County Board of Commissioners for final approval.

Motion to approve the amended UCEC Bylaws as proposed by staff, for final approval by the Board of Commissioners:

Moved by Watson; Supported by Dillon.

Commissioner Hodge took a voice vote: Motion passed (unanimous)

E. 2024 Annual Action Plan Timeline Overview – Discussion only (Jasmyne Townsend, OCED)

Townsend reiterated that December begins the planning process for the Annual Action Plan for Year 2 (Fiscal Year 2024) of the Five-Year Consolidated Plan that covers Fiscal Years 2023 - 2027. As mentioned at the November meeting, members should start thinking about their local CDBG project needs for the 2024 project application. She reviewed the key dates for this action planning cycle as follows:

- Dec. 4, 2023 – Jan. 4, 2024: 30-day public comment period on community needs
- Dec. 6, 2023: Virtual Public hearing for community needs (at UCEC meeting)
- Dec. 12, 2023: Affordable Housing RFP #8559 is released on County Purchasing
- Jan. 11, 2024 (10 a.m.): Virtual RFP #8559 Mandatory Pre-Bid Meeting
- Jan. 29, 2024: 2024 CDBG Project Application Forms available for Urban County member communities
- Feb. 2, 2024: RFP #8559 submission due by 4 p.m.
- March 1, 2024: 2024 CDBG Project Applications Forms due by 4 p.m.
- March 13, 2024: OCED shares RFP #8559 Affordable Housing/HOME funding recommendations
- March 2024: Draft 2024 Action Plan available for review
- April 2024: 30-day public comment period/ Public hearings on Draft Plan
 - April 10, 2024 - Urban County Executive Committee
 - April 11, 2024 - Housing and Human Services Advisory Board
 - April 17, 2024 - Board of Commissioners
- May 2024 (subject to delay based on HUD timing): Approval of Final Plan

F. Updates to Housing Program Guidelines – Discussion only (Tara Cohen, OCED)

Cohen outlined a series of administrative updates now being made to the Washtenaw Urban County's Housing Program Guidelines:

1. Further streamlining of Green Requirements for Affordable Housing projects. Last year you may recall we provided more flexibility for developers to meet green standards for projects that receive HOME or CDBG funding, specifically by expanding from 1 type of allowable green standard (Enterprise Green Communities) to 3 types (Enterprise plus National Green Building Standard and U.S. Green Building Council LEED). With a goal of decreasing administrative burden for both OCED and developers, staff is modifying last year's RFP process for scoring green criteria by replacing a pro-rated point calculation with a simpler all or nothing points based on meeting the threshold set by the specific green standard the applicant selects for their proposed project. For projects selected for funding under the RFP, the project developer/owner will have the option to either:
 - a) obtain 3rd party green certification *or*
 - b) undergo County review and sign off for meeting the green criteria threshold level as committed in the original project proposal.
2. Under Homeowner Rehab Program, we are adding language to create a Waitlist for the Accessibility Ramp Program, which will open each year on the 3rd Tuesday of March. This will codify a process that is consistent with the waitlist process already in place for the Roof Replacement Program and Air Conditioner Assistance Program.
3. Under Homebuyer Programs, we are noting a temporary locally imposed moratorium on the County's Acquisition, Development, and Resale (ADR) Program. This pause is to allow sufficient time for further evaluation and refinement of current policies and procedures for this particular program, to ensure compliance with HUD regulations and best practices.

No one had questions or comments about these changes going into effect.

VI. Public Comment – None

VII. Adjournment

Motion to Adjourn – Moved by Adams. Supported by Dillon.
Adjourned at 2:53 PM

Next Meeting: Wednesday, March 13, 2024, 2:00 – 3:30pm, Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, March 13, 2024 2:00pm- 3:30pm

AGENDA SUMMARY

OCED Director's Update on the Washtenaw County Board of Commissioners Housing & Homelessness Immediate Impact Resource Allocation (Toni Kayumi, OCED)

OCED's Director, Toni Kayumi, will provide updates and a brief presentation on the Washtenaw County Board of Commissioners Housing and Homelessness Impact Allocation Disbursements Framework. Her presentation will be followed by time for Q & A. A copy of the slides is included in your packet.

