



Mission: To promote hope, recovery, resilience, and advance health equity in Washtenaw County by providing, high quality, integrated behavioral health services to adults and youth with intellectual/development disabilities, mental health and/or substance use needs.

**WASHTENAW COUNTY COMMUNITY MENTAL HEALTH (WCCMH)
MILLAGE ADVISORY COMMITTEE (MAC) MEETING
AGENDA**

***** In-Person at the Learning Resource Center-Michigan
Room**

**4135 Washtenaw Ave, Ann Arbor
or you may attend virtually at
<https://zoom.us/j/92928703847>**

**August 11, 2025
3:30-5:00 pm**

- I. Roll Call (5 minutes)
- II. Introductions (5 minutes)
- III. Audience Participation (see guidelines below) (5 minutes)
- IV. Committee Response to Audience Participation (5 minutes)
- V. Millage Advisory Committee minutes (5 minutes)
 - Millage Advisory Committee Meeting Minutes from 6/9/25 (Attachment #1) **ACTION**
- VI. Discussion Items (10 minutes)
 - Millage Process, Investments, and Progress Update **L. Gentz/T. Cortes**
- VII. Financial Budget Update (15 minutes)
 - Financial Budget Update (Attachment #2) **N. Phelps**
- VIII. Old Business (10 minutes)
 - None
- IX. New Business (25 minutes)
 - Avalon Housing Presentation (Attachment #3) **M. Smith**
 - Ozone House Presentation (Attachment #4) **K. Rutledge/D. Zochowski**
 - 2024 Millage Impact Report Review **D. Fusion (CHRT)**
- X. Items for Future Discussions (5 minutes)
 - Millage Investment Plan
 - Washtenaw Coordinated Funding Partnership Update
 - CHRT gaps analysis
- XI. Adjournment (Next Millage Advisory Committee Meeting: October 6, 2025)

VIRTUAL MEETING LINK IS:

Audience Participation Guidelines:

- Three (3) minutes are allowed per speaker
- Speakers are asked to bring a copy of their concerns/comments in writing
- Resolutions on issues will be brought to the appropriate committee as necessary



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Join from PC, Mac, iPad, or Android:

<https://zoom.us/j/92928703847>

Phone one-tap:

+13126266799, 92928703847# US (Chicago)

+16465189805, 92928703847# US (New York)

Join via audio:

+1 312 626 6799 US (Chicago)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

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Webinar ID: 929 2870 3847

International numbers available:

<https://zoom.us/j/aU106Es5R>

Audience Participation Guidelines:

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- Speakers are asked to bring a copy of their concerns/comments in writing
- Resolutions on issues will be brought to the appropriate committee as necessary

**WASHTENAW COUNTY COMMUNITY MENTAL HEALTH AGENCY (WCCMH)
WCCMH MILLAGE ADVISORY COMMITTEE MEETING MINUTES *DRAFT***

June 9, 2025

Learning Resource Center-Michigan Room (in person)

<https://zoom.us/j/96169983554> (virtual)

3:30–5:00 pm

A. Sommerville called the meeting to order at 3:33 pm.

ROLL CALL:

H. Heaviland attending in person
S. Petty attending virtually
R. Rion attending in person
A. Rooks attending virtually
A. Somerville attending in person
M. Udow-Phillips attending virtually
G. Waddles, Jr. attending in person

MEMBERS ABSENT: A. Carlisle, A. Dusbiber, B. Higman, M. Radzik

STAFF PRESENT: T. Cortes, M. Harding, N. Phelps, L. Gentz, R. Dornbos, E. Montgomery,
B. Hagaman, T. Florence

OTHERS PRESENT: L. Lutomski, S. Halpert, J. Halpert, D. Garcia, D. Green, M. Alaniz, P. Galimberti,
M. Creekmore, F. Brabec

- I. Introductions
 - L. Gentz introduced S. Halpert, J. Halpert, D. Garcia, M. Alaniz, P. Galimberti and D. Green who will be presenting at this meeting.
- II. Audience Participation
 - None
- III. Committee Response to Audience Participation
 - None
- IV. Millage Advisory Committee Minutes and Actions from 4/14/25 (Attachment #1)
 - Millage Advisory Committee Minutes and Actions from 4/14/25, were reviewed.

