

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING Wednesday, December 10, 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 22-007. 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 City or Township where they are physically located for remote participation.

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):
 1. 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)
 2. Families can call or go to Alpha House (734-822-0220)
 3. Youth and young adults (under age 25) can call or go to Ozone House (734) 662-2222
 4. Survivors of sexual assault, intimate partner violence, dating violence, and stalking can call SafeHouse Center at 734-995-5444

IV. Minutes

A. 11-12-2025 Meeting Minutes – Review & Approval (ACTION)

V. General Administration

- A.** Public Hearing: Needs Assessment for 2026 Fiscal Year Annual Action Plan (Jasmyne Townsend, OCED)
- B.** Home Improvement Programs Overview (Aaron Kraft, OCED)
- C.** Housing & Homelessness Impact Summary – Washtenaw CoC Presentation (Kristin Kunes, OCED)
- D.** Review & Action: Urban County Policy & Procedures Amendments (Tara Cohen & Jasmyne Townsend, OCED)
- E.** 2025 Fiscal Year Roster Updates & Designee Forms (Jasmyne Townsend, OCED)
- F.** 2026 Fiscal Year CDBG Project Applications (Jasmyne Townsend, OCED)
- G.** 2026 Fiscal Year Annual Action Plan Timeline Overview – Discussion only (Jasmyne Townsend, OCED)

VI. Public Comment

VII. Adjournment

Next Meeting: Wednesday, March 11, 2026, 2:00 – 3:30pm
Location: Remote (Zoom)

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

Members in Attendance: Council Member Chris Watson (City of Ann Arbor); Laurie Lutomski (Community Resource Coordinator, Ypsilanti Township); Janet Dillon (Mayor Pro-Tem, City of Saline); Jessica West (Director of Community Development, Pittsfield Township); Supervisor Diane O'Connell (Ann Arbor Township); Trustee Linda Adams (Augusta Township); Christopher Cheng (Project Manager, Scio Township); Council Member Kate Henson (City of Chelsea)

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 Shawn Keough (City of Dexter); Mayor Ed Kolar (City of Milan); Supervisor Pamela Byrnes (Lyndon Township); Supervisor Emily Dabish-Yahkind (Superior Township); Supervisor Amanda Nimke (Sylvan Township); Mayor Nicole Brown (City of Ypsilanti)

Chair: Commissioner Katie Scott

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

Guests: Gregory Dill (Administrator, Washtenaw County); Doug Jackson (Clerk, Sylvan Township)

Members of Public Present: None

I. Welcome & Introductions

Commissioner Scott called meeting to order at 2:04 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 and location from which they are attending remotely (I.e. City or Township, Washtenaw County, State of Michigan).

Janet Dillon: Representing City of Saline, Calling in from City of Saline, Washtenaw County

Chris Cheng: Representing Scio Township, Calling in from Scio Township, Washtenaw County

Linda Adams: Representing Augusta Township, Calling in from Augusta Township, Washtenaw County

Laurie Lutomski: Representing Ypsilanti Township, Calling from Ypsilanti Township, Washtenaw County

Diane O'Connell: Representing Ann Arbor Township, Calling in from Ann Arbor Township, Washtenaw County

Jessica West: Representing Pittsfield Township, Calling in from Pittsfield Township, Washtenaw County

Kate Henson: Representing City of Chelsea, Calling in from City of Chelsea, Washtenaw County

Chris Watson: Representing City of Ann Arbor, calling from City of Ann Arbor, Washtenaw County joined the Zoom at 2:10 pm

II. Public Comment

Commissioner Scott opened the meeting for public comment at 2:06 pm. No public comments received.

III. Announcements from Members and/or Staff

A. Member Announcements (All)

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

IV. Minutes

- A. 09-10-2025 Meeting Minutes – Review & Approval (**ACTION**)
Moved by West. Supported by Dillon.
Ayes – 8; Nays – 0, Motion carried.

V. General Administration

- A. **UCEC 2025 Meeting Calendar – Discussion and Action (Jasmyne Townsend, OCED)**
For the UCEC 2026 Meeting Calendar, OCED staff proposed to continue to keep the same meeting frequency (7 total meetings) and meeting time (2:00 – 3:30pm) from the 2025 calendar. Townsend noted that the November 2026 meeting will be held on the first Wednesday due to the second Wednesday falling on Veterans Day. Meetings will continue to coincide with key Urban County deadlines and business items typically requiring member discussion or input.

UCEC 2026 Meeting Calendar

March 11, 2026 (Virtual)
April 08, 2026 (In-person)
May 13, 2026 (In-person)
June 10, 2026 (Virtual)
September 09, 2026 (In-person)
November 04, 2026 (Virtual)
December 09, 2026 (Virtual)

- B. **2026 Action Plan Overview & Timeline (Jasmyne Townsend, OCED)**
Townsend announced December will begin the planning for the Annual Action Plan for Year 4 (Fiscal Year 2026) of the Five-Year Consolidated Plan covering Fiscal Years 2023-2027. Townsend noted that members should start to think about their local CDBG project needs for the 2026 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, 2026, 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 timing)

Additionally, staff announced they will continue to require mandatory subrecipient training sessions as part of the planning process. The goal for these trainings is to increase member communities' understanding of the CDBG project life cycle, roles, and responsibilities of the local unit to ensure successful implementation of local projects utilizing CDBG funds. Staff intends to offer two training sessions in January, and one in February. Townsend will send out training dates by the end of November.

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

Townsend reported that the County received unsigned 2025 HOME and HUD ESG grant agreements from HUD on September 10th. Corporation Counsel approved the updated language, and grant agreements were signed by Commissioner Scott and returned to HUD on September 17th. HUD has yet to return the fully executed agreements, and no communication has been received from the Detroit Field Office since the start of the government shutdown beginning on October 1st. Staff expressed they do not anticipate the signed agreements until the federal budget is passed and the government reopens.

In addition, staff noted that the 2025 CDBG grant agreement will not be issued until the County meets with HUD's Office of Block Grant Assistance in reference to the County's CDBG timeliness challenges. Staff intends to keep the committee informed on any updates received.

