

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, March 12, 2025 - 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/87305452512>

Passcode: 771954

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

Webinar ID: 873 0545 2512

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, Nov. 13, 2024– March 31, 2025 Monday through Thurs (8am-6pm)
- II. Daytime warming shelter (Ann Arbor):
 - a. First Baptist Church (Mon. – Fri.) 517 E. Washington., Ann Arbor, February 17, 2025 – March 14, 2025
 - b. Ann Arbor Day Site (Mon-Fri) TBD, March 17, 2025 – April 11, 2025
 - c. Delonis Center (**weekend only**) 312 W. Huron St., Ann Arbor, November 11, 2024 – April 13, 2025

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

- I. Join us to encourage, support, and promote entrepreneurs and small businesses on March 14th, 2024, from 9 am – 4 pm at Washtenaw Community College in the Morris Lawrence Building

C. OCED's Ramp Accessibility Waitlist opens March 18, 2025 at 12pm

- I. Your residents will be able to access the waitlist [here](#). Residents also have the option to contact Intake Coordinator, Ella Clark, at 734-544-3008 during the open waitlist hours (12pm-4pm).

D. Member Announcements (All)

IV. Minutes

A. 12-11-2024 Meeting Minutes – Review & Approval (ACTION)

V. General Administration

- A. Affordable Housing RFP #8718 Award recommendations (Karen Newman, OCED)
- B. 2025 CDBG Project Applications (Jasmyne Townsend, OCED)
- C. 2025 Annual Action Plan Timeline Overview (Jasmyne Townsend, OCED)
- D. Discussion: CDBG Spenddown Timeliness / Policies for Banking Funds (Tara Cohen, OCED)

VI. General Updates - Member Announcements

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

VIII. Adjournment

Next Meeting: Wednesday, April 9, 2025, 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 11, 2024 - 2:00pm – 3:30pm (Remote)

Members in Attendance: Council Member Chris Watson (City of Ann Arbor); Susan Montenegro (Assistant City Manager, City of Chelsea); Katie Jones (Economic Development & Equity Coordinator, City of Ypsilanti); Laurie Lutomski (Community Resource Coordinator, Ypsilanti Township); Janet Dillon (Mayor Pro-Tem, City of Saline); Supervisor Trish Reilly (Pittsfield Township); Jessica West (Director of Community Development, Pittsfield Township); Trustee Linda Adams (Augusta Township)

Members Absent: 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 John Kingsley (Webster Township); Supervisor Charles Tellas (York Township); Mayor Shawn Keough (City of Dexter); Supervisor Jillian Kerry (Scio Township); Supervisor Emily Dabish-Yahkind (Superior Township); Supervisor Diane O'Connell (Ann Arbor Township); Supervisor Amanda Nimke (Sylvan Township)

Chair: Commissioner Justin Hodge

OCED Staff Present: Jasmyne Townsend, Tara Cohen, and Aaron Kraft

Guests: Gregory Dill (Administrator, Washtenaw County)

Members of Public Present: No members of the public were present.

I. Welcome & Introductions – Roll Call

Commissioner Hodge called meeting to order at 2:05pm.

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).

Susan Montenegro: Participating remotely from City of Chelsea, Washtenaw County
Chris Watson: Participating remotely from City of Ann Arbor, Washtenaw County
Katie Jones: Participating remotely from City of Ypsilanti, Washtenaw County
Laurie Lutomski: Participating remotely from Ypsilanti Township, Washtenaw County
Janet Dillon: Participating remotely from City of Saline, Washtenaw County
Jessica West: Participating remotely from Pittsfield Township, Washtenaw County
Linda Adams: Participating remotely from City of Ypsilanti, Washtenaw County

II. Public Comment

Commissioner Hodge opened the meeting for public comment at 2:12pm. – There were no public comments received.