MOTION BY G. WADDLES, JR., SUPPORTED BY H. HEAVILAND TO RECOMMEND APPROVAL OF THE MINUTES AND ACTIONS FROM THE APRIL 14, 2025, MILLAGE ADVISORY COMMITTEE MEETING AS PRESENTED.

ROLL CALL VOTE:

DUSBIBER	ABSENT	CARLISLE	ABSENT
HEAVILAND	YES	HIGMAN	ABSENT
PETTY	YES	RADZIK	ABSENT
RION	YES	ROOKS	YES
SOMERVILLE	YES	UDOW-PHILLIPS	YES
WADDLES JR.	YES		

MOTION CARRIED

V. Discussion Items

- Millage Process, Investments and Progress Update
 - There was no update at this time.
- Millage Dashboard (Attachment #2)
 - M. Tasker provided an update on the Millage Dashboard to the Committee.

VI. Financial Budget Update

- Financial Budget Update (Attachment #3)
 - N. Phelps presented the Millage Budget Update through April 30, 2025, to the Committee.

VII. Old Business

- Washtenaw County Sheriff's Office (WCSO) Millage and Financial Status Update
 - None

VIII. New Business –

- Garret Space Presentation (Attachment #4)
 - S. Halpert & D. Garcia presented an update on Garrett's Space to the Committee.
- WISD Bridge Team Presentation (Attachment #5)
 - D. Green presented the WISD Bridge Team presentation to the Committee.

IX. Items for Future Discussions

- Millage Investment Plan
- Washtenaw Coordinated Funding Partnership Update
- CHRT gaps analysis

MOTION BY H. HEAVILAND, SUPPORTED BY G. WADDLES, JR TO ADJOURN THE WCCMH MILLAGE ADVISORY COMMITTEE MEETING.

Meeting adjourned at 4:38 pm.

Washtenaw County Community Mental Health - Millage Advisory Committee
Millage Financial Update - For Six Months Ending June 30, 2025

Budget to Actuals				
	Annual Budget	Budget YTD	Actuals YTD	Actuals YTD Over/(Under) Budget YTD
Community Wide Service Expansion				
<u>CARES Team</u>				
Access & Triage	\$ 720,000	\$ 360,000	\$ 367,717	\$ 7,717
Treatment & Stabilization Services	820,000	410,000	413,131	3,131
Crisis Response	860,000	430,000	431,190	1,190
Other CARES Team	450,000	225,000	215,595	(9,405)
<u>Criminal Justice Diversion & Deflection</u>				
WCCMH Staffing - LEADD/Jail Services	\$ 450,000	\$ 225,000	\$ 119,255	\$ (105,745)
Prosecuting Attorney Office	155,000	77,500	77,090	(410)
<u>Supportive Housing</u>				
Avalon - Permanent Supportive Housing	\$ 363,509	\$ 181,755	\$ 238,193	\$ 56,439
Michigan Ability Partners	252,124	126,062	90,045	(36,017)
Ozone	238,689	119,345	107,195	(12,150)
Ypsilanti Housing Commission	140,144	70,072	70,071	(1)
Shelter Association of MI	85,443	42,722	86,478	43,757
Emergency Housing	250,000	125,000	135,025	10,025
<u>Youth Initiatives and Support</u>				
Washtenaw Intermediate School District	\$ 803,879	\$ 401,940	\$ 401,940	\$ 1
Student Advocacy Center	380,672	190,336	190,335	(1)
Garrett's Space	373,306	186,653	59,434	(127,219)
Packard Health - YBMen	235,397	117,699	125,000	7,302
Community Family Life Centers	158,250	79,125	109,471	30,346
Washtenaw Area Council for Children	85,047	42,524	28,655	(13,869)
All Other Youth Initiatives and Support	250,000	125,000	-	(125,000)
<u>Other Service Expansion</u>				
Jewish Family Services	\$ 385,642	\$ 192,821	\$ 157,556	\$ (35,265)
Health Dept - Healthy Neighborhoods	210,811	105,406	64,055	(41,351)
Washtenaw Health Plan	198,438	99,219	99,219	-
Ypsilanti District Library	176,522	88,261	26,765	(61,496)
Women's Center of Southeastern MI	79,803	39,902	39,300	(602)
All Other Service Expansion	500,000	250,000	-	(250,000)
TOTAL Community Wide Service Expansion	\$ 8,622,676	\$ 4,311,338	\$ 3,652,715	\$ (658,623)