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

At the September meeting staff proposed several changes to the current Urban County Policy and Procedures and opened the floor for discussion and feedback. As a follow-up to that conversation, staff presented a new CDBG Allocation Tier framework and opened the floor for discussion and feedback. Prior to opening the floor for discussion, staff noted the goal is to gather additional feedback to then present a final version of new Urban County Policy and Procedures at the December meeting for members to consider for possible action. Some of the key revisions included:

1. Creation of a 3rd tier
2. Removal of "donor" communities from the tiers
3. Use of the HUD formula allocation, plus application of a specific multiplier for each Tier

Under the new framework, local units would receive a lump sum 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. Staff welcomed continued discussion and suggestions on the presented changes, to be incorporated into a full draft of the amended policy & procedures. Some of the mechanics yet to be determined included the following:

- 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 noted that if committee members wanted to share additional questions, comments or would like to schedule a meeting to review to please reach out to Tara or Jasmyne. This new Tier Framework can be found on pages 35-36 [here](#).

Questions from Members (paraphrased):

- Based on the revised framework how will "Donor Communities" be included for future planning?
- If a "Donor Community" wants to continue to be a donor community, should there be some type of annual letter or document confirming that?
- If the community up for rotation has no project prepared or is not ready to begin, where will that community be placed in the rotation?

- How will staff balance communities who are consistently prepared to do projects in a tier with communities who are struggling to get projects off the ground?
- If a community is not in rotation for the first project cycle will their “banked funds” be made available to them when they are ready to carry out a project?
- If a community has older/banked funds, will they be prioritized higher than communities who do not have any older/banked funds?
- How far in advance will communities be notified they are up for a specific project year?
- What are some ways communities within the same tier can communicate their project readiness to gauge which community should be up for rotation?

Suggestions from Members (paraphrased):

- Communities with older/banked funds should be considered first in rotation in order to help meet spenddown goals.
- There should be some form of notification sent out to Local Units being proposed as “Donor Communities,” to confirm their status. This notification should also include instructions on when a community can opt in for a future Tier rotation.
- In regard to determining project readiness, staff should consider creating a project rubric for communities to follow when preparing project applications.
- Consider creating an agreement for “Donor Communities” who may want to be separate from the Tier framework but still would like to receive their annual allocation. This same agreement would acknowledge that said community is choosing to forfeit their chance at a bigger lump sum of an allocation.

Funding update

Cohen explained that to continue spending down the current CDBG balance and increase our ability to pass the next “1.5 timeliness test” in early May, staff explored 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. Cohen share that staff has 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.

General Updates - Member Announcements

- A. City of Saline Townhall (Janet Dillon)
 - a. City of Saline will host a townhall meeting on Saturday 11/15 at their city hall in support of Thorncrest apartment residents who are being abruptly evicted due to new management. The goal of this townhall is to help these residents navigate this unfortunate situation. City of Saline is asking that neighboring communities help support and provide resources for these residents during this process. More information can be found [here](#).

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 3:26pm. No public comments received.

VII. Adjournment

Motion to Adjourn – Moved by Lutomski. Supported by West.

Adjourned at 3:27pm

Next Meeting: Wednesday, December 10, 2025, 2:00 – 3:30pm

Location: Remote (Zoom)

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING Wednesday, December 10, 2025, 2:00pm- 3:30pm

AGENDA SUMMARY

Public Hearing: Needs Assessment for 2026 Fiscal Year Annual Action Plan (Jasmyne Townsend, OCED)

Prior to the public hearing, OCED's Jasmyne Townsend will provide a brief presentation on the public input process and context for development of the 2026 Annual Action Plan.

Every year, the Washtenaw Urban County submits to the U.S. Department of Housing and Urban Development (HUD) an Annual Action Plan to identify specific projects and programs that the County intends to implement with Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) funds and Emergency Solutions Grant (ESG) funds.

The Urban County Executive Committee and its staff gauge community needs as part of the planning process for the Annual Action Plan every year. We do this in two ways:

1. Holding a 31-day comment period where we solicit citizen input on housing and public infrastructure needs in the Washtenaw Urban County for the 2026 Annual Action Plan. **The public comment period for community needs began December 1, 2025, and ends January 2, 2026.** A public notice was published in the Ann Arbor News as well as Mlive.com and posted on the County OCED website (<https://www.washtenaw.org/oced>) on November 20, 2025.
2. Holding a public hearing (today, Dec. 10, 2025) at the Urban County Executive Committee to further provide for citizen input.

CDBG, HOME, and ESG funds will be utilized to address housing and community development needs in the Urban County during the period July 1, 2026– June 30, 2027. The goals for investment of funds from HUD are to strengthen our local communities, particularly in lower-income areas, with services and projects that include:

- Affordable housing (homeowner and rental);
 - e.g. homeownership assistance, acquisition, rehabilitation, new construction
- Community infrastructure and facility improvements;
 - e.g. parks improvements, community center expansions/improvements, non-motorized and accessibility improvements
- Human services provided by local non-profits;
 - e.g. community-based development organizations; New Human Services Partnership funding for human services through local non-profits
- Assistance for low- and moderate-income homeowners to maintain their homes;
 - e.g. OCED Single Family Rehab Program for Owner-Occupied Homes (critical repair, roof, air conditioner, ADA ramps)
- Services for individuals and families experiencing homelessness.

Any comments or questions should be directed to Jasmyne Townsend at townsendj@washtenaw.org or 734-544-3056.

Home Improvement Programs Overview (Aaron Kraft OCED)

Washtenaw County's OCED Housing Program Supervisor, Aaron Kraft, will provide a brief presentation overview on the County's Home Improvement programs, which provide services for free or through zero interest, deferred loans to income-eligible homeowners and renters throughout all of Washtenaw County. There will also be an opportunity for a Q & A. The presentation and flyers are also included in your packet.