III. Announcements from Members and/or Staff –

A. Warming Centers

- I. Daytime warming shelter (Ypsilanti): at Ypsilanti Freighthouse, 100 Market Place, Nov. 13, 2024– March 31, 2025, Monday - Thurs (8am-6pm)
- II. Daytime warming shelter (Ann Arbor):
 - a. First Baptist Church (Mon. – Fri.), 517 E. Washington St., Ann Arbor, 12/9 – 1/3

- b. St. Mary's Student Parish (Mon. – Fri.), 331 Thompson St., Ann Arbor, 01/06 – 01/31
- c. First Congregational Church (Mon. – Fri.), 608 E. Williams St, Ann Arbor, 02/03 – 02/14
- d. First Baptist Church (Mon. – Fri.), 517 E. Washington St., Ann Arbor, 02/17 – 03/14
- e. Ann Arbor Day Site (Mon – Fri), Location TBD, 03/17 – 04/11
- f. Overnight Shelter available every night beginning at 7pm, 11/11, 2024 – 4/13
 - Individuals/Families should call HAWC (734-961-1999) for referral to shelter
 - After 5pm or on weekend – Individuals call or go to Delonis Center (734-662-2829, Location: 312 W Huron, Ann Arbor); Families call or go to Alpha House (734-822-0220, Location: 4290 Jackson Rd, Ann Arbor)
- B. Press Release for Youth Homelessness Demonstration Program (YHDP) initiative can be found [here](#)
- C. Applications are Open for The Grove at Veridian – Avalon Housing is now accepting applications for units at The Grove at Veridian, their new community on Platt Road in Ann Arbor. More information can be [here](#). The deadline for applications is Dec. 17, 2024, the target move-in in Spring 2025.

IV. Minutes

- A. 11-13-2024 Meeting Minutes – Review & Approval (**ACTION**)

Moved by West. Supported by Watson.

ROLL CALL:

Montenegro: Yes

Watson: Yes

Jones: Yes

Lutonski: Yes

Dillon: Yes

West: Yes

Adams: Yes

Ayes – 7; Nays – 0, **Motion carried.**

V. General Administration

- A. **Public Hearing: Needs Assessment for 2025 Fiscal Year Annual Action Plan (Jasmyne Townsend, OCED)**

At 2:23pm, following a brief presentation from Townsend (included in 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 2025 Annual Action Plan.

No comments. Commissioner Hodge closed the public hearing at 2:24pm.

- B. **Weatherization Program Presentation (Aaron Kraft, OCED)**

Washtenaw County's OCED staff, Aaron Kraft, provided a presentation on the County's Weatherization Program (included in meeting packet), which provides free services to income-eligible homeowners and renters throughout all of Washtenaw County. The presentation was followed by a Q & A.

Q & A

(Q) – (Dillon) For the programs that have a waitlist, particularly the ramp program, are there any additional avenues or recommendations you can provide to people? Because with only 5 spots available for the wheelchair ramp program, which is in high demand for my community, we are currently public crowd funding for assistance.

(A) – (Kraft) For our weatherization program there are additional funding sources, like MSHDA funding. Habitat also has programs dedicated to energy saving work. We are going to start a program at the beginning of the new year that will offer generous rebates. The projects we complete in the rehab program, as I alluded to are in high demand. We take the funding that we have and try to divvy it up the best we can – I don't feel great that we only offer the 5 spots for this program, but we aren't able to provide those on an emergency basis as everyone may need. At the moment, I don't have a lot of resources to offer for individuals who may need to a wheelchair ramp immediately.

(A) – (Cohen) Additionally, I will say I'm not sure if this is what you are looking for, Janet, but I recently learned about the Michigan Assistance Technology Loan Fund. From what I learned; this is a low interest option for individuals who has various kinds of disabilities. This is not necessarily a program to get the contract for a ramp, but financial assistance. I can send that information.

(Q) – (West) So when you have a waitlist that extends beyond what you can service in a year – do the people need to re-apply at the beginning of that next year or do those people remain on the list and the following year those people are already allocated for?