Affordable Housing RFP #8559 Award Recommendations (Karen Newman, OCED)

2024 HOME Affordable Housing Funding Overview

Working with the County's Purchasing Department, a request for proposals (RFP) was issued to interested parties and the public on December 12th, 2023, 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, February 2, 2024. We received proposals requesting project funding estimated at \$2,109,365.00. While multiple developers attended the mandatory pre-bid meeting, Avalon Housing was the only entity to submit proposals. To date HUD has not announced the amount of the 2024 allocation. Combined with currently available HOME Program Income, HOME carry-over funds, and the estimated 2024 HOME award, we anticipate having available funds totaling around \$2.2 million.

Upon submission of proposals, a seven-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 \$1,400,000 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 (62) 1-bedroom and one (1) 2-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 restricted to households with incomes at or below 30% of AMI, and who are homeless, while the underlying restriction is set at 50% AMI. Avalon has secured HUD project-based vouchers for the 32 supportive housing units consistent with project-based voucher funding requirements. Through the 2023 Affordable Housing RFP, this project was awarded HOME funds totaling \$763,112. The current proposal seeks to provide gap financing due to increased project costs. The total cost of the project is expected to be \$33,274,135 with a HOME per unit cost of \$34,335. The property is expected to be fully leased by March 2026.

2. Avalon Housing, Inc. – New Construction Development—206/210 N. Washington (Ypsilanti). **Avalon Housing requested \$273,239 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 income and rent are targeted to households at or below 60% of the Area Median Income, with eight (8) being supportive housing units with targeting at 30% AMI or below. Avalon is seeking MSHDA project-based vouchers for the 8 supportive housing units. Avalon anticipates 1-bedroom units, including up to 4 barrier-free units on the ground floor. Through the 2023 Affordable Housing RFP, this project was awarded HOME funds totaling \$500,000. The current proposal seeks to provide gap financing due to increased project costs. The total project development costs are \$11,151,524 with a HOME per unit cost of \$35,147. The property is expected to be fully leased by September 2025.

3. Avalon Housing, Inc. – Housing Rehab – 411 N. Ashely & GlenDex Duplexes (100/102 and 112/114 Glendale & 1911/1913 Dexter). **Avalon Housing requested \$463,126 in HOME funds (\$156,314 for 411 N. Ashley and \$306,812 for the GlenDex Duplexes)** to support the rehab of 12 units (6 – 411 Ashley and 6- Glendex Duplexes) of affordable housing. The 411 N. Ashley property is a single structure with six (6) SRO units, shared kitchen and living spaces. The rent and income are targeted to households at or below 50% of area median income, with two (2) being supportive housing units with targeting below 30% AMI. The GlenDex Duplexes project consists of 3 duplex structures, totaling six units, with three (3) units targeted to households at or below 50% AMI and the remaining three (3) units targeted to households at or below 30% AMI. All units have HUD subsidies, allowing tenants to only pay 30% of their income toward rent and utilities. The total project renovation costs are \$1,360,381 with a HOME per unit cost of \$38,593. These rehabs are expected to be complete and leased up by January 2025.

4. CHDO Summary: An estimated \$70,545 in CHDO operating funds (5% of the estimated 2024 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 new construction of 63 residential units 121 Catherine (Ann Arbor), new construction development—206/210 N. Washington (Ypsilanti) with 22 units, housing rehab of 411 N. Ashely & GlenDex Duplexes (100/102 and 112/114 Glendale & 1911/1913 Dexter) with 12 units. New construction and rehab are CHDO eligible projects. The organization has CHDO paid staff as evidenced by W-2 forms. Avalon has a 12-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 ten people, that includes Wendy Carty-Saxon (Director of Real Estate Development), Masa Nohara (Director of Finance), Jason Potter (Asset 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 estimated funding available included the estimated 2024 HOME allocation based on 2023 allocation, 2017-2020 HOME Funds Carry-over, and HOME Program Income. The total estimated project funding available is \$2,416,219, subject to 2024 HUD funding being announced in the coming months. Based on estimated funding, at this time staff recommends fully funding all 4 of Avalon's proposals described above and carrying forward an estimated \$209,309 in 2024 HOME funds for the next RFP. See table below for more details.

