

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, November 12, 2025 - 2:00pm – 3:30pm (Zoom)

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 name and community they are representing.

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. Daytime and Overnight Winter Warming Centers – more information is accessible [here](#) and included in meeting packet

I. Daytime warming shelter (Ypsilanti): at Ypsilanti Freighthouse, 100 Market Place, 11/10 - 03/31/2026 (Monday – Thursday, 8am - 6pm)

II. Daytime warming shelter (Ann Arbor):

a. Overnight Shelter available every night beginning at 7pm, 11/10, – 04/14/2026 for Individuals at Delonis Center, 312 W Huron, Ann Arbor (Friday – Saturday)

b. Families can call or go to Alpha House (734-822-0220)

c. Youth and young adults (under age 25) can call or go to Ozone House (734) 662-2222

d. Survivors of sexual assault, intimate partner violence, dating violence, and stalking can call SafeHouse Center at 734-995-5444

B. The Washtenaw County Financial Empowerment Center (FEC) now offers Free Legacy Planning - Flyer included in meeting packet

C. Proposed HUD CoC Funding Cuts – Housing and Homelessness Impact Summary included in meeting packet

I. For additional information or questions please contact OCED CoC Supervisor, Kristin Kunes via email, kunesk@washtenaw.org

D. Member Announcements (All)

IV. Minutes

A. 09-10-2025 Meeting Minutes – Review & Approval (**ACTION**)

V. General Administration

A. UCEC 2025 Meeting Calendar – Discussion & Action (Jasmyne Townsend, OCED)

B. 2026 Action Plan Overview & Timeline (Jasmyne Townsend, OCED)

C. Update: Urban County Fiscal Year 2025 CDBG, HOME, & ESG Grant Agreements (Jasmyne Townsend, OCED)

D. Review & Discussion: Urban County Policy and Procedure Amendments (Tara Cohen & 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, December 10, 2025, 2:00 – 3:30pm
Location: Remote (Zoom)

Next Meeting: Wednesday, December 10, 2025, 2:00 – 3:30pm
Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING
Wednesday, September 10, 2025 - 2:00pm – 3:30pm (In-person)

Members in Attendance: Council Member Chris Watson (City of Ann Arbor); Bonnie Wessler (Department of Public Services, City of Ypsilanti); Laurie Lutomski (Community Resource Coordinator, Ypsilanti Township); Janet Dillon (Mayor Pro-Tem, City of Saline); Jessica West (Director of Community Development, Pittsfield Township); Supervisor Emily Dabish-Yahkind (Superior Township); Trustee Sandie Schultz (Sylvan Township); Supervisor Diane O’Connell (Ann Arbor Township)

Members Absent: Supervisor Laurie Fromhart (Bridgewater Township); Supervisor Lonnie Scott (Dexter Township); Supervisor Bill VanRiper (Lima Township); Supervisor Ronald Milkey (Manchester Township); Supervisor Larry Roman (Northfield Township); Supervisor Gary Whittaker (Salem Township); Supervisor Jim Marion (Saline Township); Supervisor Mike DeAngelo (Webster Township); Supervisor Charles Tellas (York Township); Mayor Jane Pacheco (City of Chelsea); Supervisor Todd Waller (Augusta Township); Supervisor Jillian Kerry (Scio Township); Mayor Shawn Keough (City of Dexter); Mayor Ed Kolar (City of Milan); Supervisor Pamela Byrnes (Lyndon Township)

Chair: Commissioner Katie Scott

OCED Staff Present: Jasmyne Townsend, Tara Cohen, Toni Kayumi, and Nathan Voght

Guests: None

Members of Public Present: None

I. Welcome & Introductions

Commissioner Scott called meeting to order at 2:30 pm.

Pursuant to [MCL 15.263 Sec.3](#), Ms. Townsend took roll call during which each member stated their name and their jurisdiction being represented (I.e. City or Township, Washtenaw County, State of Michigan).

Chris Watson: Representing City of Ann Arbor, Washtenaw County

Bonnie Wessler: Representing City of Ypsilanti, Washtenaw County

Laurie Lutomski: Representing Ypsilanti Township, Washtenaw County

Janet Dillon: Representing City of Saline, Washtenaw County

Jessica West: Representing Pittsfield Township, Washtenaw County

Sandie Schultz: Representing Sylvan Township, Washtenaw County

Diane O’Connell: Representing Ann Arbor Township, Washtenaw County

Emily Dabish-Yahkind: Representing Superior Township, Washtenaw County arrived at 2:50 pm

II. Public Comment

Commissioner Scott opened the meeting for public comment at 2:05 pm. No public comments received.

III. Announcements from Members and/or Staff

A. Member Announcements (All)

I. SEMCOG Pulse Survey – Region Survey on the Economy

- Townsend and Cohen sent the committee an email sharing SEMCOG’s Pulse Survey focusing on southeast residents’ perceptions on the Southeast’s Michigan Economy. The Survey can be accessed [here](#).