(A) – (Kraft) We have not carried over people. We try to take as many people as possible – but we would be starting over for a new application cycle.

(A) – (Lutomski) To answer Janet's questions from earlier – University Bank, Senior Home Solutions, National Cerebral Palsy Foundation. The Builder's Association has also done work and could be another resource.

(Q) – (Jones) What and how have we measured need for these services. The window for the applications is so small – so I'm just curious to how need is being measured and how is this information getting to people who may not see this information.

(A) – (Kraft) We used to not have a waitlist processes, but over the last few years we have sort of refined this – we are trying to make it a little better and user friendly. We are always wanting to refine the process and we are open to ideas on how to do so. Just at the moment this is what we can offer.

(A) – (Cohen) Katie, to your point we definitely understand your concern for having the waitlist open for an hour. We can definitely take some time to discuss internally on how we can improve the waitlist and this process.

(Q) – (Watson) Aaron, do you have a rough number of how many renters sign up for this program? Ann Arbor has a relatively new renters commission - this commission may be another resource for sending information about this program.

(A) – (Kraft) The housing rehab program is only for homeowners. The weatherization program does allow renters, but it's probably less than 5%. There are some landlords who bring properties to us, we've had a few renters in the past. There are a few stipulations for landlords who use the weatherization program.

C. Fiscal Year 2024-2025 Roster Updates & Designee Forms (Jasmyne Townsend, OCED)

Townsend stated all newly elected Supervisors or Mayors must submit a new Urban County Designee Form for OCED's files, regardless of whether they are keeping or changing their predecessor's designee. If newly elected officials do **not** wish to have a designee, it is not required to submit a Designee form. Townsend asked that elected officials submit a new designee form by January 3, 2025.

D. 2025-2026 CDBG Project Application (Jasmyne Townsend, OCED)

Townsend gave an in-depth overview of the Project Planning for the 2025-26 fiscal year. Discussion items can be found in the December Agenda Packet on page 8. Townsend also noted there will be a brief virtual training offered twice in late January/February timeframe.

E. 2025 Annual Action Plan Overview & Timeline (Jasmyne Townsend, OCED)

Townsend reminded the committee that December begins the planning for the Annual Action Plan for Year 3 (Fiscal Year 2025) of the Five-Year Consolidated Plan covering Fiscal Years 2023-2027. Members should start to think about their local CDBG project needs for the 2025 project application. Key milestones for plan development are as followed:

- Dec. 2, 2025 – Jan. 2, 2025: 30-day public comment period on community needs
- Dec. 11, 2024: Virtual Public hearing for community needs (at UCEC meeting)
- Dec. 17, 2024 (2 p.m.): Virtual RFP #8718 Mandatory Pre-Bid Meeting
- Jan. 21, 2025: 2025 CDBG Project Application Forms available for Urban County member communities
- Jan. 24, 2025: RFP #8718 submission due by 4 p.m.
- February 28, 2025: 2025 CDBG Project Applications Forms due by 4 p.m.
- March 14, 2025: OCED shares RFP #8718 Affordable Housing (HOME/HOME-ARP) funding recommendations
- March 24, 2025: Draft 2025 Action Plan available for review
- April 2025: 30-day public comment period/ Public hearings on Draft Plan
 - April 9, 2025 - Urban County Executive Committee
 - April 16, 2025 - Board of Commissioners
 - 3rd Public Hearing: TBD
- May 2025 (subject to delay based on HUD timing): Approval of Final Plan

Key milestones for the Affordable Housing RFP process are as follows:

- Dec. 17, 2024 (2 p.m.): Virtual RFP #8718 Mandatory Pre-Bid Meeting
- Jan. 24, 2025: RFP #8718 submission due by 4 p.m.
- March 14, 2025: Staff to share RFP funding recommendations at UCEC meeting
- May 2025: RFP awards approved as part of the overall 2025 Action Plan

Additionally, with the goal to increase member communities' understanding of the CDBG project left cycle, and roles and responsibilities of the local unit to ensure the successful implementation of local projects and/or who intend to use 2025 CDBG funds. Townsend noted staff will host a brief virtual training session in January and repeated in February to accommodate schedules. OCED staff intends to send meeting dates at the beginning of January.

