

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, April 09, 2025 - 2:00pm – 3:30pm (In-person)

This meeting is being held in-person at the Learning Resource Center, 4135 Washtenaw Avenue, Ann Arbor.

Members of the public can attend in person or virtually using the Zoom information below:

Zoom link: <https://washtenawcounty.zoom.us/j/87305452512>

Passcode: 771954

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: 873 0545 2512

A link to Urban County Executive Committee roster with members' contact information is available [here](#).

I. Welcome & Introductions

- Roll Call – members shall state their name and jurisdiction they are representing.

II. Public Comment - Comments can be made in person or virtually using the Zoom link above.

III. Announcements from Members and/or Staff

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

I. Daytime warming shelter (Ann Arbor):

- a. Ann Arbor Day Site (Mon-Fri) TBD, March 17, 2025 – April 11, 2025
- b. Delonis Center (**weekend only**) 312 W. Huron St., Ann Arbor, November 11, 2024 – April 13, 2025

B. 2025 Job Developer's Alliance Apprenticeship Fair – See Save the Date attached

- I. Please save the date for the 2025 Apprenticeship Fair hosted by the Job Developer's Alliance. The apprenticeship fair will be held on Thursday, May 1, 2025, at 2095 Packard Rd, Ypsilanti, MI 48197 (Ypsilanti Community High School) from 4pm – 7pm.

C. Member Announcements (All)

IV. Minutes

A. 03-12-2025 Meeting Minutes – Review & Approval (**ACTION**)

V. General Administration

A. Summary of FY 2025-26 Draft Annual Action Plan (Jasmyne Townsend, OCED)

- I. Schedule of Public Hearings on the FY 2025-26 Draft Annual Action Plan
- II. Public Comment Period open through April 30, 2025
- III. CDBG Allocations & Summary Table of Planned Activities

B. Public Hearing: 2025-26 Annual Action Plan (Jasmyne Townsend, OCED)

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

VI. General Updates - Member Announcements

VII. Public Comment – Comments can be made in person or virtually using the Zoom link above.

VIII. Adjournment

Next Meeting: Wednesday, May 14, 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, March 12, 2025 - 2:00pm – 3:30pm (Remote)

Members in Attendance: Council Member Chris Watson (City of Ann Arbor); Sue Montenegro (Assistant City Manager, City of Chelsea); Bill Ruddock (City Council Member, 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); Chris Cheng (Project Manager, Scio Township); Supervisor Diane O'Connell (Ann Arbor Township)

Members Absent: Supervisor Laurie Fromhart (Bridgewater Township); Supervisor Karen Sikkenga (Dexter Township); Supervisor Duane Luick (Lima Township); Supervisor Ronald Milkey (Manchester Township); Supervisor Larry Roman (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 Emily Dabish-Yahkind (Superior Township); Supervisor Amanda Nimke (Sylvan Township)

Chair: Commissioner Katie Scott

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

Guests: None

Members of Public Present: Scott Parker (Avalon Housing)

I. Welcome & Introductions – Roll Call

Commissioner Scott called meeting to order at 2:03pm.

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
Bill Ruddock: 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
Trish Reilly: Participating remotely from Pittsfield Township, Washtenaw County
Jessica West: Participating remotely from Pittsfield Township, Washtenaw County
Linda Adams: Participating remotely from City of Ypsilanti, Washtenaw County
Diane O'Connell: Participating remotely from Ann Arbor Township, Washtenaw County
Chris Cheng: Participating remotely from Scio Township, Washtenaw County

II. Public Comment

Commissioner Scott opened the meeting for public comment at 2:05pm. – There were no public comments received.

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 2025 Small Business Fair
 - I. OCED staff encouraged members and their communities to attend the OCED 2025 Small Business Fair held on March 14th at Washtenaw Community College in the Morris Lawrence Building
- C. OCED's Ramp Accessibility Waitlist opens March 18, 2025, at 12pm
 - I. OCED staff noted the OCED's Ramp Accessibility Waitlist will open on March 18th at 12pm. Residents have the option to contact Intake Coordinator, Ella Clark, at 734-544-3008 or at the link included in the announcements.
- D. Member Announcement (All)
 - I. Cohen reported that staff is closely monitoring developments at the federal level. She referenced a recent article that NACCED shared, discussing potential plans to consolidate HUD offices, reducing the total number to seven. However, Cohen noted that, to her understanding, this action would be illegal due to requirements to have a HUD office in every state to carry out mortgage programs. If the Detroit field office were to close, Washtenaw County's designated HUD office would shift to Chicago. Currently, no changes have occurred, and Cohen remains in communication with the Detroit field office. She will continue to keep the UCEC informed of any updates.