II. Cohen noted she received a notification from our HUD Representative stating Washtenaw County should receive our FY 2025 HUD CDBG, HOME, and ESG grant agreements soon.

Cohen reminded the committee the grant agreements will still need to be approved by Corporation Counsel.

- III. OCED Director Kayumi – Washtenaw County Emergency Management
- Director Kayumi provided an update from the annual Washtenaw County Emergency Management training. This training focused on what the Washtenaw County community would do if there was catastrophic flooding during winter.

IV. Minutes

A. 05-14-2025 Meeting Minutes – Review & Approval (**ACTION**)

Moved by West. Supported by Wessler.

Ayes – 7; Nays – 0, Motion carried.

V. General Administration

A. Public Hearing on Draft 2024 CAPER (Jasmyne Townsend, OCED)

Townsend presented a [2-page](#) summary of the 2024 CAPER report, which outlines the Washtenaw Urban County's accomplishments for the previous fiscal year through the use of CDBG, HOME, and ESG funds received from HUD. She noted that the 31-day Public Comment period began August 31, 2025, and would close September 30, 2025. Townsend said she plans to submit the final report to HUD by September 30th (per statutory deadline of 90 days after close of the reporting year).

The public hearing opened at 2:36 pm and was closed at 2:37 pm. There was no public comment received.

B. Presentation on Brownfield Authority (Nathan Voght, OCED)

OCED's Economic Development Specialist, Nathan Voght, provided a brief presentation on the Washtenaw County Brownfield Redevelopment Authority. His presentation was followed up by a Q & A.

(Q) Commissioner Scott – If the TIF program is used as a tool, is it more of an incentive for someone to develop a brownfield site more than a greenfield site?

(A) Nathan Voght – This program is to help close the financial gap if there is a gap that exists. This program should be used in support of those activities that are unique to brownfield because there is a financial gap.

(Q) Commissioner Scott – Can the Brownfield work in conjunction with the PACE Program?

(A) Nathan Voght – I did follow-up with Andy and Beth regarding this, and we had good conversation. There is still some discussion to be had on how and if Brownfield can work in conjunction with the PACE program based on the different eligibility requirements.

(Q) Janet Dillon – As far as housing development and eligibility, is mixed-used qualified?

(A) Nathan Voght – Yes, mix-used housing development would qualify.

C. Review & Discussion: Urban County Policy and Procedure Amendments (Jasmyne Townsend, OCED)

Townsend presented the proposed amendments to the current CDBG allocation policy and procedures. During the presentation Townsend encouraged the committee to share their feedback and to ask questions. The committee provided some feedback and suggestions to staff. However, due to time constraints of the meeting, staff were not able to get through all the proposed changes. Staff noted this topic would be revisited at the November meeting and updates on the proposed amendments would reflect what was discussed during this meeting. The proposed policy and procedure changes can be accessed [here](#) starting on page 25.

General Updates - Member Announcements

None

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

Commissioner Scott opened the meeting for public comment at 3:30 pm. No public comments received.

VII. Adjournment

**Motion to Adjourn – Moved Dabish-Yahkind. Supported by Lutumski.
Adjourned at 3:35pm**

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

DRAFT

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING Wednesday, November 12, 2025, 2:00pm- 3:30pm
--

AGENDA SUMMARY

UCEC 2025 Meeting Calendar – Discussion and Action (Jasmyne Townsend, OCED)

For the 2026 calendar year, OCED staff is proposing to continue with the same meeting frequency (7 total meetings) and meeting time (2:00 – 3:30 PM) approved for the 2025 calendar. Meetings will coincide with key Urban County deadlines and business items typically requiring member discussion or input. Additionally, staff is proposing to continue hosting in-person meetings at the Washtenaw County Learning Resource Center (4135 Washtenaw Avenue in Ann Arbor), with a Zoom option for public participation. If UCEC votes today to approve the proposed meeting calendar included in your packet, staff will send out invitations for the full 2026 year to ensure they are on members' calendars.

Proposed Dates:

March 11, 2026 (Virtual)	April 8, 2026 (In-person)	May 13, 2026 (In-person)
June 10, 2026 (Virtual)	September 9, 2026 (In-person)	November 11, 2026 (Virtual)
December 9, 2026 (Virtual)		

2026 Action Plan Overview & Timeline (Jasmyne Townsend, OCED)

Next month we will begin planning for the Annual Action Plan for Year 4 (Fiscal Year 2026) of the Five-Year Consolidated Plan covering Fiscal Years 2023 - 2027. Members should start thinking about their local CDBG project needs for the 2025 project application. Key milestones for plan development are as follows:

- 31-day public comment period on community needs: Dec. 1, 2025 – Jan. 2, 2026
- Virtual Public hearing for community needs: Dec. 10, 2025, at UCEC meeting
- 30-day public comment period/ Public hearings on Draft Plan: April 2026
- Approval of Final Plan: May 2026 (subject to delay based on HUD's release of formula allocation details)

With the continued goal of increasing member communities' understanding of the CDBG project life cycle, and roles and responsibilities of the local unit to ensure the successful implementation of local projects, OCED staff will be holding mandatory Subrecipient training for all local units submitting a 2026 CDBG project application and/or have available banked CDBG allocations. A brief virtual training will be offered twice in January and once in February to accommodate schedules. Please stay tuned for more details and training dates to be shared by the end of November.