F. Update: Urban County 2024 CDBG Allocation & Donation Acknowledgement Letters (Jasmyne Townsend, OCED)

OCED staff received and executed the 2024 HUD grant agreements in September. Townsend sent CDBG Allocation and Donation Acknowledgement letters to communities. Townsend explained these letters notifies communities of their final 2024 CDBG allocation under the approved formula and written acknowledgment of their 2024 allocation being directed into the Single-Family Rehab Program (which serves the entire Urban County) in lieu of local CDBG project. If communities have questions about their allocation, they can be directed to Jasmyne.

VI. Public Comment – Commissioner Hodge opened for public comment at 2:47 pm. There were no comments received.

VII. Adjournment

Motion to Adjourn – Moved by Lutomski. Supported by Watson.
Adjourned at 2:50 pm

**Next Meeting: Wednesday, March 12, 2025, 2:00 – 3:30pm,
Location: Remote (Zoom)**

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, March 12, 2025 2:00pm- 3:30pm

AGENDA SUMMARY

Affordable Housing RFP #8718 Award Recommendations (Karen Newman, OCED)

2025 HOME Affordable Housing Funding Overview (RFP #8718)

Working with the County's Purchasing Department, a request for proposals (RFP) was issued to interested parties and the public on December 2nd, 2024, to solicit proposals for the investment of Urban County HOME Investment Partnerships, Urban County HOME-ARP, and City of Ann Arbor Community Development Block Grant (CDBG) Program Income funding. Proposals were due on Friday, January 24, 2025. We received proposals requesting project funding totaling \$4,420,870. While multiple developers attended the mandatory pre-bid meeting, Avalon Housing was the only qualified entity to submit proposals. To date, HUD has not announced the amount of the 2025 HOME allocation. Combined with currently available HOME Program Income, HOME carry-over funds, HOME-ARP funds and Ann Arbor CDBG Program Income, we anticipate having available award funding totaling around \$3,691,394. Upon submission of proposals, a seven (7)-person committee including OCED staff and 1 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. – Rental Rehab – 211 E. Davis (Ann Arbor)

Avalon Housing requested \$708,000 in HOME and CDBG Program Income funds to support the rehab development of 14 units (211 E. Davis) of affordable rental housing. The existing property is currently owned by Avalon Housing, Inc. Avalon is proposing to rehab a 14-unit building that includes 14 efficiency residential units, with rent targeting with at least five (5) units focused on households with incomes below 30% AMI and who are homeless, (using rent vouchers or grant subsidies) and the remaining units focused on households with incomes at or below 50% or 60% of AMI. All 14 of the targeted housing units will be targeted to families with poor credit and work histories, disabilities, or other challenges. The total cost of the project is expected to be \$1,307,300 with a HOME per unit cost of \$43,949.29 and a combined HOME/CDBG per unit cost of \$50,571.42.

2. Avalon Housing, Inc. – Rental Rehab – 1440 Pear Street (Ann Arbor).

Avalon Housing requested \$453,000 in HOME funds to support the rehab of 20 units (1440 Pear Street) of affordable rental housing. The existing property is currently owned by Avalon Housing, Inc. The property has 20-units: 12 units are 1-bedroom for households with income 50% AMI or below; 8 units are 1-bedroom with income at or below 60% AMI. All 20 units have HUD subsidies, allowing tenants to pay only 30% of their household income toward rent and utilities. The total project renovation costs are \$3,119,611 with a HOME per unit cost of \$22,650.