Budget to Actuals				
	Annual Budget	Budget YTD	Actuals YTD	Actuals YTD Over/(Under) Budget YTD
Education & Prevention				
NAMI Contract	\$ 189,223	\$ 94,612	\$ 94,612	\$ 1
Health Dept - Anti Stigma Campaign	170,000	85,000	103,794	18,794
Miles Jeffery Roberts Foundation	45,000	22,500	-	(22,500)
Issue Media Group	12,000	6,000	2,000	(4,000)
TOTAL Education & Prevention	\$ 416,223	\$ 208,112	\$ 200,406	\$ (7,706)
Evaluation & Communication				
CHRT Contract	\$ 239,960	\$ 119,980	\$ 76,133	\$ (43,847)
TOTAL Evaluation & Communication	\$ 239,960	\$ 119,980	\$ 76,133	\$ (43,847)
Administration of the Millage				
WCCMH	\$ 650,000	\$ 325,000	\$ 319,540	\$ (5,460)
5 Healthy Towns (Planning)	25,000	12,500	-	(12,500)
National Assessment Center	20,660	10,330	10,329	(1)
TOTAL Administration of the Millage	\$ 695,660	\$ 347,830	\$ 329,869	\$ (17,961)
Grand Totals	\$ 9,974,519	\$ 4,987,260	\$ 4,259,123	\$ (728,137)

Public Safety and Mental Health Millage Impact and Update

ATTACHMENT #3

AUGUST 2025



Avalon's Mission

Our mission is to build healthy, safe and inclusive supportive housing communities as a long-term solution to homelessness.

We have advocated for affordable long-term housing, and worked with the community to break the cycle of homelessness for over 30 years.

Core Avalon Activities

Real Estate Development

- Acquisition
- Rehab
- New Construction

Enhanced Property Management

- Mission Driven
- Non-Profit Landlord
- 94% Housing Retention Rate

Supportive Housing Services

- Youth & Family Services
- Older Adult Services
- Community Building



Wraparound Support Requires a Multitude of Services Here at Avalon

- **Mental Health and Chronic Disease Management:**
Full spectrum primary care services provided at co-located clinics at two of our supportive housing sites and via in-home assessment and care in partnership with Packard Health.
- **Substance Use and Recovery Services:**
Avalon support specialists are trained in motivational interviewing and harm reduction education. They also provide harm reduction supplies including clean syringes and Narcan, coordinate on-site Alcoholics Anonymous, Narcotics Anonymous, and other education groups.
- **Older Adult Services:**
Avalon's Older Adult Specialists and Home Health Aides provide hands-on assistance to help older residents (55+) with activities of daily living so they can age-in-place.
- **Returning Citizen Services:**
Avalon staff are embedded in the jail reentry services team, providing housing location and placement services from the jail.
- **Youth and Family Services:**
Avalon provides family-based services to assist head of households to liaison with local schools and governmental systems and advocate for their children's well-being and educational needs. Avalon and our partners also provide wellness and mindfulness programs, trauma-informed arts programming, teen groups and sports programming.
- **Food Assistance:**
Avalon provides weekly food pantries at five Avalon community resource centers in partnership with Food Gatherers to provide fresh, nutritious food. We also provide food delivery to homebound residents.