Update: Urban County Fiscal Year 2025 CDBG, HOME, and ESG Grant Agreements (Jasmyne Townsend, OCED)

We received the unsigned 2025 HOME and HUD ESG grant agreements from HUD on September 10th. Corporation Counsel reviewed and approved the new language in these agreements, and these were signed by Commissioner Scott and sent back to HUD on September 17th. Unfortunately, HUD has not sent us back the County's executed grant agreements. There has been no communication from our HUD Detroit Field Office since the October 1st shutdown., and we do not anticipate receiving these executed grant agreements until Congress passes a budget and re-opens the federal government. Based on communication with our HUD CPD Representative in mid-September, we will not receive our 2025 CDBG grant agreement until we have met with their Office of Block Grant Assistance to discuss our CDBG timeliness challenges. We are aware of the impact the delayed grants cause for our subrecipients, especially nonprofits awaiting their 2025 contracts. Staff will continue to keep the community and subrecipients aware of any further updates.

Update: Amendments to Urban County Policy and Procedures (Discussion) (Tara Cohen & Jasmyne Townsend, OCED)

At the September meeting staff proposed several changes to the current Urban County Policy and Procedures and opened the floor for discussion and feedback. Prior to presenting a fully revised policy and procedures document in December, staff would first like your input on the updated proposal for a new CDBG Allocation Tier framework included in your packet. The enclosed document shows the current framework alongside a new framework, intended to reflect feedback received at the September meeting and to better address timeliness concerns. Some key revisions include:

1. Creation of a 3rd tier
2. Removal of “donor” communities from the tiers
3. Uses the HUD formula allocation, plus application of a different multiplier for each Tier

Under this framework, local units would receive a lump sums on alternating project years based on their assigned Tier, aiming for a total of 4 or 5 local units to carry out projects each program year. Some of the mechanics yet to be worked out include:

- Method for sequencing (i.e. assigning a program year) to local units within each Tier
- Method to address local units that aren’t project-ready for designated program year
- Method for re-allocating funds from canceled or over-funded projects to “back-up” activities (i.e. CDBG Down Payment assistance program for voucher holders, Single Family Rehab program).

Staff welcomes continued discussion and suggestion on these changes, to be incorporated into a full draft of the amended policy & procedures. Staff will present a full draft at the December meeting and instruct the Committee to take action at that time.

Funding update

To continue spending down the current CDBG balance and increase our ability to pass the next “1.5 timeliness test” in early May, staff have been exploring additional eligible activities to achieve more immediate CDBG spenddown. Since late September, OCED Director Kayumi and staff have met with other County departments to identify funding gaps for various public facilities eligible under CDBG regulations. Ultimately, staff decided to allocate \$800,000 in CDBG funding to support the costs of architectural/engineering services for the Eastern Washtenaw Community & Recreation Center (EWCRC) under way on the site of the former Cheney Elementary School in Superior and Ypsilanti Townships. This allocation does not affect communities with banked funds, and we continue to encourage those communities to carry out their projects in a timely fashion.

Additional Information

If you have any questions on any of the information included in this summary, please contact Jasmyne Townsend at 734-544-3056 or townsendj@washtenaw.org.



FOR IMMEDIATE RELEASE

CONTACT: Toni Kayumi
Director, Office of Community and Economic Development
kayumit@washtenaw.org
(734) 780-6527

WASHTENAW COUNTY ANNOUNCES 2025 – 2026 WINTER EMERGENCY SHELTER AND WARMING LOCATIONS

In preparation for winter, Washtenaw County has released information regarding daytime and overnight warming centers and other resources available during winter months.

WASHTENAW COUNTY, MI., October 31st, 2025 – Washtenaw County, in partnership with community organizations, is announcing the opening of its Winter Emergency Shelter and Warming Locations for the 2025–2026 season. These services ensure that people experiencing a housing crisis have access to safe, warm shelter and essential resources throughout the coldest months of the year.

The winter emergency shelter season runs from November 10, 2025 through April 14, 2026, pending weather conditions. Overnight shelter is available each night beginning at 7:00 p.m.

Washtenaw County Office of Community and Economic Development (OCED) Director Toni Kayumi, says “These collaborative community services are made possible through a strong coalition of housing partners known as the Washtenaw County Continuum of Care (CoC), which includes the Shelter Association of Washtenaw County, Alpha House, SafeHouse Center, Ozone House, Housing Access for Washtenaw County, and nearly 30 local organizations dedicated to preventing and ending homelessness. This work is further supported by the City of Ann Arbor, OCED which is Washtenaw County’s COC lead agency, and the Washtenaw County Board of Commissioners which allocated \$1.3 million to sustain these critical winter operations.”