Housing & Homelessness Impact Summary – Washtenaw CoC Presentation (Kristin Kunes, OCED)

Washtenaw County's OCED Housing & Continuum of Care Supervisor Kristin Kunes will provide a brief presentation on the Proposed HUD CoC Funding Cuts Impact Summary. This presentation will increase committee members understanding of the proposed funding cuts and the projected impact on homelessness in Washtenaw County. There will also be an opportunity for a Q & A. The presentation and summary are included in your packet.

Review & Action: Urban County Policy & Procedures Amendments (Tara Cohen & Jasmyne Townsend, OCED)

In your packet are the proposed amendments to the current policies and procedures. OCED staff will present the proposed changes and open the floor for committee discussion.

Draft Motion Language: The Urban County Executive Committee moves to approve the proposed amendments to the Community Development Block Grant (CDBG) Policies and Procedures for CDBG Allocations to Local Units (last revised 3/3/2021), as presented by OCED staff, to incorporate any further revisions as agreed upon during today's meeting, to take effect for the FY2026 Action Plan.

2025-26 Roster Updates & Designee Forms (Jasmyne Townsend, OCED)

Within your meeting packet is the most current FY2025-26 roster. All newly elected Supervisors or Mayors must submit a new Urban County Designee Form for OCED's files, regardless of whether you are keeping or changing your predecessor's designee. Please complete and sign the 2025-26 designee form included in your packet and submit to Jasmyne Townsend via email at townsendj@washtenaw.org by January 3, 2026.

If you are a new Supervisor or Mayor and do **not** wish to have a designee, you are not required to submit a Designee form, but you should email Jasmyne by January 3rd to communicate that you will not be assigning a designee to the UCEC.

2026 Fiscal Year CDBG Project Applications (Jasmyne Townsend, OCED)

Below are the upcoming critical deadlines for accessing HUD entitlement funding in the 2026 Fiscal Year:

- January 23, 2026: [RFP #8861](#) Affordable Housing Proposals due (Note: This RFP includes but is not limited to 2026 HOME funds, carry-over HOME, and HOME Program income)
- February 27, 2026: [CDBG Local Project Applications](#) due

A separate email will be sent in the coming weeks to all UCEC members with links to the 2026 CDBG Local Project Application, *estimated* CDBG allocations, and the 2026 Pre-Application Packet. The most current Low-Moderate Income Maps for local jurisdictions are also available on the same page: www.washtenaw.org/urbancounty. It is strongly recommended that everyone read the Pre-Application Packet carefully before submitting a project application.

As discussed in previous years, data used to calculate each jurisdiction's estimated CDBG allocation are from public data sources: [U.S. Census Bureau's American Community Survey](#) (ACS), and [HUD's Comprehensive Housing Affordability Strategy data sets](#) (CHAS). The formula is explained in detail on the *Apply for Funding* page mentioned above.

Subrecipient Training Schedule: With a goal of increasing member communities' understanding of the CDBG project life cycle, and roles and responsibilities, 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. Staff will send calendar invites for the dates below. If any committee member cannot attend the following sessions, staff can schedule one-on-one meetings to review the material.

Training Schedule:

- Session 1 – Thursday, January 22, 2026, 10 am – 11:00 am
- Session 2 – Thursday, January 29, 2026, 1:30 pm – 2:30 pm

- Session 3 – Thursday, February 19, 2026, 11 am – 12:00pm

2026 Annual Action Plan Timeline Overview – Discussion only (Jasmyne, Townsend, OCED)

The month of December begins the planning process for the Annual Action Plan for Year 4 (Fiscal Year 2026) of the Five-Year Consolidated Plan that covers Fiscal Years 2023 - 2027. Key milestones for plan development are as follows:

- Dec. 1, 2025 – Jan. 2, 2026: 31-day public comment period on community needs
- Dec. 9, 2025: Virtual Affordable Housing RFP #8861 Pre-Bid Meeting*
- Dec. 10, 2025: Virtual Public hearing for community needs (at UCEC meeting)
- Jan. 16, 2026: 2026 CDBG Project Application Forms available for Urban County member communities
- Jan. 23, 2026: RFP #8861 submission due by 4 p.m.
- February 27, 2026: 2026 CDBG Project Applications Forms due by 4 p.m.
- March 11, 2026: OCED shares RFP #8861 Affordable Housing funding recommendations
- March 27, 2026: Draft 2026 Action Plan available for review
- April 2026: 30-day public comment period/ Public hearings on Draft Plan
 - April 8, 2026 - Urban County Executive Committee
 - April 18, 2026 - Board of Commissioners
- May 2026 (subject to delay based on HUD timing): Approval of Final Plan by UCEC and BOC for Submission to HUD

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

- Dec. 9, 2025: Virtual Affordable Housing RFP #8861 Pre-Bid Meeting
- Jan. 23, 2026: RFP #8861 submission due by 4 p.m.
- March 11, 2026: Staff to share RFP funding recommendations at UCEC meeting
- May 2026: RFP awards approved as part of the overall 2026 Action Plan

*Mandatory for entities submitting bids under RFP #8861

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.