Washtenaw County PS/MH Millage Funding Overview

ATTACHMENT #3

AUGUST 2025

- Avalon received about \$1.1 million in 2024 that originate with the PS/MH Millage
 - ~\$390k from CMH for crisis response and supportive housing services
 - ~\$150k from WCSO for rapid re-housing and positive youth development
 - ~\$590k from AAHC for supportive housing services
- 20% of Avalon's supportive services are funded by the millage
 - 8% of Avalon's total budget across real estate development, property management, and services



Washtenaw County Public Safety and Mental Health Millage - Impact Areas

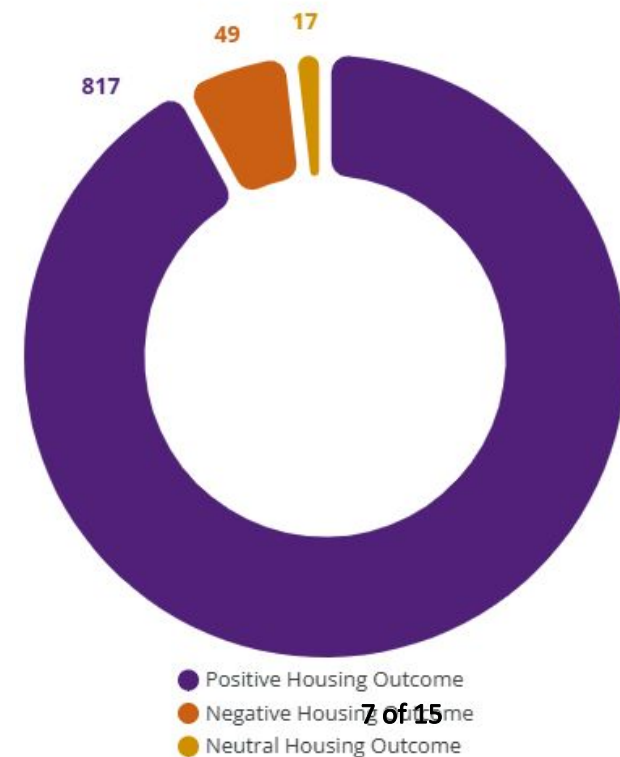
ATTACHMENT #3

AUGUST 2025

- **Permanent Supportive Housing (PSH)**
 - 14 FTE Support Coordinators serving AAHC and CMH contracts funded by PSMH millage dollars
 - Supports about 280 households to maintain housing, accomplish client-led goals, connect clients to resources in the community, and provide crisis response and intervention services
- **Rapid Re-Housing (RRH)***
 - 1 FTE funded through WCSO to locate housing, build client ability to pay rent, and exit clients to permanent housing after two years of gradually decreasing assistance
- **Positive Youth Development (PYD)**
 - WSCO funding expanded successful Ann Arbor program Community Leadership Revolution Academy (CLR) to Dexter-Chelsea

Housing Outcomes - PSH and RRH

- Avalon's housing retention rate for all permanent supportive housing programs and rapid re-housing programs in 2024 was **94% out of 883 households**
- 817 positive outcomes included staying in the program (n = 761) and leaving to an alternative permanent housing situation (n=56).
- Less than 6% (n = 49) of total households served had negative outcomes.
- Less than 2% (n = 17) had neutral housing outcomes.