For the latest shelter and warming location updates, visit www.bit.ly/washtenaw-warming (link). Information is subject to change based on weather and site availability.

Overnight Shelter and Access:

Contact Housing Access for Washtenaw County (HAWC) at 734-961-1999 to obtain a referral for overnight shelter.

After 5 p.m. or on weekends, individuals can go directly to the Delonis Center at 312 W. Huron St., Ann Arbor or call 734-662-2829.

After 5 p.m. or on weekends, families can go directly to Alpha House at 4290 Jackson Rd., Ann Arbor or call 734-822-0220.

Daytime Shelter:

Daytime warming locations will be available throughout the season through partnerships with local organizations.

Day shelter will be provided Monday through Thursday in Ypsilanti at the Freighthouse (100 Marketplace, Ypsilanti) and in Ann Arbor at rotating locations countywide. Weekend options are also available. For the most up-to-date schedule, please call 734-662-2829.

In addition to the listed daytime warming locations,

- Families seeking support can call Alpha House at 734-822-0220 (winter programming to end March 31st, 2026).
- Youth and young adults (under age 25) can call Ozone House at (734) 662-2222 or visit:
 - Monday–Friday, 9 a.m.– 5 p.m. at 1600 N. Huron River Dr., Ypsilanti (Main Office)
 - Tuesday and Thursday, 12 p.m.– 6 p.m. at 102 N. Hamilton, Ypsilanti (Drop-In Center)
- Survivors of sexual assault, intimate partner violence, dating violence, and stalking can call SafeHouse Center at 734-995-5444.

Services Available:

Shelter guests receive a safe place to sleep, meals, medical care, case management, and support connecting to permanent housing. Intake specialists work with individuals and families to access housing resources and develop a plan toward stability.

Health and Safety:

All locations follow established health and safety protocols.

###

About Washtenaw County Office of Community and Economic Development (OCED)

In service of our belief that all Washtenaw County residents deserve a high quality of life, OCED delivers critical programs and community initiatives in the areas of Human Services, Housing and Infrastructure, Community Development, and Economic Opportunity. We serve local individuals, families, and communities through a mix of direct services, public policy development, and investment of monetary and technical support.

To learn more, visit www.washtenaw.org/oced



SHELTER ASSOCIATION OF WASHTENAW COUNTY &

ALPHA HOUSE

WINTER PROGRAMS INFORMATION 2025-2026

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 10th, 2025 – April 14th, 2026 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 local groups. 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 10, 2025 – March 31, 2025
Zion Lutheran Church (Mon-Fri)	1501 W. Liberty, Ann Arbor	November 10, 2025 – Nov. 21, 2025
Ann Arbor Friend's Meeting	1420 Hill St, Ann Arbor	November 24, 2025 – December 5, 2025
Ann Arbor Day Site (Mon.-Fri.)	TBD	December 8, 2025 – January 9, 2026
St. Mary's Student Parish (Mon.-Fri.)	331 Thompson St, Ann Arbor	January 5, 2026 – January 30, 2026
First Congregational Church (Mon.-Fri.)	608 E. Williams, Ann Arbor	February 2, 2026 – February 13, 2026
First Baptist Church (Mon.-Fri.)	517 E. Washington St., Ann Arbor	February 16, 2026 – March 27, 2026
Delonis Center (Weekends only)	312 W. Huron St., Ann Arbor	November 10, 2025 – April 14, 2026



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





**Washtenaw
County
Financial
Empowerment
Center**

*Free One-on-One
Financial Counseling*

Legacy Planning

Make a plan for your loved ones in case you are unable to make financial and healthcare decisions for yourself.

How we can help

- ✓ Help you review insurance policies and property titles
- ✓ Show you how to add beneficiaries to financial accounts
- ✓ Provide education on legacy planning topics such as wills, Power of Attorney, and probate
- ✓ Help you understand different options for creating legacy planning documents **

☎ (734) 544-6748

✉ FEC@washtenaw.org

**We are unable to give legal advice



Proposed HUD CoC Funding Cuts Housing and Homelessness Impact Summary

Prepared by: Washtenaw County Office of Community and Economic Development (OCED) on behalf of Washtenaw County Continuum of Care (CoC)

Approved by the Washtenaw County CoC Board: October 22, 2025

Term	Definition
Continuum of Care Program (link)	HUD-funded initiative designed to assist individuals and families experiencing homelessness. The program aims to promote community-wide planning and strategic use of resources to address homelessness and improve coordination with other programs targeted to people experiencing homelessness
Permanent Supportive Housing (PSH) (link)	Combines long-term housing with rental subsidy and supportive services for people with the most complex barriers to housing stability
Rapid Re-Housing (RRH) (link)	Provides short-term rental assistance and case management to quickly move households out of homelessness
Transitional Housing (TH) (link)	Time-limited housing designed to bridge individuals and families from homelessness to permanent housing *Under the current administration, the program model is being proposed with harmful preconditions for housing resources
Chronic Homelessness (link)	Individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who: • Lives in a place not meant for human habitation (e.g., streets, cars, abandoned buildings), a safe haven, or an emergency shelter; and • Has been homeless in those conditions for at least 12 months continuously, or on 4 or more separate occasions in the past 3 years totaling at least 12 months combined.
HUD CoC Funded Entities *This includes housing provider subrecipients	Ann Arbor Housing Commission Avalon Housing Michigan Ability Partners (MAP) Ozone House