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

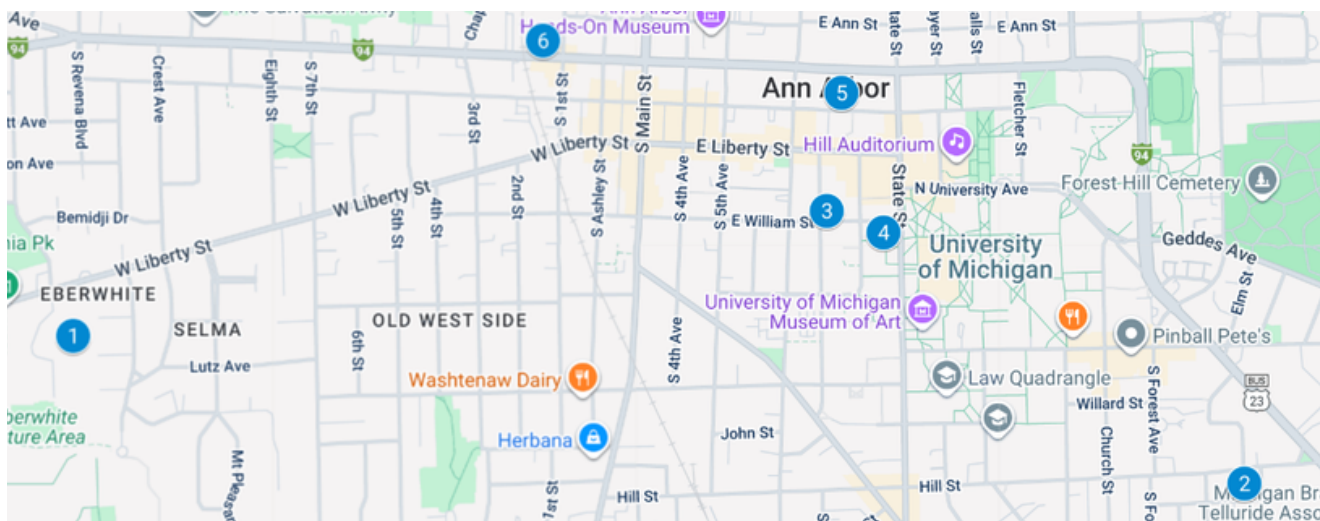


Winter Programs generously supported by Washtenaw County Government, City of Ypsilanti, City of Ann Arbor and direct community donations.



Day Time Warming Shelter Locations

 Ann Arbor 2025-2026



1. Zion Lutheran Church

1501 W. Liberty, Ann Arbor, MI 48103
Monday - Friday, 8:00am - 4:00pm
November 10 - November 21, 2025

2. Ann Arbor Friends Meeting House

1420 Hill St., Ann Arbor, MI 48104
Monday - Friday, 8:00am-4:00pm
November 24 - December 5, 2025

**Ann Arbor Day Site

Location TBD (scan QR code for updates)
Monday - Friday
December 8 - January 9, 2025

3. St. Mary's Student Parish

331 Thompson St., Ann Arbor, MI 48104
Monday - Friday, 8:00am-4:00pm
January 5 - January 30, 2026

4. The First Congregational Church of Ann Arbor

608 E. William St., Ann Arbor, MI 48104
Monday - Friday, 8:00am-4:00pm
February 2 - February 13, 2026

5. First Baptist Church of Ann Arbor

517 E. Washington St., Ann Arbor, MI 48104
Monday - Friday, 8:00am-4:00pm
February 16 - March 27, 2026

6. Delonis Center

608 E. William St., Ann Arbor, MI 48104
Friday-Saturday
November 10 - April 14, 2026

**Scan here for daytime shelter updates and information about overnight shelter options

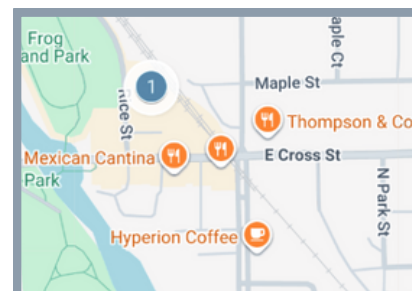


Washtenaw County WIC is an equal opportunity provider.

 Ypsilanti 2025-2026

1. Ypsilanti Freighthouse

100 Market Pl., Ypsilanti, MI 48198
Monday - Thursday
8:00am-6:00pm
November 10 - March 31, 2026



WASHTENAW URBAN COUNTY NEEDS ASSESSMENT PUBLIC HEARING

2026 Annual Action Plan

Presented by Washtenaw County
Office of Community and Economic Development
December 10, 2025

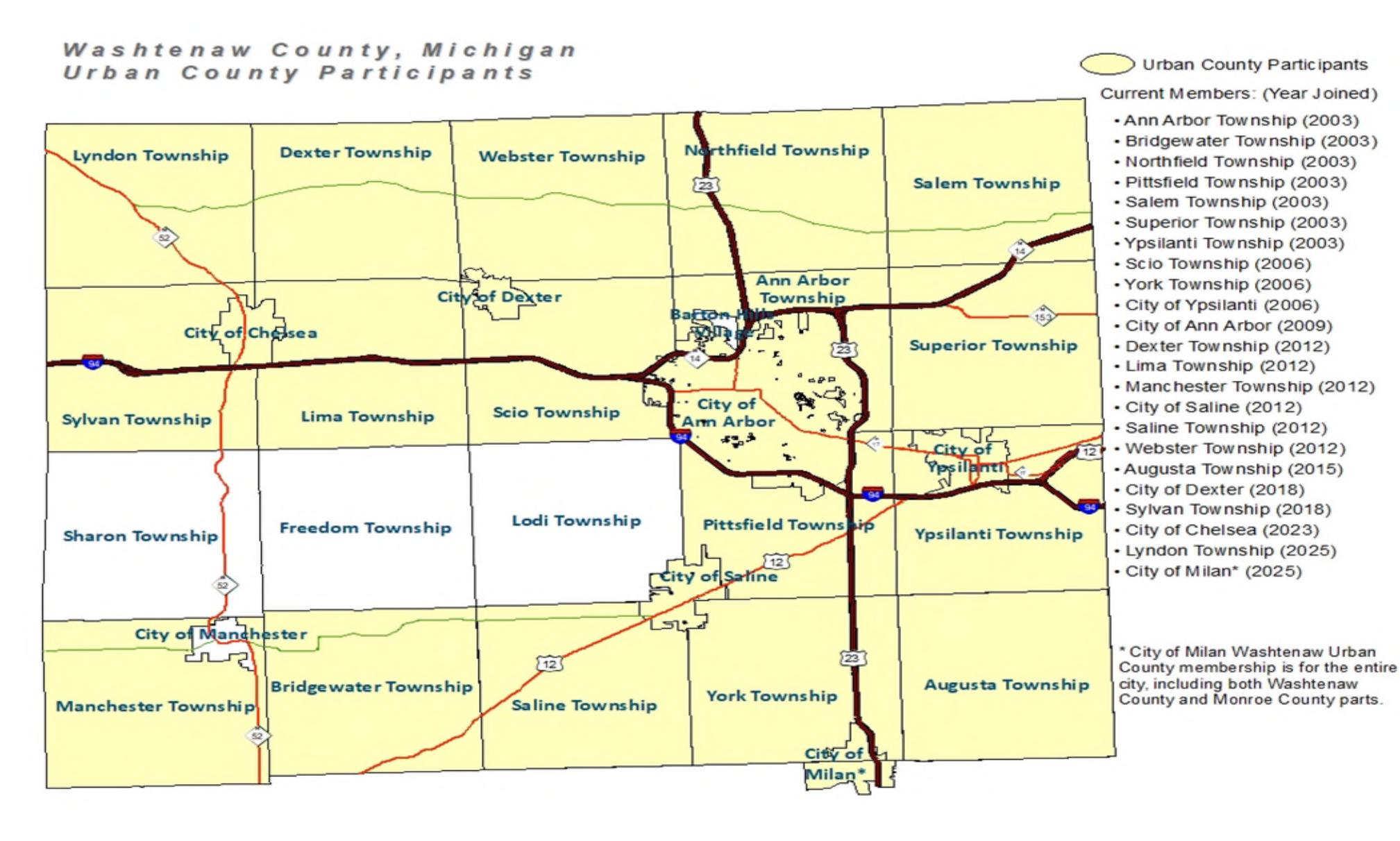
Washtenaw Urban County Needs Assessment Presentation & Public Hearing