RFP #8559 - 2024 Affordable Housing Estimated Funding Awards (based on estimated numbers, as of 02/29/2024)

RFP Funding Recommendations

Developer	Project Name	Project Type	2024 HOME Funds	2017-20 HOME Funds	HOME Program Income	Total Award
Avalon Housing Inc.	CHDO Operating (5%)	n/a	\$70,545			\$70,545
Avalon Housing Inc.	121 Catherine Street, Ann Arbor (CHDO Reserve - 15%)	New Construction	\$989,962	\$373,166	\$36,872	\$1,400,000
Avalon Housing Inc.	206/210 N. Washington, Ypsilanti	New Construction		\$273,239		\$273,239
Avalon Housing Inc.	411 N. Ashley, Ann Arbor	Rehab		\$156,314		\$156,314
Avalon Housing Inc.	100-102/112-114 Glendale; 1911-1913 Dexter-Ann Arbor Rd, Ann Arbor	Rehab		\$306,812		\$306,812
	Reserved for 2025 RFP	TBD	\$209,309			
TOTAL			\$1,269,816	\$1,109,531	\$36,872	\$2,206,910

2024 Project Applications (Jasmyne Townsend, OCED)

CDBG project applications were due to OCED by March 1, 2024. Thank you to those of you who submitted your application by the due date. Staff has reached out individually to communities that did not submit an application but who typically apply and/or who previously utilized the "Short Form" CDBG project application, 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" in previous years, 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.** 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 2024 CDBG project application.

Timeline Overview for 2024 Annual Action Plan

Below is a list of key dates for the 2024 Annual Action Plan timeline:

- March 13, 2024: OCED shares RFP #8559 Affordable Housing/HOME funding recommendations
- March 29, 2024: Draft 2024 Action Plan available for review
- April 2024: 30-day public comment period/ Public hearings on Draft Plan
 - April 10, 2024 - Urban County Executive Committee
 - April 11, 2024 - Housing and Human Services Advisory Board
 - April 17, 2024 - Board of Commissioners
- May 2024 (subject to delay based on HUD timing): Approval of Final Plan
 - May 8, 2024 - Urban County Executive Committee
 - May 15, 2024 - Board of Commissioners

Please note the approval and submissions dates are subject to change, based on when HUD sends out the 2024-25 grant awards. The latest possible date for Action Plan submission to HUD is typically August 15th .

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 2023-2024

*PLEASE NOTE THAT IN AN EFFORT TO MEET COMMUNITY NEED— OUR SHELTERING
OPTIONS MAY CHANGE, INFORMATION WILL BE UPDATED AS NEEDED*

When is the winter shelter open? – November 13th, 2023 – March 31st, 2024 pending weather conditions. Overnight Shelter is available each night beginning at 7:00pm.

Will I be safe? - We work diligently with the Community Partners to maintain health and safety protocols to keep you safe. 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 (HAWC) 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 HAWC 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 overnight shelter provided? - Nighttime accommodations are at the Delonis Center; 312 W. Huron St., Ann Arbor, and at offsite locations including Congregation partners throughout the County, and there is an overnight shelter in Ypsilanti. During day-time hours, those seeking overnight shelter should first contact HAWC to obtain a referral for shelter at 734-961-1999. If it is after 5pm or weekend, please come to the Delonis Center or call the Delonis Center at 734-662-2829 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. Day-time accommodations will also be provided, 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/Dates
Freighthouse (Mon. – Thur., 8-6pm)	100 Market Pl, Ypsilanti, MI 48198	November 13, 2023 – March 31, 2024
Zion Lutheran Church (Mon.-Fri.)	1501 W. Liberty, Ann Arbor	November 13, 2023 – December 1, 2023
Journey of Faith (Mon. – Fri.)	1900 Manchester Rd, Ann Arbor	December 4, 2023 – December 15, 2023
First Baptist Church (Mon.-Fri.)	517 E. Washington St., Ann Arbor	December 18, 2023 – December 29, 2023
St. Mary's Student Parish (Mon.-Fri.)	331 Thompson St, Ann Arbor	January 1, 2024 – February 2, 2024
First Baptist Church (Mon.-Fri.)	517 E. Washington St., Ann Arbor	February 5, 2024 – February 16, 2024
First Congregational Church (Mon.-Fri.)	608 E. Williams, Ann Arbor	February 19, 2024 – March 1, 2024
Journey of Faith (Mon.-Fri.)	1900 Manchester Rd, Ann Arbor	March 4, 2024 – March 29, 2024
Delonis Center (Weekends only)	312 W. Huron St., Ann Arbor	November 13, 2023 – March 31, 2024