3. Avalon Housing, Inc. – New Rental Construction – Hickory Way III, 1146 S. Maple (Ann Arbor)

Avalon Housing requested \$1,070,000 in HOME and \$2,379,740 in HOME-ARP funds (inclusive of \$189,870 for nonprofit operating) to support the new construction of 39 one-bedroom units (1146 S. Maple-Hickory Way III) of affordable rental housing. The proposed development is for a four-story multi-family building. Under a traditional scenario of HOME funds combined with Low Income Tax Credits, Avalon proposed all 39 units to be supportive housing with the following income restrictions: 15 units at or below 60% AMI, 4 units at or below 50% AMI and 20 units below 30% AMI. All units would have HUD subsidies, allowing tenants to pay only 30% of their income toward rent and utilities. The total project costs are estimated at \$17,378,910 with a HOME per unit cost of \$27,435.89 if subsidizing the construction of all 39 units. Avalon noted that the development and

operating pro forma would need to be adjusted if they were to be awarded the requested HOME-ARP funds for this project. While HOME-ARP is not subject to a per unit maximum subsidy, these funds cannot be combined with HOME funds to subsidize the **same unit** due to differing HUD regulations; additionally, no more than 30% of the HOME-ARP supported units can be income restricted, with a minimum of 70% of HOME-ARP supported units designated for [HOME-ARP qualifying populations](#). If HOME-ARP funding is awarded, Avalon will seek additional project-based vouchers beyond the 20 already secured, to support the HOME-ARP units for qualifying populations. This project is expected to be complete and leased up by January 2027.

4. CHDO Summary: An estimated \$59,350 in CHDO operating funds (5% of the estimated 2025 HOME formula 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 39 residential units 1146 S. Maple Road (Ann Arbor), housing rehab of 1440 Pear St (Ann Arbor) with 20 units, and housing rehab of 211 E. Davis with 14 units. New construction and rehab are CHDO-eligible projects. 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 ten people, including Wendy Carty-Saxon (Director of Real Estate Development), Michael Gould (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 2025 HOME allocation (based on actual 2024 HOME allocation), 2024 HOME Funds Carry-over, HOME Program Income, Ann Arbor CDBG Program Income, and HOME-ARP. The total estimated project funding available is \$3,691,394, subject to 2025 HUD funding confirmation. Based on estimated funding, at this time staff recommends awarding 100% of HOME (estimated) and HOME-ARP (secured) project funds to the Hickory Way III project, along with a partial award to Avalon's 211 E. Davis rehab project with the available Ann Arbor CDBG Program income funds. At this time there are no anticipated funds available for the 1440 Pear Street rehab project. See table below for more details.

RFP #8718 - 2025 Affordable Housing Estimated Funding Awards (based on estimated numbers, as of 03/6/2025)

RFP Funding Recommendations										
Developer	Project Name	Project Type	2025 HOME Funds	2024 Carry-Over HOME Funds	HOME Program Income	HOME-ARP Rental Development	HOME-ARP Nonprofit Operating	Ann Arbor CDBG Program Income	Total Award	% of Request Recommended
Avalon Housing Inc.	CHDO Operating (5%)	n/a	\$59,349.00						\$59,349.00	100%
Avalon Housing Inc.	Hickory Way III, Ann Arbor (CHDO Reserve - 15%)	New Construction (39 units)	\$1,008,944.70	\$25,043.00	\$33,610.50	\$2,189,870.00	\$136,867.00		\$3,394,335.20	98%
Avalon Housing Inc.	1440 Pear Street, Ann Arbor	Rehab (20 units)							\$0.00	0%
Avalon Housing Inc.	211 E. Davis Street, Ann Arbor	Rehab (14 units)						\$237,710.00	\$237,710.00	34%
TOTAL			\$ 1,068,293.70	\$ 25,043.00	\$ 33,610.50	\$ 2,189,870.00	\$ 136,867.00	\$ 237,710.00	\$ 3,691,394.20	

2025 Project Applications (Jasmyne Townsend, OCED)

CDBG project applications were due to OCED by February 28th. Thank you to everyone who submitted your application by the due date or reached out for an extension. 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 2025 CDBG project application.