	Office of Community and Economic Development (OCED) SOS Community Services SafeHouse Center
--	---

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program provides essential funding that underpins Washtenaw County’s homelessness response system supporting staff, rental assistance, and housing operations for Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH) programs. Annually, Washtenaw County receives roughly \$7.3 million through this program. Emerging federal proposals signal substantial funding cuts and shifts in priorities from PSH and RRH toward Transitional Housing (TH), which could severely disrupt local operations and place hundreds of vulnerable residents at immediate risk of losing housing stability.

On July 3, 2025, HUD unexpectedly announced a new competition for Fiscal Year (FY) 2025 CoC Program funds, disrupting communities that had already planned on two-year grants. The new Notice of Funding Opportunity (NOFO) has not yet been released due to the government shutdown, delaying funding to homeless service providers. Historically, it takes six months or more from NOFO issuance to grant awards. If this timeline holds, awards may not be announced until late May 2026 or later. Meanwhile, some grants will begin expiring in April, with additional expirations each month.

Without timely intervention and funding, organizations may struggle to pay rent to landlords, cover operating costs, or meet payroll. Program participants risk eviction and homelessness, staff could be laid off, and bills may accrue late fees. While renewal grants are retroactive to the day after the previous grant expires, many organizations may face lasting operational and financial challenges unless state or local governments step in.

Key Sources:

- [Visualizing the Impacts of the President’s FY2026 Budget: Returns to Homelessness and Major Setbacks Could Be Ahead - National Alliance to End Homelessness](#) (link)
- [Trump admin looks at deep cuts to homeless housing program - POLITICO](#) (link)
- [Key Developments in FY2026 Negotiations and Program Funding - Corporation for Supportive Housing](#) (link)
- [CoC-Builds-NOFO-Exclusionary-Criterion-Analysis-02.pdf](#) (link)
- [How HUD’s Delays Will Impact Local and State Governments - National Alliance to End Homelessness](#) (link)
- [Sharable Graphics - National Alliance to End Homelessness](#) (link)

Local Context and Urgency

Even prior to these potential changes, local economic conditions have placed many residents at risk of housing insecurity. Washtenaw County has been identified as the most economically divided county in Michigan and among the most divided in the nation, according to the [Ann Arbor Area Community](#)

[Foundation's \(AAACF\) 2025 Economic Gap Report](#) (link). According to the [Michigan Association of United Ways' 2023 ALICE Report](#) (link), 41% of Michigan households (1.6 million) struggle to afford basic needs. Disparities persist, with 62% of Black and 44% of Hispanic households below the ALICE (Asset Limited, Income Constrained, and Employed) threshold, compared to 38% of White households. These inequities are mirrored in rates of literal homelessness in Washtenaw County, where 47% of single adults and 78% of family heads of household identify as black. Nearly 92% of families experiencing homelessness are headed by single mothers, underscoring the intersection of race, gender, and economic inequality (*Washtenaw County CoC, 2022 Racial Disparity Assessment*). Permanent Supportive Housing has demonstrated effectiveness in providing stable housing, this improves health outcomes and reduces recidivism to homelessness. In FY 2024, 93% of households enrolled in Permanent Supportive Housing (PSH) in Washtenaw County remained stably housed through year's end, a strong retention rate and one of the clearest indicators of program success. This outcome underscores the program's effectiveness in helping households sustain housing. However, reductions in homelessness funding would erode this progress, deepening existing disparities and jeopardizing stability for already marginalized families, especially children in parenting households.

Key Concern

Following the end of their FY2025 grant terms, HUD CoC-funded entities report limited reserves, typically three to six months, and would be unable to sustain housing and services during a prolonged funding lapse. HUD is also shifting toward a program model that provides only time-limited support to households experiencing homelessness, with preconditions such as sobriety and compliance with mental health treatment. This approach conflicts with Washtenaw County CoC's commitment to [Housing First](#) (link), an evidence-based strategy that prioritizes permanent housing without prerequisites or conditions. Without timely intervention, Washtenaw County risks increased unsheltered and street homelessness, longer durations of homelessness with associated mental health impacts, the loss of housing units set aside for homeless households, and the erosion of effective program models.

Immediate Action Needed

1. Support coordinated advocacy at the state and federal levels for HUD program stability and continuity
2. Authorize flexibility to reallocate or supplement existing local funds to maintain essential housing programs
3. Allocate \$2.38 million in local funds to sustain approximately 70% of Permanent Supportive Housing (PSH) program costs, including Rental Assistance and Supportive Services (Case Management), in order to maintain operations during any lapse in federal funding or potential federal funding reductions.