IV. Minutes

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

Moved by West. Supported by Watson.

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

V. General Administration

- A. **Affordable Housing RFP #8718 Award recommendations (Karen Newman, OCED)**

Newman gave an in-depth overview of the 3 proposed projects from Avalon Housing, followed by OCED's funding recommendations for each project. Based on estimated funding, OCED staff recommended awarding 100% of HOME (estimated) and HOME-ARP (secured) project funds to the Hickory Way III project. It was also recommended that a partial reward be granted to Avalon's 211 E. Davis rental rehab project along with the available Ann Arbor CDBG Program Income funds included in the RFP. Newman noted that at this time there are no anticipated funds available for the 1440 Pear Street rehab project. Project details start on page 7 of the meeting packet and funding recommendations follow on page 8. Funding awards for the RFP #8718 proposals will be formally approved as part of the overall 2025 Action Plan when the UCEC moves to approve in May.

Cohen noted that Avalon Housing had submitted proposals for the 211 E. Davis and 1440 Pear Street projects in case additional HUD funding became available through a separate competitive

Continuum of Care (CoC Builds) grant they'd applied for on the Hickory Way III project. However, due to ongoing federal-level changes and uncertainty regarding funding availability, neither staff nor Avalon Housing expect the CoC Builds funding to be awarded at this time. The goal is to ensure the Hickory Way III project has no funding gaps, being this project has been long awaited and provides badly needed affordable units.

Cohen further clarified that the Hickory Way III project proposal was a little more complex than the typical proposal received for the annual RFP. The pro forma that Avalon Housing submitted was the typical mix of using regular HOME entitlement funds in combination with funding from low-income housing tax credits. Being that staff is recommending an award for HOME-ARP, Cohen noted that Avalon will need to ensure they have enough vouchers to cover those HOME-ARP designated units. That being said, Cohen noted that HOME and HOME-ARP funds can be used on the same development project, just not to subsidize the same units.

B. 2025 CDBG Project Applications (Jasmyne Townsend, OCED)

Townsend provided a brief update and thanked those communities who submitted CDBG project applications by the due date of February 28th. As a point of clarification, Townsend noted that if communities intend to build funds more than one year, an application is required to be submitted each subsequent year to reserve CDBG funds. If the community does not submit an application, that year's funds will be forfeited and allocated towards the county-wide Single Family Rehab program. In addition, Townsend noted that she will contact communities who submitted an application if there are any questions or concerns regarding their intended project.

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

Townsend gave a brief overview of the key dates for the 2025 Annual Action Plan. Townsend noted the approval and submission dates are subject to change based on when HUD announces the 2025-26 allocations. The latest possible date for Action Plan submission to HUD is August 15th.

- 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

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

Cohen shared an update on the County's CDBG Timeliness Requirement, which requires that unspent funds are at or below 1.5 times the current fiscal year's allocation by May 2nd. Last year, for the first time, the County exceeded this limit (1.72 ratio), and as of February 2025 it had increased to 2.24, meaning that the County would need to spend \$1.5 million in the next two months to meet HUD's 1.5 ratio requirement for the May 2nd timeliness test.

To help address this, the County launched a Subrecipient training program this winter to improve project implementation. Participants discussed the UCEC policy allowing Tier 1 and 2

communities to bank CDBG funds for 2 to 5 years; it was noted that while this was meant to support bigger projects, some communities still find it challenging given the limited funding and cost of construction.

Cohen opened the meeting for feedback on the policy and expressed that staff will be meeting with HUD's Detroit office to explore strategies other communities use to spend CDBG funds more efficiently.