Other Outcomes - PSH and RRH

- 97.3% of clients had **health insurance** after at least 1 year in their program
- 79% of clients report that they **are satisfied with the location** of their housing
- 69% of clients report that their **quality of life improved** since they came to Avalon
- 61% of clients report that their **independence improved** since they came to Avalon

Positive Youth Development

- With lease-up at The Grove, Avalon expects to provide services to more than 16% of the 1,482 school-age children living in poverty in Ann Arbor Public School District
- 73 youth participated in a new arts- and sports- centered positive youth development program between June 2023 and December 2024
- Interviews with participants found that youth had:
 - Improved relationships with trusted adults
 - Increased self-esteem and self-concept
 - Improved conflict resolution skills
 - Increased sense of community at family program sites

Avalon Has Four New Developments in the Pipeline

- 174 new units in the development pipeline

- City of Ann Arbor
 - The Grove at Veridian
 - Dunbar Tower
 - Hickory Way - Phase III

- City of Ypsilanti
 - 206 N. Washington

The Grove at Veridian

ATTACHMENT #3
AUGUST 2025



2260 Platt Road, Ann Arbor

- **Number of Units:** 50
- **Construction Start:** September, 2023
- **Tenant Move-In:** Summer, 2025
- **Property Manager:** Avalon
- **Service Provider:** Avalon & Ozone House
- **Architect:** Cornerstone Design
- **General Contractor:** Phoenix
11 of 15

Dunbar Tower

ATTACHMENT #3
AUGUST 2025



121 Catherine, Ann Arbor

- **Number of Units:** 63
- **Construction Start:** April, 2024
- **Tenant Move-In:** Feb. 2026
- **Property Manager:** AAHC
- **Service Provider:** Avalon
- **Architect:** Landon Bone Baker
- **General Contractor:** O'Neal

206 Washington

ATTACHMENT #3
AUGUST 2025



206 N Washington, Ypsilanti

- **Number of Units:** 22
- **Construction Start:** Summer, 2025
- **Tenant Move-In:** Sep. 2026
- **Property Manager:** Avalon
- **Service Provider:** Avalon
- **Architect:** Cornerstone Design
- **General Contractor:** Phoenix

Hickory Way - Phase III

ATTACHMENT #3
AUGUST 2025



1146 S Maple, Ann Arbor

- **Number of Units:** 39
- **Construction Start:** Feb. 2026
- **Tenant Move-In:** Sept. 2027
- **Property Manager:** Avalon
- **Service Provider:** Avalon
- **Architect:** Fusco, Shaffer and Pappas
- **General Contractor:** TBD

Permanent Supportive & Affordable Housing

What does success look like?

In 2024, 94% of our
tenants remained housed: **94%**

.....▶
The national supportive
housing retention rate: **84%**



Millage Funding 2025



August 11th, 2025

CORE VALUES

Empathy

We demonstrate care and compassion for one another by creating affirming spaces and assuming positive intent.

Equity

We seek to understand and counteract the effects of inequitable systems with informed consistency in our work and interactions.

Integrity

We act with the best intentions through holding ourselves and one another accountable and continuously strive to do the right thing in all situations.

Collaboration

We prioritize inclusion, connection, and teamwork across our organization and community to ensure all voices are heard.

Resilience

We approach our work with a sense of determination and with active hope for a positive future.

Safety

We promote an environment of physical and psychological safety, where people are free to be their authentic selves, learn from mistakes, and promote holistic wellbeing.

Mission, Vision And Core Values

Mission Statement

Ozone House provides holistic support and housing services that enhance the wellbeing and safety of young people through empowerment, advocacy, and connection.

Vision Statement

Ozone House aspires to end youth and young adult homelessness in Washtenaw County and surrounding communities



We Serve *Youth* and *Young Adults* Who Are...

Homeless

An individual... for whom it is not possible to live in a safe environment with a relative, and who has no other safe alternative living arrangement

Runaway

An individual who is less than 18 years of age and who absents himself or herself from home or a place of legal residence without the permission of a parent or legal guardian.

At-Risk of Homelessness or Running Away

An individual who is at-risk of being kicked out of the home due to family conflict, at-risk of juvenile justice or child welfare involvement, spends a significant amount of time on the street or in other areas that increase the risk to such youth for sexual abuse, sexual exploitation, prostitution, or drug and/or alcohol abuse.