This figure represents the best current estimate and may be adjusted as additional information becomes available from federal and state partners. The overall need is expected to be higher.

Scope of Impact

Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH) provide the most evidence-based, trauma-informed, and cost-effective pathways to stability for people with the highest barriers to housing.

Agency	Project Type	# Households	# People	# Children 17 and under	# 55 +	# Fleeing DV < 1 year before program entry	# Veterans
Avalon Housing	PSH	175	256	61	72	18	8
Michigan Ability Partners (MAP)	PSH	105	107	1	55	3	4
Avalon Housing/Ozone House	PSH	7	8	1	0	1	0
SOS Community Services (SOS)	RRH	72	245	145	2	24	1

***Data source:** Homeless Management Information System (HMIS), report pulled on 10/15. Figures are subject to change as inflow and outflow fluctuate.

Agency	Project Type	# Households	# People	% Mental Health Disorder or Developmental Disability	% Alcohol or Drug Use Disorder	% Physical Disability
Avalon Housing	PSH	175	256	85%	42%	43%
Michigan Ability Partners (MAP)	PSH	105	107	78%	35%	39%
Avalon Housing/Ozone House	PSH	7	8	100%	0%	14%
SOS Community Services (SOS)	RRH	72	245	28%	3%	21%

***Data source:** Homeless Management Information System (HMIS), report pulled on 10/15. Figures are subject to change as inflow and outflow fluctuate.

****% Percentages** represent self-reported information that is documented in HMIS. Actual numbers are likely higher.

Agency	Project Type	# Households	# People	Racial Demographics	
Avalon Housing	PSH	175	256	Black	44%
				White	38%
				Multi-racial	13%
				Hispanic	4%
				Asian	>1%
				American Indian	>1%
Michigan Ability Partners (MAP)	PSH	105	107	Black	40%
				White	48%
				Multi-racial	6%
				Hispanic	5%
				Asian	>1%
				American Indian	>1%
Avalon Housing/Ozone House	PSH	7	8	Black	38%
				White	38%
				Multi-racial	13%



				Hispanic	0%
				Middle Eastern/North African	13%
SOS Community Services (SOS)	RRH	72	245	Black	70%
				White	10%
				Multi-racial	6%
				Hispanic	9%
				Asian	1%
				Middle Eastern/North African	2%
*Data source: Homeless Management Information System (HMIS), report pulled on 10/15. Figures are subject to change as inflow and outflow fluctuate. **% Percentages represent self-reported information that is documented in HMIS.					

Projected Impact Timeline

Potential impacts beginning as early as April 1, 2026

Immediate Impacts	Potential Implications
Federal uncertainty is already straining local systems. Demand from households newly entering homelessness is outpacing available housing and shelter resources.	-Slowed intake for Permanent Supportive Housing and Rapid Re-Housing programs -Freeze on new HUD (federal housing) grants -Potential lapse in rental assistance for currently housed residents
Medium-Term Impacts	Potential Implications
If funding delays or reductions occur, agencies will be forced to scale back or reconfigure housing models and staffing levels.	-Fewer case managers available to support clients -Longer timelines to rehouse people experiencing homelessness -Increased use of emergency shelters -Rising number of unsheltered individuals -Loss of housing units that cannot be sustained locally
Long-Term Impacts	Potential Implications
Without restoration of full HUD support, the local homelessness response system will face structural decline.	-Reduced ability to keep people stably housed -Diminishing partner agency capacity -Longer wait times (currently averaging 400 days for individuals and 144 days for families) -Permanent loss of Permanent Supportive Housing infrastructure -Sharp increase in unsheltered homelessness -County potentially forced to assume emergency shelter and housing costs

CoC Readiness and Commitment

The Office of Community and Economic Development (OCED) and partner agencies are actively preparing contingency scenarios to sustain housing and services amid potential HUD CoC funding disruptions. Efforts include:

- **Maximizing** drawdown of existing HUD CoC funds before any potential lapse
- **Exploring** conversion of PSH and RRH units to Transitional Housing models, if required by HUD
- **Partnering** with current clients and people with lived experience of homelessness to inform and guide any program pivots
- **Identifying** existing local or federal funding sources that can be repurposed, where permitted and appropriate
 - As the passthrough entity, OCED is looking into HUD HOME American Rescue Plan (ARP), Emergency Solutions Grant (ESG), New Human Services, High Impact, Winter Shelter, and CoC Planning Grant funding
- **Pursuing** new philanthropic and millage opportunities to supplement system resources
- **Coordinating** communication, compliance, and fiscal oversight to maintain system stability
- **Preparing** a comprehensive funding request once all contingency options have been fully explored

CoC Goal

Preserving housing and services for households with the highest barriers to stability, with a specific focus on maintaining Permanent Supportive Housing infrastructure - our most cost effective intervention for individuals with disabilities or chronic health conditions experiencing homelessness.