Comments from committee members are below:

West: Our community has raised concerns about the current policy, particularly regarding the ability to bank funds for a longer period to support more substantial projects. With rising construction costs and difficulties in securing contractor bids due to limited funding and government requirements, it's becoming increasingly challenging to get projects off the ground. I appreciate the opportunity to have this conversation and understand the constraints the County faces. However, in the spirit of transparency, the limited banking timeframe does make it difficult to move forward. While we're working on design and planning to help ensure timely spending, that process isn't always easy.

Cohen: Thank you for bringing that up. To Jessica's point, communities do have the option to use CDBG funds for design and engineering, which is often more straightforward than construction. The only requirement is that the funds must be tied to an eligible CDBG project. If the construction were never completed, the County would need your community to reimburse us for any CDBG funds spent on design and engineering. However, HUD has confirmed that there's no specific deadline for when a resulting construction project must be completed.

Commissioner Scott: Tara, what's the longest communities could bank funds? Could we start this process now without impacting the May 2nd deadline?

Cohen: Good question. CDBG funds can technically be banked for up to seven years before they expire. However, we also have some internal flexibility to ensure the older funds are spent down timely, which could extend beyond the thresholds in our current UC policies.

Dillon: In Saline, we receive a small allocation each year—too little to take on a meaningful project—so we typically bank funds. But with construction costs rising, completing a project is becoming even more difficult. I appreciate the County's flexibility with smaller communities, but I wonder if we could extend the banking period further so we can take on larger projects. Maybe we could add an additional category for communities that fall somewhere in the middle.

West: I also wonder if we've ever considered cross-jurisdictional projects, like sidewalk improvements, across multiple communities. That could help us tackle larger, more impactful projects.

Cohen: That's a great suggestion, Jessica. For some historical context, several years ago, we had something called "priority projects." These were funded by setting aside a percentage of the total CDBG allocation before distributing the remaining project funds through the formula. Communities would compete for the priority project dollars, and projects had to meet specific criteria. There were mixed opinions about this approach, so it was eventually

phased out. However, we could revisit the idea—either by reinstating priority projects or by pooling community allocations without taking a percentage off the top of the CDBG grant.

VI. Public Comment – Commissioner Scott opened the meeting for public comment at 2:42 pm. There were no comments.

VII. Adjournment (ACTION)

Motion to Adjourn – ***Moved by Dillon. Supported by West.***

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

Adjourned at 2:45 pm

**Next Meeting: Wednesday, April 9, 2025, 2:00 – 3:30pm,
Location: In Person – Learning Resource Center (4135 Washtenaw Ave, Ann Arbor)**

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, April 09, 2025 2:00pm- 3:30pm

AGENDA SUMMARY

Summary of FY 2025-26 Draft Annual Action Plan (Jasmyne Townsend, OCED)

HUD has yet to release information to Washtenaw County regarding our Fiscal Year 2025-26 entitlement allocations. For this reason, the Draft 2025 Action Plan and Draft Summary of Planned Activities Table posted online reflect estimated allocations (based on FY 2024 allocations).

Schedule of Public Hearings on the FY 2025-26 Draft Annual Action Plan

- I. April 09, 2025 – Urban County Executive Committee meeting (today)
- II. April 16, 2025 – Board of Commissioners
- III. April 23, 2025 – Community Action Board (CAB)

CDBG Allocations/Summary Table of Planned Activities

Community Development Block Grant (CDBG)			
Activity	Agency	Jurisdiction	Allocation
Single Family Rehabilitation	OCED	All	\$490,265
Single Family Rehabilitation Service Delivery	OCED	All	\$140,000
Avalon Housing – 211 E. Davis Property (Rental Rehabilitation)	City of Ann Arbor	Ann Arbor City	\$235,433
Pedestrian ADA Improvements – Various Locations	City of Chelsea	City of Chelsea	\$10,507
ADA Curb Cuts -Various Locations	City of Dexter	City of Dexter	\$6,636
Playground Accessibility Improvements	City of Saline	City of Saline	\$14,123
ADA Accessibility Improvements	City of Ypsilanti	City of Ypsilanti	\$74,079
Community Center Renovations	Pittsfield Township	Pittsfield Township	\$75,732
Fireman’s Park Parking Lot Resurfacing	Superior Township	Superior Township	\$33,472
Community Center Accessibility Improvements	Ypsilanti Township	Ypsilanti Township	\$152,068
CDBG Program income spent in R/ECAPs - <i>details pending community engagement process</i>	TBD	City of Ypsilanti	\$133,567
New Human Services Partnership – Health & Basic Needs	Michigan Ability Partners & Packard Health	OCED	\$325,919