Options for public input on the 2026 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

Public comment period is open until January 2, 2026.

Washtenaw Urban County: 23 Local Units of Government (as of 2023)



Annual Action Plan: How it Fits in with Other Plans

- **2026 Annual Action Plan**

- Will be the 4th 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, 2026 – June 30, 2027

- **2023-2027 Consolidated Plan**

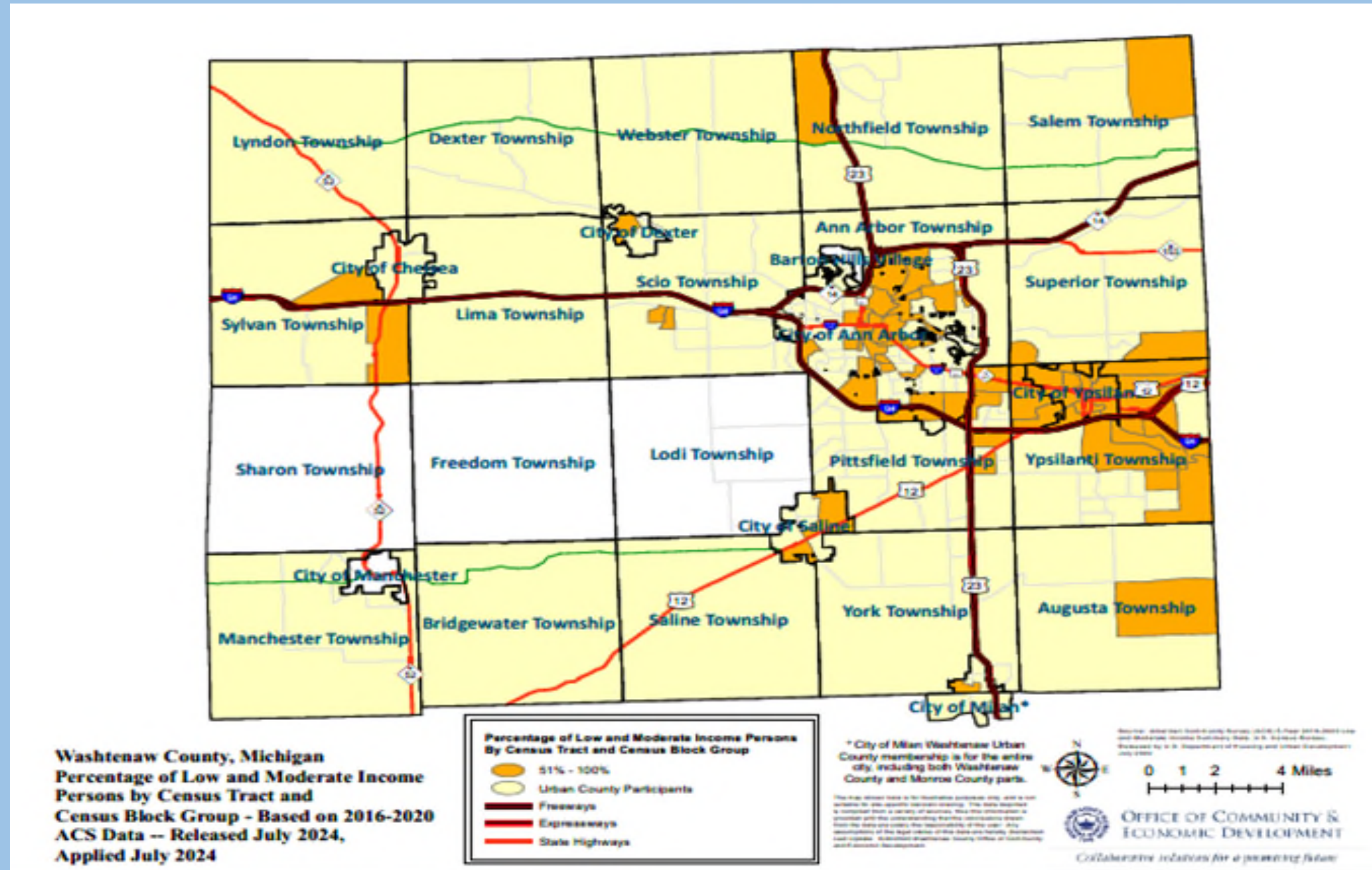
- Adopted by Urban County in May 2023, goals framework came from 2022 Assessment of Fair Housing
- Established goals and strategies for addressing and prioritizing local needs through HUD funding
- Included community input, a needs assessment, housing market analysis, using HUD-mandated data
- Covers five fiscal years: July 1, 2023 – June 30, 2027

Annual HUD Grants

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

- 1) Community Development Block Grant funds (CDBG)
- 2) Home Investment Partnership Program funds (HOME)
- 3) Emergency Solutions Grant (ESG)