Join OCED for the 2024

Small Business Fair

March 15th, 2024

10am - 4pm

Learning Resource
Center

4135 Washtenaw

Join us to encourage, support,
and promote small businesses
and microenterprises

There will be many different tables and
vendors to offer support and insight

Opportunities will include:

- Networking
- Connection to possible business support services
- Resource sharing
- A panel discussion
- Navigating the procurement process

This is a FREE event open to everyone



Register by scanning the
QR code or by visiting
bit.ly/sbf-2024

Questions?

Contact Cheranissa Williams
williamsch@washtenaw.org

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Department of Transportation

ANN ARBOR
SPARK



Product Center
Food • Ag • Bio
MICHIGAN STATE UNIVERSITY

JOB DEVELOPERS ALLIANCE PRESENTS

Apprenticeship Fair

May 1st, 2024
4-7pm

Skyline High School
2552 N. Maple Rd
Ann Arbor, Mi 48103

Join us at our highly anticipated Apprenticeship Fair! This event presents an incredible opportunity for job seekers of all ages to connect with leading companies, organizations and training programs to explore a wide range of career options.

Don't miss out on this fantastic chance to kick-start your professional journey!

Why attend?

- Connect with local companies offering apprenticeship opportunities.
- Explore diverse and in demand career options.

Who should attend?

- Youth and high school aged students exploring career options.
- Adults seeking career advancement or change

It's best if you prepare your resume ahead of time, dress professionally, and bring your true self to impress potential employers.

Registration is encouraged prior to attendance.

Scan the QR code or follow this link.

JDA Apprenticeship Fair



<https://forms.office.com/g/ekUH65yjds>

Take the first steps towards a fulfilling career!

For question or more information contact us at jobdevelopersalliance@gmail.com

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OCED CALL CENTER DATA

JANUARY 2024



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

3,105

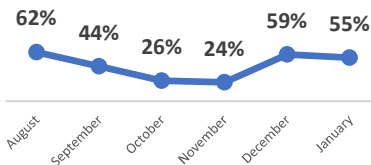
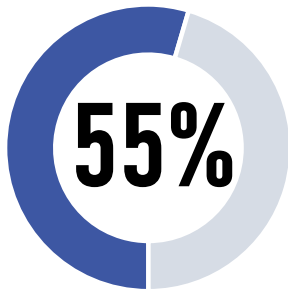
Total Calls