Community Based Development Organization (CBDO)	Peace Neighborhood Center	Ann Arbor City	\$88,500
Community Based Development Organization (CBDO)	Community Action Network	Ann Arbor City	\$91,500
CDBG Administration	OCED	All	\$434,558
TOTAL			\$2,172,792

HOME Allocation – 2025 Annual Action Plan

An overview of the County's **Affordable Housing Request for Proposals (RFP #8718)** process, proposals, and OCED's funding recommendations were presented at the last UCEC meeting on March 12, 2025 and can be found in the March meeting packet [here](#). Proposal scoring and award recommendations are based on estimated funding; actual awards will need to be adjusted once the County receives the FY2025 allocations from HUD. Funding award recommendations from the March agenda packet are included below for everyone's convenience. Please note that the HOME funds for Avalon's 211 E. Davis Street rental rehab project will be supplemented with Ann Arbor CDBG project funds (see CDBG table above) outside of the RFP process.

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	

Emergency Solutions Grant (ESG) Allocation – 2025 Annual Action Plan

As reflected in the Summary of Planned Activities, program funding to be awarded to homeless service providers is being kept flat from 2024 at \$192,143 with the \$14,410 (7.5% cap) going to ESG administration. Please note that ESG funds are awarded through the Continuum of Care's (CoC) Funding Review Team in the summer following Action Plan approval and submission. UCEC delegates the awarding of HUD ESG funds to the CoC.

Public Hearings: 2025 Draft Annual Action Plan (Jasmyne Townsend, OCED)

The Annual Action Plan identifies the specific projects and programs that the County intends to implement with CDBG, HOME and ESG funding during the period July 1, 2025 – June 30, 2026. Today's public hearing is the first of three (3) public hearings inviting participation and/or written comments on the Annual Action Plan from any person having an interest, or their duly appointed representative, in the Urban County's 21 participating jurisdictions, in addition to residents who live in our two new incoming communities for FY 2025 -- City of Milan and Lyndon Township.

Public Notice for the public hearings and 30-Day Comment Period for the FY2025-26 Draft Annual Action plan were published in the Thursday Classifieds of the Ann Arbor News and on Mlive.com on March 13th, as well as posted on OCED's website and social media platforms (Facebook, Twitter (X), and Instagram).

The 30-day comment period began Tuesday, April 1st and will conclude April 30th, to solicit input on the draft 2025 Action Plan. During this 30-Day Comment period, residents and interested parties can obtain the draft plan by contacting Jasmyne Townsend at townsendj@washtenaw.org or by downloading the plans from [https://www.washtenaw.org/Urban County Plans/Annual Action Plans](https://www.washtenaw.org/Urban%20County%20Plans/Annual%20Action%20Plans).

In addition to today's public hearing (next on the agenda), two additional public hearings will be held as follows:

Wednesday, April 16, 2025 at 7:00pm

Washtenaw County Board of Commissioners

In-Person and Zoom Option

In-Person: 200 N. Main St., Ann Arbor, MI 48104 (Lower Conference Room 0103)

Zoom: <https://zoom.us/join> or dial 1-312-626-6799, enter Meeting ID: 818 7669 6577

Passcode: 591694

Wednesday, April 23, 2025 at 5:30pm

Washtenaw County Community Action Board (CAB)

In-Person and Zoom Option

In Person: 220 N. Main St., Ann Arbor, MI 48104 (Board of Commissioners Board Room)

Zoom: <https://zoom.us/join> or dial 1-301-715-8592, enter Meeting ID: 884 4845 1964

Passcode: 562264

Public Hearing on FY 2025-26 DRAFT Action Plan

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

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 31, 2025: Draft 2025 Action Plan available for review
- April 1 – 30, 2025: 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 allocations. The latest possible date for Action Plan submission to HUD is 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.