Community Development Block Grant (CDBG)



CDBG Eligible Activities - Examples



*Parkridge Park Playground
(City of Ypsilanti)*



*Bryant Community Center Rehab
(City of Ann Arbor)*



*ADA Sidewalk ramps
(City of Ypsilanti)*

IMG_0353 - Jarvis St. @ Jennens St. - NW Corner - Ramp B



*Hickory Way I Apartments (South Maple Road, Ann Arbor)
New Construction by Avalon Housing*

HOME Investment Partnership Program (HOME) Objectives & Eligible Projects



Emergency Solutions Grant (ESG) Objectives & Eligible Projects

Focus on Non-Housing Priority Needs

Examples from previous years include:

- Fire Stations/equipment
- Parks, recreation, play structures
- Improved public lake access (i.e. canoe launch, fishing pier)
- Community/neighborhood facilities
- All Purpose Recreation Center
- Health Facilities
- Street improvements (including pedestrian crossings)
- Sidewalk and path improvements
- Water/sewer improvements
- Storm water management improvements
- Bicycle or Non-motorized facilities improvements
- Tree Planting
- Local and regional planning
- Bus shelters and benches
- Senior and youth facilities and services
- Childcare centers
- Facilities for People with Disabilities
- Homeless facilities
- Broadband improvements
- Support for Social service provider facilities

Public Hearing & Next Steps

Action Plan Development timeline:

- CDBG Local Projects –Applications are due by Feb. 27th, 2026
- Affordable Housing RFP (HOME funds/HOME-ARP funds) – Proposals due Jan. 23rd and recommendations to UCEC at the March UCEC meeting.
- Public Hearings to provide feedback on draft of 2026 Action plan (dates subject to change):
 - April 08, 2026 - Urban County Executive Committee
 - April 18, 2026 - Board of Commissioners
- Final 2026 Action Plan is due to HUD by May 15, 2026 (subject to HUD award date).



Want to lower the cost of your energy bills?

The Washtenaw County Weatherization Program has EXPANDED. Income guidelines have INCREASED. All work is FREE of charge!



“

When I first heard about the program, I hadn't had any heat in 4 days. When I found out they were going to replace my furnace, I cried. I was just beyond grateful to have a program that helps out senior citizens.

”



Income must be at or below 80% area median income (AMI) to qualify:

Household Size	1	2	3	4	5	6
Income Limit 80% AMI	\$70,500	\$80,600	\$90,650	\$100,700	\$108,800	\$116,850

Homeowners and renters can apply!

Benefits of Weatherization:

- Comfort
- Lower Utility Bills
- Energy Savings
- Improved Health and Safety



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Contact us at bit.ly/Wx-app
(734) 544-3008
415 W. Michigan Ave, Ypsilanti

Washtenaw County Continuum of Care (CoC)

Kristin Kunes, CoC Supervisor



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Proposed HUD CoC Funding Cuts Impact Summary

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



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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



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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.



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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



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Who We Serve

Homelessness in Washtenaw County
doesn't affect everyone equally



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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



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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



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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



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



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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



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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



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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



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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.



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Questions



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Thank you

For more information or to get involved, contact OCED

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



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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
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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 URBAN COUNTY EXECUTIVE COMMITTEE: POLICY & PROCEDURES
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ALLOCATIONS TO LOCAL UNITS**

APPROVED BY URBAN COUNTY EXECUTIVE COMMITTEE, JANUARY 8, 2020

AMENDED BY URBAN COUNTY EXECUTIVE COMMITTEE, MARCH 3, 2021

EFFECTIVE JULY 1, 2020

- 1) A Local Unit's allocation must be specifically programmed in the Annual Action Plan for the local unit to receive/utilize CDBG funds;
- 2) Local Units program their annual allocations by completing the CDBG project application form and submitting the completed form to OCED CDBG Management Analyst. Project application must include, at minimum: valid cost estimates, program/project budget, preliminary plans, and a realistic timeline with a target completion date; application must be reviewed and approved by OCED staff.
- 3) Reserving CDBG allocations is permitted for jurisdictions according to their specific tier, as follows:

Tier	Annual Allocation Range	Maximum Reserve Period
1	Less than \$20,000	Year 5
2	\$20,000 and above	Year 2

Maximum Reserve Period in the above table refers to the maximum number of consecutive years' CDBG funds that can be applied toward a local project to be carried out by the Local Unit once the last year of funding becomes available, and after the project has obtained environmental clearance from HUD. Local projects with multi-year funding are still subject to all other guidelines outlined in the *Policy & Procedures for CDBG Allocations to Local Units*.

- 4) CDBG allocations expire¹ 2 years from the date of HUD environmental clearance. OCED is responsible for the environmental review process on all CDBG projects within the Urban County. For projects with multi-year funding, OCED will typically schedule the environmental clearance for the 3 to 9 months prior to the Local Unit's targeted implementation date (e.g. target date for issuing a Request for Bids). Once OCED has informed the Local Unit of environmental clearance on the project, the Local Unit then has 2 years by which they must reach substantial completion on their specified project. Exceptions may be approved on a case-by-case basis.
- 5) When applying for CDBG projects, the Local Unit can request implementation for a specific year, based on the Local Unit's specific tier, as shown below. Typically subrecipient agreement contracts will be issued for 1-year contract terms based on the project timeline and target completion date.