Conclusion

While the Fiscal Year 2026 budget negotiations remain ongoing, the proposals would severely disrupt local operations and place hundreds of vulnerable residents at immediate risk of losing housing. If implemented, the proposals will shift the structure of how funds are routed to communities, prioritizing state and local government agencies receiving Emergency Solutions Grant (ESG) over direct to agency grants. While Washtenaw County's existing infrastructure positions us to respond appropriately to this shift, it does not address the looming funding gaps. Washtenaw County's homelessness response system has built proven pathways from crisis to stability. Federal disruption threatens to unravel this progress. Proactive local support will ensure the County can preserve critical housing resources, protect vulnerable residents, and sustain system capacity through federal uncertainty.

Washtenaw County Continuum of Care (CoC)

Kristin Kunes, CoC Supervisor



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future



Proposed HUD CoC Funding Cuts Impact Summary

Prepared by OCED on behalf of
Washtenaw County's Continuum of Care



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Purpose

- **Inform** → Present the facts and projected impacts of the funding cuts
- **Clarify** → Help increase understanding to the broader system implications and what's at stake
- **Mobilize** → Inspire urgency and drive toward supporting mitigation strategies or responses



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

Why This Matters

Every year, HUD's Continuum of Care (CoC) program brings about **\$7.3 million** into Washtenaw County. That money currently funds housing and services for over **600 residents** — including children, seniors, veterans, individuals with physical, mental health, developmental disorders, and survivors of domestic violence.

Loss or substantial shifts to this funding would severely disrupt local operations and place hundreds of vulnerable residents at immediate risk of losing housing stability.



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

What is the HUD CoC Program?

The Continuum of Care — or CoC — is HUD's main program for ending homelessness. It funds local organizations that provide rental assistance, supportive housing, and case management to individuals and families that are experiencing literal homelessness.

Think of it as a coordinated system: emergency shelters, rapid re-housing, and long-term housing programs working together to move people from crisis to stability.

Crisis → Emergency Shelter → Rapid Re-Housing → Permanent Supportive Housing



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future



Who We Serve

Homelessness in Washtenaw County
doesn't affect everyone equally



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Who We Serve

- Nearly **78% of families** experiencing homelessness are headed by Black women
- **92%** of families are led by single mothers
- and nearly half of single adults identify as Black

These numbers show that housing instability is deeply tied to racial, gender, and economic inequities. Cuts to this funding would hit those communities hardest.

Washtenaw County CoC, 2022 Racial Disparity Assessment



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Our Local Partners

- This system isn't run by one agency — it's a partnership. Avalon Housing, SOS Community Services, Ozone House, Michigan Ability Partners, SafeHouse, Ann Arbor Housing Commission and others all deliver essential housing and case management programs funded through the CoC.
- When this funding is disrupted, it affects the entire network



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

What's Changing at the Federal Level?

The proposed federal changes shift funding away from **Permanent Supportive Housing** and **Rapid Re-Housing** — programs that have been proven to work — and instead, prioritize **Transitional Housing**, which is short-term.

These changes also add barriers like sobriety or treatment compliance before someone can access housing — a direct departure from our **Housing First** model.

Housing First (Current Model)	Conditional Model (New Model)
Long-term stability (RRH, PSH)	Short-term transitional housing (TH)
No preconditions for housing	Requires sobriety/mental health compliance
Proven to reduce homelessness	Expected to increase returns to homelessness



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

If these cuts go through, the immediate effects are severe with potential impacts beginning as early as April 1, 2026

Immediate Impact	Medium Impact	Long-Term Impact
Delays in housing placements, frozen federal grants, and possible loss of rental assistance.	Fewer staff and housing resources mean slower rehousing, fuller shelters, and rising unsheltered homelessness.	Reduced stability, shrinking capacity, longer waits, and rising unsheltered homelessness — putting permanent housing and county resources at risk.

Local Impact of Cuts



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

Why This Matters Beyond Housing

- Permanent Supportive Housing doesn't just save lives — it saves public dollars
- Providing housing and services costs far less than cycling people through shelters, emergency rooms, and jails
- This is a cost-effective, evidence-based approach that keeps our community healthier and more stable



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

CoC Readiness: What We're Doing

Our team isn't waiting

We're Acting

- ✓ Maximizing every HUD dollar
- ✓ Exploring conversions to project models
- ✓ Partnering with one another and clients
- ✓ Identifying and pursuing alternate funding sources

But these efforts can only go so far without local and state-level backup



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

What We Need

We need your support to protect the stability of our community

1. **Join state and federal advocacy efforts** for HUD program stability
2. **Champion local solutions** to fill the funding gap and preserve proven programs. Your action now can prevent hundreds of residents from losing housing later
3. **Authorize contingency measures** to sustain rental assistance and case management if federal funds lapse



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Closing Message



Washtenaw County's homelessness response system has built proven pathways from crisis to stability.

Federal disruption threatens to unravel that progress but with proactive local leadership, we can protect housing, preserve dignity, and prevent homelessness.

Together, we can ensure no one loses their home because of a federal budget decision.