JOB DEVELOPERS ALLIANCE

APPRENTICESHIP FAIR

May 1, 2025
4-7PM

2095 PACKARD RD YPSILANTI,
MICHIGAN 48197

TO REGISTER SCAN THE CODE
OR CLICK THE LINK BELOW



[HTTPS://FORMS.OFFICE.COM/G/
ACFSPN2MFM](https://forms.office.com/G/ACFSPN2MFM)

CONTACT US AT
[JOBDEVELOPERSALLIANCE@
GMAIL.COM](mailto:JOBDEVELOPERSALLIANCE@GMAIL.COM)

SAVE THE DATE

Washtenaw Urban County Draft 2025 Annual Action Plan

Public Hearing | April 09, 2025

Washtenaw Urban County Executive Committee Meeting

In-Person: 4135 Washtenaw Ave, Ann Arbor, MI 48108

Zoom: <https://zoom.us/join> or dial 1-312-626-6799, Meeting ID: 873 0545 2512

Passcode: 771954



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Washtenaw Urban County Key Contacts:

- Tara Cohen, Housing & Infrastructure Division Administrator
 - o Email – cohent@washtenaw.org
 - o Phone – 734-255-5504
- Jasmyne Townsend, Housing & Infrastructure Policy Specialist
 - o Email – townsendj@washtenaw.org
 - o Phone – 734-544-3056

Washtenaw Urban County Annual Action Plan Presentation & Public Hearing

Options for public input on the Draft 2025-26 Annual Action Plan include:

1. Today's Public Hearing
2. Submit written comments or request additional information by contacting Jasmyne Townsend at townsendj@washtenaw.org or 734.544.3056

View or Download the Draft Plan starting April 1st:
www.washtenaw.org/urbancounty

Public comment period is open through April 30, 2025.



Purpose of the Urban County



The **Washtenaw Urban County's participating communities** are committed to creating housing and economic opportunities that provide a suitable living environment, principally for our low- to moderate-income residents.

These goals are supported through Urban County grants from the U.S. Department of Housing & Urban Development (HUD).

Annual Action Plan: How it Fits in with Other Plans

2025 Annual Action Plan

- Will be the 3rd Annual Action Plan of the 2023-2027 Five-Year Consolidated Plan
- Will describe projects and activities to be undertaken to meet Five-year Consolidated Plan goals
- Details budget for use of federal funds from U.S. Dept. of Housing & Urban Development (HUD)
- Covers a single fiscal year: July 1, 2025 – June 30, 2026