Timeline Overview for 2025 Annual Action Plan (Jasmyne Townsend, OCED)

Below is a list of key dates for the 2025 Annual Action Plan timeline:

- March 12, 2025: OCED shares RFP #8718 Affordable Housing/HOME funding recommendations
- March 31, 2025: Draft 2025 Action Plan available for review
- April 2024: 30-day public comment period/ Public hearings on Draft Plan
 - April 09, 2025 – Urban County Executive Committee
 - April 16, 2025 – Board of Commissioners
 - April 23, 2025 – Community Action Board
- May 2025 (subject to delay based on HUD timing): Approval of Final Plan
 - May 14, 2025 – Urban County Executive Committee
 - May 21, 2025 – Board of Commissioners
 - May 23, 2025 – Submit Final Annual Action Plan to HUD*

*Please note the approval and submissions dates are subject to change, based on when HUD sends out the 2025-26 grant awards. The latest possible date for Action Plan submission to HUD is August 15th.

Discussion: CDBG Spend-Down Timeliness / Policies for Banking Funds (Tara Cohen, OCED)

At the recent Subrecipient training, staff briefly touched on our current challenge in meeting HUD’s Timeliness requirement for CDBG spend-down. The UCEC designees in attendance on Zoom expressed an interest in having a large group discussion on this topic of timeliness and the way this is intertwined with the UCEC policy for banking CDBG allocations over multiple years.

For context, on May 2nd each year, HUD runs a report to confirm whether our total unspent CDBG dollars are at or below 1.5 times the current year's CDBG grant allocation. Last May, I believe for the first time ever, Washtenaw County was slightly over the allowable ratio, at 1.72 times our current year allocation unspent. As of early February 2025, we were even higher, at a ratio of 2.24, which left us only 2 months in which to spend down around \$1.5 million in order to pass the next CDBG timeliness test that HUD will conduct on May 2, 2025. The recent Subrecipient training that we developed and offered for the first time this winter was a strategy we included in our corrective action plan submitted to HUD last summer after failing to meet the timeliness test. The intention is for your communities and your CDBG project leads to be better informed on how to implement CDBG projects so that we can improve our collaboration and spend CDBG monies more efficiently.

While staff has noticed a slow-down in spending since creating a formal framework in our UCEC policy to allow Tier 1 and 2 communities to build up their CDBG funds over 2 to 5 years, we have received feedback from a few members that these timeframes still pose challenges for your community to develop meaningful projects. **We'd like to provide space in today's meeting for you to provide staff any feedback about how this new policy is working for you and any suggestions you might have as we consider re-visiting the policy in the future.** Staff are also meeting soon with our HUD representative in the Detroit regional office to discuss strategies that other communities are utilizing for timely CDBG spending.

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 &

ALPHA HOUSE

WINTER PROGRAMS INFORMATION 2024-2025

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 11th, 2024 – April 13th, 2025 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 or families seeking emergency shelter please contact Housing Access of Washtenaw County (HAWC) at 734-961-1999 to obtain a referral to the Shelter Association of Washtenaw County (individuals) or Alpha House (families). If it is after 5pm or weekend, if you're an individual, please come to or call the Delonis Center (734-662-2829) and we'll assist serving you. Families, please come to or call Alpha House for assistance anytime at 734-822-0220.

What is provided? – Individuals and families 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? – For individuals, 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, for individuals, 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. For families, please visit or call Alpha House for assistance anytime at 734-822-0220.

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 in Ypsilanti, location at Freighthouse. 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. For families, please contact Alpha House for day shelter assistance.

How can I be connected to housing resources? An Intake Specialist will connect with you to discuss housing resources and share information about housing case management assisting you with your housing search. See staff member to for assistance.