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future



Questions



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Thank you

For more information or to get involved, contact OCED

Kristin Kunes
CoC Supervisor
kunesk@washtenaw.org
734-366-6853



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE

2026 MEETING SCHEDULE

DRAFT

The Washtenaw Urban County Executive Committee will hold its meetings from 2:00 – 3:30 PM on the following dates.

March 11, 2026 (Virtual)

April 08, 2026 (In-person)

May 13, 2026 (In-person)

June 10, 2026 (Virtual)

September 9, 2026 (In-person)

November 11, 2026 (Virtual)

December 09, 2026 (Virtual)

For additional information on these meetings, contact Jasmyne Townsend, (734) 544-3056, townsendj@washtenaw.org.

Meetings marked as “In-person” will be held at the Washtenaw County Learning Resource Center (LRC), 4135 Washtenaw Ave, Ann Arbor, MI 48107 and are open to the public.

A Zoom option will be made available for public participation for all meetings. Meeting details, including Zoom links, are posted online at: www.washtenaw.org/calendar

Please note that closed captions will be enabled in Zoom. The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days' notice to the County of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should contact the County of Washtenaw by calling the following: Phone (734) 222-6850, TDD (734) 994-1733.



Urban County Policy & Procedures for CDBG Allocations to Local Units

Comparison of Current vs Proposed Tier Framework

Current Policy			Proposed for FY26		
Tier 2 (< \$20k allocation)			Tier 3 (< \$12k allocation)		
<i>Bank 5 years to Spend in Year 6</i>			<i>Allocation Available Every 5 Years</i>		
Local Unit	Annual	Cumulative Yr 1-6	Local Unit	Annual	Allocation (annual x5.5)
Bridgewater Township	\$2,733	\$16,397	City of Dexter	\$6,989	\$38,439
Lyndon Township	\$3,480	\$20,883	City of Chelsea	\$11,066	\$60,861
Saline Township	\$3,788	\$22,730			
Sylvan Township	\$4,649	\$27,892			
Lima Township	\$5,012	\$30,069			
City of Dexter	\$6,989	\$41,934			
Ann Arbor Township	\$7,409	\$44,454	Tier 2 (\$12k - \$20k allocation)		
Manchester Township	\$9,190	\$55,140	<i>Allocation Available Every 3 Years</i>		
Webster Township	\$9,261	\$55,568	Local Unit	Annual	Allocation (annual x3.5)
Augusta Township	\$9,587	\$57,521	City of Milan	\$13,375	\$46,811
City of Chelsea	\$11,066	\$66,394	Northfield Township	\$14,483	\$50,690
Salem Township	\$11,168	\$67,007	Saline City	\$14,873	\$52,056
Dexter Township	\$11,580	\$69,482			
York Charter Township	\$12,045	\$72,270			
City of Milan	\$13,375	\$80,247			
Northfield Township	\$14,483	\$86,896			
Saline City	\$14,873	\$89,238			
Tier 1 (> \$20k allocation)			Tier 1 (\$21k - \$300k allocation)		
<i>Bank 2 years to Spend in Year 3</i>			<i>Allocation Available Every 2 Years</i>		
Local Unit	Annual	Cumulative Yr 1-3	Local Unit	Annual	Allocation (annual x3)
Scio Township	\$29,957.46	\$89,872.38	Superior Township	\$35,250	\$105,750
Superior Township	\$35,249.96	\$105,749.88	Ypsilanti City	\$78,015	\$234,046
Ypsilanti City	\$78,015.28	\$234,045.84	Pittsfield Township	\$79,756	\$239,268
Pittsfield Township	\$79,755.99	\$239,267.97	Ypsilanti Township	\$160,147	\$480,441
Ypsilanti Township	\$160,147.09	\$480,441.27			
Excluded from Tiering			Tier 0 (> \$300k allocation)		
<i>Allocation Available Annually</i>			<i>Allocation Available Annually</i>		
Local Unit	Annual	Allocation (annual x1)	Local Unit	Annual	Allocation (annual x1)
City of Ann Arbor	\$437,505	\$437,505	City of Ann Arbor	\$437,505	\$437,505
*Historically or Anticipated "Donor" Communities					
*Communities with successful track record on CDBG facility/infrastructure projects over 2 decades					
*Communities with CDBG projects planned for 1-3 years out; local leadership/staff engaged with Urban County					
*TBD: Milan joined this year (FY25)					
NOTE: City of Ann Arbor is currently excluded from banking due to relative size of allocation and in consideration of City's long-time practice to commit around 40% of their annual CDBG funds to Ann Arbor-based CHDOs (Community Action Network & Peace Neighborhood Center)					

Estimated Annual Projects & Average CDBG Spenddown per Fiscal Year			
Tier	# Projects per Year	Average Project Budget	Average Annual Spend
Tier 3	0.4	\$49,650	\$19,860
Tier 2	1	\$49,852	\$49,852
Tier 1	2	\$264,876	\$529,752
Tier 0	1	\$437,505	\$437,505
TOTAL	4		\$1,036,970