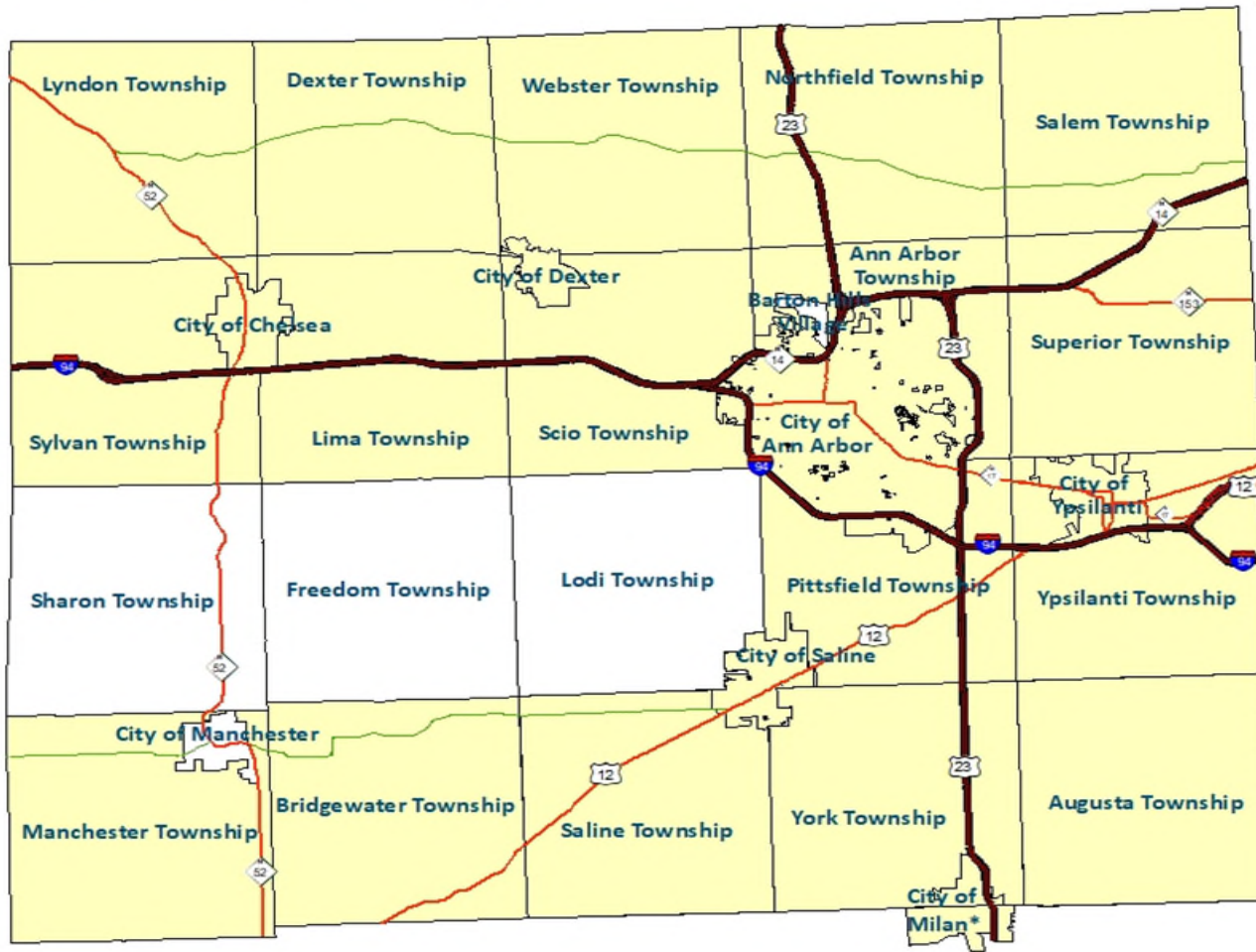
2023-2027 Consolidated Plan

- Adopted by Urban County in May 2023, goals framework came from 2022 Assessment of Fair Housing
- Established goals and strategies for addressing and prioritizing local needs through HUD funding
- Included community input, a needs assessment, housing market analysis, use of HUD-mandated data
- Covers five fiscal years: July 1, 2023 – June 30, 2028



Urban County Member Local Units of Government (LUGs)

Washtenaw County, Michigan Urban County Participants



Urban County Participants

Current Members: (Year Joined)

- Ann Arbor Township (2003)
- Bridgewater Township (2003)
- Northfield Township (2003)
- Pittsfield Township (2003)
- Salem Township (2003)
- Superior Township (2003)
- Ypsilanti Township (2003)
- Scio Township (2006)
- York Township (2006)
- City of Ypsilanti (2006)
- City of Ann Arbor (2009)
- Dexter Township (2012)
- Lima Township (2012)
- Manchester Township (2012)
- City of Saline (2012)
- Saline Township (2012)
- Webster Township (2012)
- Augusta Township (2015)
- City of Dexter (2018)
- Sylvan Township (2018)
- City of Chelsea (2023)
- Lyndon Township (2025)
- City of Milan* (2025)

* City of Milan Washtenaw Urban County membership is for the entire city, including both Washtenaw County and Monroe County parts.



Washtenaw Urban County's Federal Funding



As an “Entitlement Grantee” of HUD, the Washtenaw Urban County receives:

- **Community Development Block Grant (CDBG)**
 - Public Infrastructure and Facilities, Demolition, Housing Rehabilitation
- **Home Investment Partnership Program (HOME)**
 - Affordable Housing – New Construction, Rehabilitation
- **Emergency Solutions Grant (ESG)**
 - Homelessness Prevention, Shelter, Rapid Rehousing

Fiscal Year 2025-26 Estimates	
CDBG	\$2,172,792
HOME	\$1,186,993
ESG	\$192,143
TOTAL	\$3,551,928

**Estimates are based on funding levels remaining flat from FY2024-25.*

CDBG Annual Distribution of Funds (approximate)



How is CDBG funding allocated?