64% of 2,718 Inbound
Calls Answered Live

148

OCED Calls per day

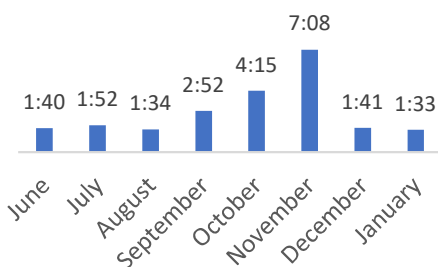
Calls Answered in less
than 5 minutes



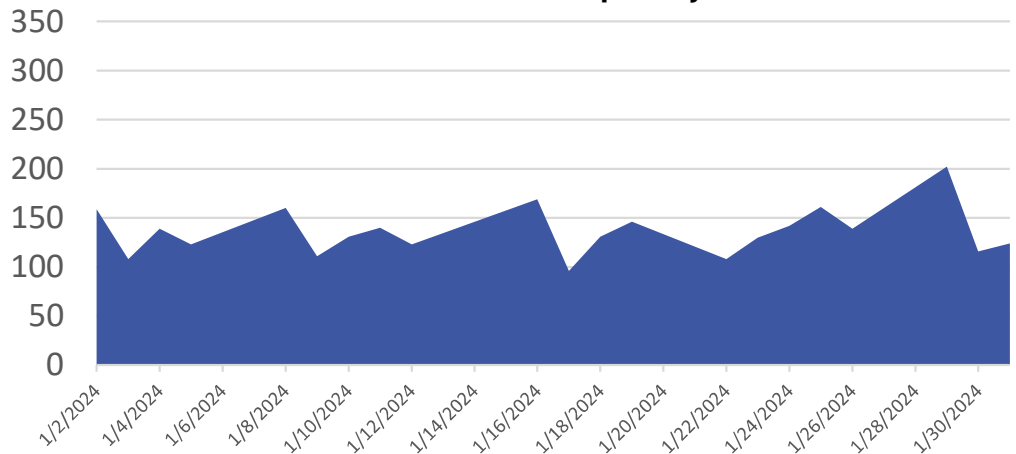
Average Wait Time

1:33

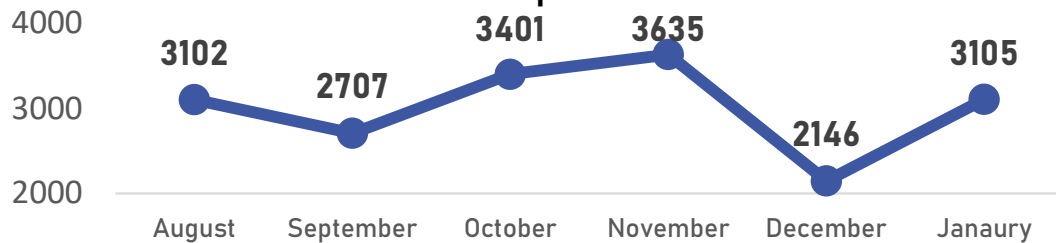
Minutes



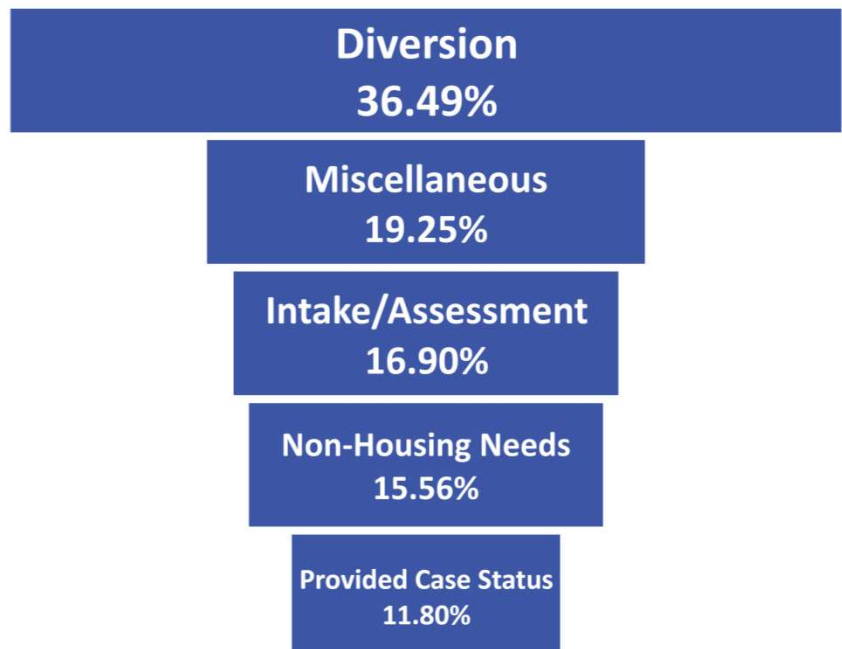
OCED Call Volume per Day



Calls per Month



Types of Calls



ASSESSMENTS & REFERRALS

JANUARY 2023



1,127
Unique Callers



144
Appointments Scheduled



70

Prevention Referrals



70

Prevention Assessments
Conducted

68 Days

Average Wait Time for
Assessment

Scheduling in April as of
2/1/24

23

Family Assessment Referrals



23

Family Assessments
Conducted

24-48 Hours

Average Wait Time for
Assessment

51

Individual Assessment Referrals



51

Individual Assessments

24-48 Hours

Average Wait Time for
Assessment

SHELTER & PERMANENT HOUSING

JANUARY 2023

Veterans

17
experiencing
homelessness
at end of
January

16 sheltered;
shelter space
available

100% offered a
permanent housing resource

4 Vets permanently housed

Families with Children

105
households
experiencing
homelessness at
end of January

25 families
sheltered;
shelters full

26% offered a permanent
housing resource

11 Families permanently housed

Single Adults

160
experiencing
homelessness
at end of
January

42 in residential
shelter; shelter full

100 in temporary
winter shelter; ends
March 31, 2024

16% offered a permanent
housing resource

6 Adults permanently housed

Housing & Homelessness Immediate Impact Allocation Disbursement Framework

By Organization and Program:

Avalon Housing - \$125,000

- Rapid Rehousing \$125,000

Interfaith Hospitality Network - \$250,000

- Rapid Rehousing \$125,000
- Winter Shelter Staffing and Site Support \$125,000

Ozone House - \$145,000

- Rapid Rehousing \$125,000
- Winter Shelter Staffing and Site Support \$20,000

Washtenaw County – OCED Financial Empowerment Center & Shelter Association of Washtenaw County - \$750,000

- Direct Cash Assistance - Lump Sum \$375,000