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 or Alpha House 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
Ypsi Freighthouse (Mon. – Thur., 8-6pm)	100 Market Pl., Ypsilanti	November 13, 2024 – March 31, 2025
Luther House ED Building (Mon.-Fri.)	1522 Hill St., Ann Arbor	November 19, 2024 – December 6, 2024
First Baptist Church (Mon.-Fri.)	517 E. Washington St., Ann Arbor	December 9, 2024 – January 3, 2025
St. Mary's Student Parish (Mon.-Fri.)	331 Thompson St, Ann Arbor	January 6, 2025 – January 31, 2025
First Congregational Church (Mon.-Fri.)	608 E. Williams, Ann Arbor	February 3, 2025 – February 14, 2025
First Baptist Church (Mon.-Fri.)	517 E. Washington St., Ann Arbor	February 17, 2025 – March 14, 2025
Ann Arbor Day Site (Mon.-Fri.)	TBD	March 17, 2025 – April 11, 2025
Delonis Center (Weekends only)	312 W. Huron St., Ann Arbor	November 11, 2024 – April 13, 2025



Winter Programs generously supported by Washtenaw County Government, the City of Ypsilanti, and direct community donations.



Hosted by the Washtenaw County
Office of Community and
Economic Development

Small Business Expo 2025

where opportunity meets action



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Ready to take your small
business to the **next level?**

Workshop panels tailored to your
business needs will help you:

Network with fellow
entrepreneurs

Share ideas

Gain insights

Connect with service providers
who are just as eager to see
your business thrive as you are

Vendors include:

- Small Business Development Center
- University of Michigan Procurement
- WCC Entrepreneurship Center
- Washtenaw County
- 1 Million Cups
- Ann Arbor SPARK
- Huntington Bank
- S.C.O.R.E
- Growing Hope
- CDC Loans
- A2Y Chamber

MARCH 14, 2025

9am - 4pm

**Washtenaw
Community College**
Morris Lawrence Building

Register today to secure your seat!



bit.ly/4aajyug

*Workshop information
included in registration form*

Enjoy breakfast and lunch on us!

Because we know you
have a lot on your plate

For more information, contact Cheranissa Williams at williamsch@washtenaw.org

2025 Washtenaw County Affordable Housing RFP (#8718) Score Tabulation

	Avalon - 211 E. Davis Rehab (Ann Arbor)	Avalon - 1440 Pear Rehab (Ann Arbor)	Avalon - 1146 S Maple-Hickory Way III New Construction (Ann Arbor)
<i>Average Score by Category</i>			
Organizational Status	22	22	22
CHDO Status	6	6	6
Organization Finances	22	22	22
Professional Qualifications	23	23	24
Population Targeting	8	8	9
Project/ Program Financials	32	33	41
Implementation Process	29	29	21
Green Construction	50	50	50
Quality of Life	7	5	8
Property Management Plan	9	9	9
Supportive Svcs. On-site	14	3	17
Housing Affordability and Economic Equity Analysis	21	22	23
Total Score	242	232	252
Maximum Score	270	270	270
% of Total Score	89%	85%	93%
# of Units	14	20	39
Total Request from County	\$708,000	\$453,000	\$3,449,740
Total Project Budget	\$1,307,300	\$3,119,611	\$17,378,910
Percent of County funds of total project costs	54%	14%	18%
County Subsidy per Unit*	\$50,571	\$22,650	\$88,455
Funding Recommendations	\$238,710	\$0	\$3,394,335

*\$53,892 is the average County subsidy per unit, assuming funds were to be used to support all 73 units across 3 separate properties/projects.

Please note, this averaging is an artificial calculation in that it doesn't take into consideration the various possible unit mixes for Hickory Way III if both HOME and HOME-ARP funds are awarded.

By individual property:

211 E. Davis \$50,571 County subsidy per unit cost to rehab (14 units)

1440 Pear \$22,650 County subsidy per unit cost to rehab (20 units)

1146 S Maple \$88,455 County subsidy per unit cost to construct (39 units)