In FY2024, we served over
4,000 young people

84% identifying as BIPOC

51% identifying as
LGBTQIA+

Millage Funded Activities

Residential and Non-Residential Services to homeless young adults 18-24. Services include:

- Intensive case management
- Life skills training
- Mental health/therapy
- Residential Youth Specialist support
- Screening and outreach
- Homelessness Diversion
- Collaboration with housing partners

Programs and Services

Education, Outreach, and Welcoming Department

Drop-In Center

- Day Services
- After-School

School Outreach

Community Events

24/7 Crisisline & Intervention

Education Project (partner w/WISD)

Employment Support

- WorkZone Internships

Peer Outreach Workers

PrideZone Support Group

Basic/Immediate Needs

Housing and Supportive Services Department

Case Management

- Rapid Rehousing
- Permanent Supportive Housing
- Transitional Living Program
- Prevention (minor youth shelter)
- Family Unification Program (FUP) Vouchers

Life Skills

Counseling

- Short-term (3 months)
- Individual, family, group

Residential Services Department

Safe Stay (Minor Youth Basic Care Shelter)

- Ages 10-17
- Up to 21 days
- 6 beds
- Parent *AND* Youth consent
- Goal: Family Reunification

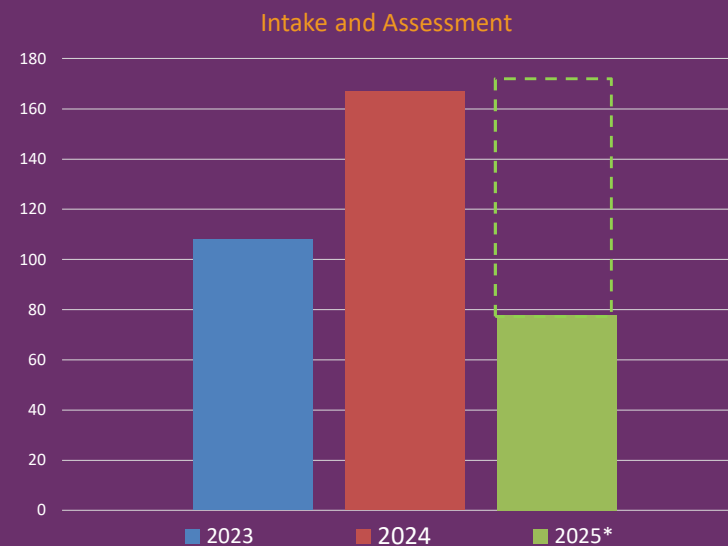
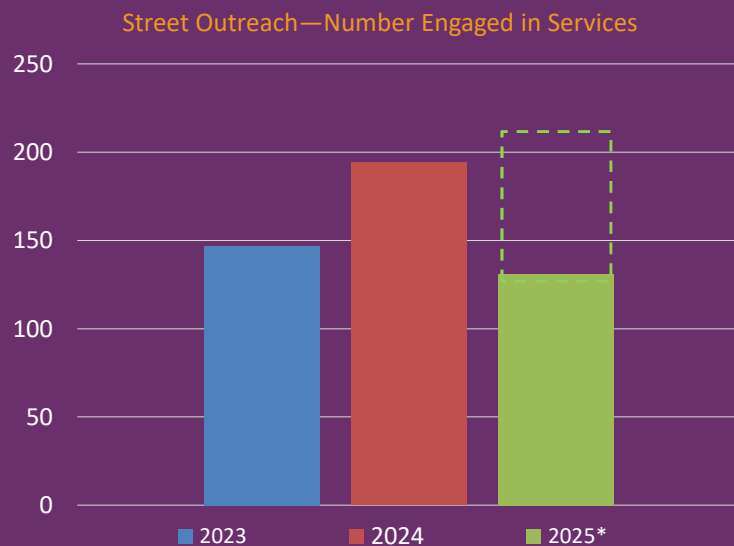