- Direct Cash Assistance - Rolling Distribution \$375,000

Safehouse Center - \$20,000

- Winter Shelter Staffing and Site Support \$20,000

Shelter Association of Washtenaw County - \$265,000

- Short Term Emergency Hotel Stays \$55,000
- Winter Shelter Staffing and Site Support \$210,000

SOS Community Services - \$330,000

- Eviction Prevention and Diversion \$150,000
- Rapid Rehousing \$125,000
- Short Term Emergency Hotel Stays \$55,000

Washtenaw County - County Administration - \$25,000

- Eviction Prevention and Diversion \$25,000

Washtenaw County - OCED Barrier Busters - \$470,000

- Eviction Prevention and Diversion \$470,000

Washtenaw County - OCED Financial Empowerment Center - \$50,000

- Housing Barrier Reduction Support \$50,000

Grand Total \$2,430,000

2024 Washtenaw County Affordable Housing RFP (#8559) Score Tabulation

<i>Average Score by Category</i>	<i>Avalon Housing - 411 Ashley/GlenDex (Ann Arbor)</i>	<i>Avalon Housing - 121 Catherine (Ann Arbor)</i>	<i>Avalon Housing - 206/210 N. Washington (Ypsilanti)</i>
Organizational Status	22	22	22
CHDO Status	6	6	6
Organization Finances	10	10	10
Professional Qualifications	20	24	24
Population Targeting	9	8	7
Project/ Program Financials	42	55	56
Implementation Process	29	30	30
Green Construction	50	50	50
Quality of Life	5	6	6
Property Management Plan	14	13	12
Supportive Svcs. On-site	13	15	15
Housing Affordability and Economic Equity Analysis	22	25	24
Total Score	242	264	263
Maximum Score	270	270	270
% of Total Score	89%	97%	97%
# of Units	12	63	22
HOME Request	\$463,126	\$1,400,000	\$273,239
Total Budget	\$1,360,381	\$33,274,135	\$11,151,524
Percent of HOME funds of total project costs	34%	4%	2%
HOME Price per Unit*	\$38,593	\$22,222	\$12,419
2024 HOME Funding Recommendations	\$463,126	\$1,400,000	\$273,239

***\$24,411 is the average HOME price per unit for the 96 total 3 separate properties.**

By individual property:

411 Ashley GlenDex \$38,593 HOME per unit cost

121 Catherine \$22,222 HOME per unit cost

206/210 N. Washington \$12,419 HOME per unit cost