Tier	Annual Allocation Range	Project must be Implemented by:
1	Less than \$20,000	Year 5
2	\$20,000 and above	Year 2

¹*Expiration of CDBG allocation dollars means those particular CDBG funds are no longer available to the Local Unit of Government, and the funds in turn become available for County-wide CDBG programming, e.g. Single Family Rehab Program, COVID response, et cetera.*

- 6) Local Units that utilize CDBG for planning/engineering/design activities will have 1 year to complete planning/engineering/design activities, and 2 years from the date of environmental clearance from HUD (as communicated by OCED) to achieve substantial completion on the construction project resulting from the CDBG-assisted planning/engineering/design activities. See #4 above for more detail regarding timing for environmental clearance. If the planning grant does not result in a construction project, the Local Unit will be required to pay back the planning grant to OCED.
- 7) Balances on local allocations also expire 2 years from the date of HUD environmental clearance; e.g. \$80,000 is allocated to a City's Project X for 2020 and the City receives notice from OCED of environmental clearance on September 20, 2020. At completion of the project, the City only requests reimbursement for eligible CDBG costs of \$75,000; the City would then have until September 20, 2022 to utilize their \$5,000 balance from their 2020 CDBG allocation.
- 8) During the annual Action Planning process, any Local Units that do not submit an application for an eligible project will effectively "donate" that year's allocation to the County-wide Single Family Rehab Program².
- 9) Local Units with CDBG balances as of June 30, 2020 will have until June 30, 2023 to program those funds for eligible CDBG projects.

Requests for exceptions to these policies and procedures necessitated by extenuating circumstances must be submitted in writing to OCED staff. Staff will make every effort to review and respond to requests within two (2) weeks.

²Exceptions can be made. For example, in 2020 OCED staff made an administrative decision that "donated" allocations would go toward public services for COVID-19 response efforts.

**WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE: POLICY & PROCEDURES
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ALLOCATIONS TO LOCAL UNITS**

APPROVED BY URBAN COUNTY EXECUTIVE COMMITTEE, JANUARY 8, 2020

AMENDED BY URBAN COUNTY EXECUTIVE COMMITTEE, MARCH 3, 2021

AMENDED BY URBAN COUNTY EXECUTIVE COMMITTEE, DECEMBER 10, 2025

EFFECTIVE DECEMBER 1, 2025

- 1) A Local Unit's allocation must be specifically programmed in the Annual Action Plan for the local unit to receive/utilize CDBG funds. **Effective for the 2026 Fiscal Year Annual Action Plan**, each Local Unit of Government (LUG) will be assigned to one of four (4) tiers. OCED staff will continue to use the ***HUD Allocation Formula** to calculate each LUG's individual allocation to determine tier placement.

Tier	Allocation Range	Allocation Multiplier	Allocation Availability (Tier Rotation Cycle)
0	Greater than \$300,000	Annual Allocation x 1	Annually
1	\$20,001 - \$300,000	Annual Allocation x 3	Every 2 Years
2	\$12,000 - \$20,000	Annual Allocation x 3.5	Every 3 Years
3	Less than \$12,000	Annual Allocation x 5.5	Every 5 Years

**HUD Allocation Formula = (% Population) + 2(%poverty) + (% Housing Problems)*

- 2) To promote efficient and timely use of funds, effective **for Fiscal Year 2026**, LUGs will **no longer have the option to bank annual allocations (e.g. individual annual allocation)**. According to the Tier Rotation Cycle for a LUG's assigned Tier, LUGs will submit a CDBG project application form to OCED Housing & Infrastructure Policy Specialist.
- a) "Shovel ready" projects with current design/engineering plans: Application must include, at minimum: detailed scope, valid cost estimates for construction, program/project budget, substantially complete engineering plans, and a realistic timeline with a target completion date; application must be reviewed and approved by OCED staff.
 - b) Projects with proposed design/engineering phase: Application must include, at minimum: detailed scope, valid cost estimate for design/engineering, realistic timeline for completion of design/engineering plans and subsequent construction; application must be reviewed and approved by OCED staff.
- 3) For a LUG's first turn within their Tier Rotation Cycle, the LUG will be required to spend down any remaining banked CDBG funds in conjunction with their *calculated allocation* (current year formula allocation *times* allocation multiplier).

- 4) Once an application is approved, OCED Housing & Infrastructure Policy Specialist will schedule monthly or bi-monthly project meetings with key staff from relevant LUG.

- LUGs are automatically placed in a Tier if they fit any of the following criteria: LUG has successful track record of completing CDBG Facility/Infrastructure projects; and/or
- As of 12/1/25, LUG has banked CDBG allocations earmarked for eligible project(s); and/or

LUG's leadership is actively engaged with the Urban County Executive Committee and staff, and/or the LUG has an eligible CDBG project to be carried out within the next 1 to 3 years.

Note: Due to large amount and use of funds to support Community Based Development Organizations, the City of Ann Arbor is placed in its own Tier (Tier 0) to receive its formula allocation every year. No multiplier is applied.

- 5) Effective December 1, 2025, for the 2026 Fiscal Year application cycle, for each Tier the LUG or LUGs with the highest balance of banked CDBG funds will be first in the respective Tier's rotation. These LUGs will be invited to submit their CDBG project application for the upcoming project cycle that begins in August or September when HUD typically releases the new CDBG dollars. For each Tier, if there is no LUG with banked funds, the LUG with the highest individual allocation (per HUD allocation formula) will be first in rotation for the upcoming project cycle.

If a LUG(s) is unable to meet the application requirements outlined in 2a and 2b, staff will continue to move to the LUG with next highest allocation until a project-ready LUG can be identified for the coming project cycle.

- 6) To promote equitable funding opportunities across the Urban County, **Donor Communities** may request inclusion within their designated Tier in alignment with the Tier's scheduled rotation cycle. For example, Tier 3 Donor Communities may request inclusion every five years once all currently included communities have cycled through.
- 7) **Application Period** – For Local Units included in the Project Cycle for the upcoming Fiscal Year (ex. Fiscal Year 2026). OCED's Housing & Infrastructure Policy Specialist will start to coordinate with those LUGs beginning December 1st of the preceding year (ex. December 1st, 2025, for FY 2026 project cycle).

- Begins December 1st, applications due by February 28th
- Eligible Local Units:
 - The Local Unit scheduled to complete their full Infrastructure/Facility Project in the upcoming Project Cycle

- 8) Forfeiture of Calculated Allocations

- Voluntary Forfeiture
 - A Local Unit can choose to forfeit its calculated allocation for a given Tier Rotation Cycle. Staff will document for project file via a simple forfeiture form to be signed by the LUG's highest elected or UC designee. The forfeiting LUG will be invited to apply again on the next Tier Rotation Cycle (i.e. with the start of the next 2-, 3-, or 5-year cycle).