Currently, Washtenaw Urban County allocates its annual CDBG funds as follows:

- 20% administrative funding (staffing and compliance support by OCED)
- 15% public services (I.e. human services via New Human Services Partnership, formerly Coordinated Funding)
- 20% Housing Rehabilitation Program (includes admin costs)
- 45% available for Community infrastructure / Affordable Housing / Demolition / Community-Based Development Organizations
 - Projects initiated by and for individual local units of government, primarily in low-income areas and/or benefitting low-income clientele (spot demolition projects are an exception)
 - **Project Application** is required from local unit for staff review

CDBG Allocation/Planned Activities Table (estimated)



Community Development Block Grant (CDBG)			
Activity	Agency	Jurisdiction	Allocation
Single Family Rehabilitation	OCED	All	\$490,265
Single Family Rehabilitation Service Delivery	OCED	All	\$140,000
Avalon Housing – 211 E. Davis Property (Housing Rehabilitation)	City of Ann Arbor	Ann Arbor City	\$235,433
Pedestrian ADA Improvements – Various Locations	City of Chelsea	City of Chelsea	\$10,507
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Community Based Development Organization (CBDO)	Community Action Network	Ann Arbor City	\$91,500
CDBG Administration	OCED	All	\$434,558
TOTAL			\$2,172,792

Community Development Block Grant (CDBG)

Sample Projects



Riverside Park Playground Installation (Ypsilanti)



Parkridge Park ADA Pathway Installation (Ypsilanti)



Russell Street Project (Ann Arbor)

Home Investment Partnership Program (HOME)



How is HOME funding allocated?

- A competitive Request for Proposals for affordable housing is issued each December/January open to all organizations/developers, as well as the Urban County's participating local units of government.
- The Affordable Housing RFP typically results in multiple awards, one of which always goes to the County's certified Community Housing Development Organizations (CHDO), per HUD requirements, for both operating costs and housing development.
- Currently, Avalon Housing is the only certified CHDO in Washtenaw County.

HOME Allocation Recommendations – RFP #8718

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 Recommendation
Avalon Housing Inc.	CHDO Operating (5%)	n/a	\$59,349						\$59,349	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%
Avalon Housing Inc.	211 E. Davis Street, Ann Arbor	Rehab (14 units)						\$237,710.00		34%
Total			\$1.068,293.70	\$25,043	\$33,610.50	\$2,189,870.00	\$136,867.00	\$237,710.00	\$3,691,394.20	



Home Investment Partnership Program (HOME)

Sample Projects



*Avalon Housing's Hickory
Way Project - Phase I
(Ann Arbor)*

New Parkridge Homes (Ypsilanti)



HUD Emergency Solutions Grant Program (HESG)



How is HESG funding allocated?

- The **Urban County** delegates authority for HESG funding allocation to the **Washtenaw County Continuum of Care (CoC)** in order to align with CoC funding processes. The CoC appoints various committees to oversee and evaluate the function of the homelessness/housing system, including the Funding Review Team (FRT).
- HESG is coupled with the Federal Continuum of Care (CoC) funding and State ESG funding for greater impact. (HESG that comes through the Urban County makes up a small portion of the County's overall homelessness funding)
- The Urban County will receive annual updates, at a minimum, on homelessness activities and the Continuum of Care.

HESG Allocation – 2025 Annual Action Plan (estimated)

ESG Summary of Planned Activities

- Program funding to be awarded to homeless services providers estimated to remain flat at \$192,143
- ESG administration is set to receive the 7.5% cap, estimated at \$14,410
- ESG funds for services will be awarded by the Continuum of Care (CoC) Funding Review Team (FRT)



Emergency Solutions Grant (ESG)



591

People Experiencing
Homelessness
(8% increase since 12/2024)

693

People Housed
In **319 Households**
Year to Date in 2024
(48% increase since 11/2023!)

184

Average Days
to Housing in 2024
(3% decrease since 2023)

Homelessness at a Glance

Data as of January 1, 2025

More homelessness data is available at: <https://www.washtenaw.org/CoC>

Public Hearing & Next Steps

Public Hearings to provide feedback on Draft 2025-26 Annual Action Plan:

- April 9, 2025 – Urban County Executive Committee
- April 16, 2025 – Board of Commissioners
- April 23, 2025 – Community Action Board (CAB)

Final 2025 Action Plan is due to HUD by no later than August 16, 2025; exact deadline to be determined based on HUD award date.