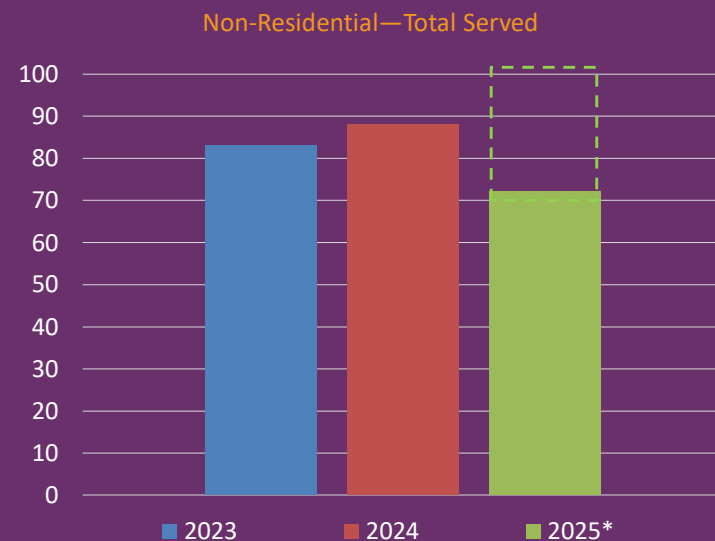
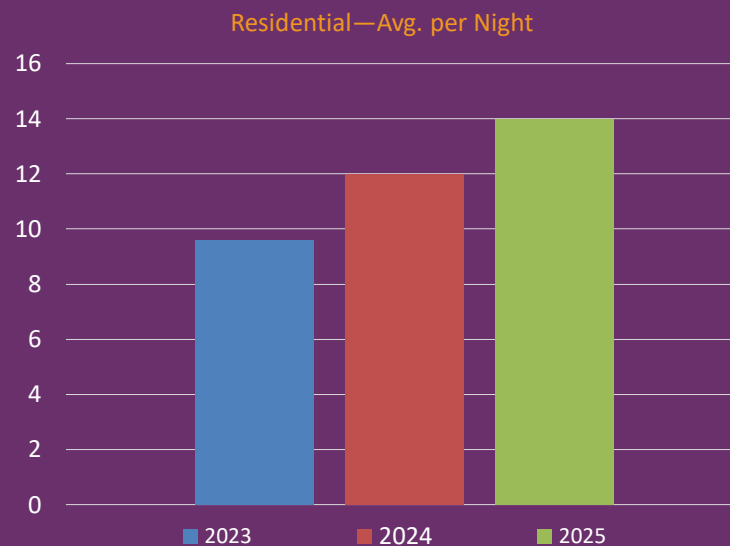
Miller House (Transitional Living Program)

- Ages 18-24 (intake by 22.5)
- Up to 18 months
- Congregate living
- Goal: Independent Living

MyTLP

- Ages 16-18*
- Up to 18 months
- Goal: Bridge to MH/Independent Living

Increased Program Capacity



Outcome Measurements

- Target: 66% of youth leaving TLP will be attending school, have graduated, or obtained a GED.
 - Results: 100% of youth are attending school or have graduated
- Target: 75% of youth leaving TLP will be employed or looking for work.
 - Results: 67% (4/6) of youth exiting TLP have ad employment
- Target: 90% of youth leaving a TLP will exit to a safe and stable destination.
 - Results: 83% (5/6) of youth have exited to a safe and stable destination
- Target: 100% youth will have increased self-sufficiency and independent living skills upon exit.
 - Result: 100% of youth have participated in life skills training

Continued Increased Capacity...

New Shelter

Funding Sources: Millage, MDHHS-TLP, ESP



Miller House

Funding Sources:

YHDP

Millage



Safe Stay

Funding Sources:

FYSB-BCP

MDHHS-OBCC

Thank you!

Please contact me with any questions or
for more information!

Danielle Zochowski, Associate Director
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