- If all LUGs in a Tier group forfeit for a given Tier Rotation Cycle, their calculated allocations will be reallocated to one of more eligible activities/programs from a menu of contingency projects as communicated in advance by staff to the UCEC to be incorporated into the Annual Action Plan (e.g. Single Family Rehab Program, Down Payment Assistance, etc.).
- Automatic Forfeiture
 - A Local Unit will automatically forfeit their calculated allocation for the current Tier rotation cycle if any of the following occur:
 - Local Unit declines to submit an application every year for the duration of the Tier Rotation Cycle (for example, LUG in Tier 1 that declines for two (2) consecutive years, or a LUG in Tier 2 that declines for three (3) consecutive years.)
 - Local Unit fails to submit application by due date; or
 - Local Unit fails to request an extension at least two weeks prior to the application due date; or
 - Local Unit fails to submit application by granted extension deadline.
- In such cases, staff will rotate through the remaining LUGs in the Tier based on next highest allocation and ability to meet application requirements stated in 2a/2b above.

Requests for exceptions to these policies and procedures must be submitted in writing to OCED staff. Staff will make every effort to review and respond to requests within two (2) weeks

Proposed for FY26		
Tier 3 (< \$12k allocation)		
<i>Allocation Available Every 5 Years</i>		
Local Unit	Annual	Allocation (annual x5.5)
Sylvan Township	\$4,649	\$25,570
City of Dexter	\$6,989	\$38,439
Augusta Township	\$9,587	\$52,729
City of Chelsea	\$11,066	\$60,861
Tier 2 (\$12k - \$20k allocation)		
<i>Allocation Available Every 3 Years</i>		
Local Unit	Annual	Allocation (annual x3.5)
City of Milan	\$13,375	\$46,811
Northfield Township	\$14,483	\$50,690
Saline City	\$14,873	\$52,056
Tier 1 (\$20,001 - \$300k allocation)		
<i>Allocation Available Every 2 Years</i>		
Local Unit	Annual	Allocation (annual x3)
Superior Township	\$35,250	\$105,750
Ypsilanti City	\$78,015	\$234,046
Pittsfield Township	\$79,756	\$239,268
Ypsilanti Township	\$160,147	\$480,441
Tier 0 (> \$300k allocation)		
<i>Allocation Available Annually</i>		
Local Unit	Annual	Allocation (annual x1)
City of Ann Arbor	\$437,505	\$437,505

Donor Communities - Local Units designated as Donor Communities will become eligible to join their corresponding Tier Group upon successful completion of the applicable project cycle. For example, Tier 3 Donor Communities will be eligible to join the Tier 3 Group in Fiscal Year 2031.		
Tier 3 (< \$12k allocation)		
<i>Eligible to join every 5 Years</i>		
Local Unit		
Bridgewater Township		
Lyndon Township		
Saline Township		
Lima Township		
Ann Arbor Township		
Manchester Township		
Webster Township		
Salem Township		
Dexter Township		
York Charter Township		
Tier 2 (\$12k - \$20k allocation)		
<i>Eligible to join every 3 Years</i>		
Local Unit		
Scio Township		

***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 will continue to receive an annual allocation due to size of their allocation and for continuation of City's long-time practice to allocate a portion of their annual CDBG funds to Ann Arbor-based Community Housing Development Organizations.

Current Policy		
Tier 2 (< \$20k allocation)		
Bank 5 years to Spend in Year 6		
Local Unit	Annual	Cumulative Yr 1-6
Bridgewater Township	\$2,733	\$16,397
Lyndon Township	\$3,480	\$20,883
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
Manchester Township	\$9,190	\$55,140
Webster Township	\$9,261	\$55,568
Augusta Township	\$9,587	\$57,521
City of Chelsea	\$11,066	\$66,394
Salem Township	\$11,168	\$67,007
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)		
Bank 2 years to Spend in Year 3		
Local Unit	Annual	Cumulative Yr 1-3
Scio Township	\$29,957.46	\$89,872.38
Superior Township	\$35,249.96	\$105,749.88
Ypsilanti City	\$78,015.28	\$234,045.84
Pittsfield Township	\$79,755.99	\$239,267.97
Ypsilanti Township	\$160,147.09	\$480,441.27
Excluded from Tiering		
Allocation Available Annually		
Local Unit	Annual	Allocation (annual x1)
City of Ann Arbor	\$437,505	\$437,505

Proposed for FY26		
Tier 3 (< \$12k allocation)		
Allocation Available Every 5 Years		
Local Unit	Annual	Allocation (annual x5.5)
Sylvan Township	\$4,649	\$25,570
City of Dexter	\$6,989	\$38,439
Augusta Township	\$9,587	\$52,729
City of Chelsea	\$11,066	\$60,861
Tier 2 (\$12k - \$20k allocation)		
Allocation Available Every 3 Years		
Local Unit	Annual	Allocation (annual x3.5)
City of Milan	\$13,375	\$46,811
Northfield Township	\$14,483	\$50,690
Saline City	\$14,873	\$52,056
Tier 1 (\$21k - \$300k allocation)		
Allocation Available Every 2 Years		
Local Unit	Annual	Allocation (annual x3)
Superior Township	\$35,250	\$105,750
Ypsilanti City	\$78,015	\$234,046
Pittsfield Township	\$79,756	\$239,268
Ypsilanti Township	\$160,147	\$480,441
Tier 0 (> \$300k allocation)		
Allocation Available Annually		
Local Unit	Annual	Allocation (annual x1)
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)

URBAN COUNTY EXECUTIVE COMMITTEE ANNUAL DESIGNEE FORM
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Fiscal Year 2025-2026

URBAN COUNTY EXECUTIVE COMMITTEE

As a current member of the Urban County Executive Committee, I hereby designate the following individual(s):

Name	Title	Designee Signature

to act in my absence or upon my request at any meeting during the period **July 1, 2025 through June 30, 2026**. In my absence or upon my request, this designee shall act with full voting rights, in order to conduct the business of the Urban County Executive Committee.

Committee Member Signature

Title

Date