

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING Wednesday, March 11, 2026 2:00pm – 3:30pm (Zoom)
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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 (734-995-5444)

B. Fourth Annual Entrepreneurship Summit – Please join OCED on Friday, March 13th at the Morris Lawrence Building from 9am to 3pm for the Annual Entrepreneurship Summit. Flyer is included in the meeting packet.

C. Save the Date – The OCED Ramp Waiting list will be open on Tuesday, March 17th from 12pm-4pm. Flyer is included in the meeting packet.

IV. Minutes

A. 12-10-2025 Meeting Minutes – Review & Approval (ACTION)

V. General Administration

A. Washtenaw County OCED 2025 Opportunity Index (Toni Kayumi, OCED)

B. Affordable Housing RFP #8861 Award recommendations (Karen Newman, OCED)

C. 2026 CDBG Project Applications (Jasmyne Townsend, OCED)

D. 2026 Annual Action Plan Timeline Overview (Jasmyne Townsend, OCED)

VI. Public Comment

VII. Adjournment

Next Meeting: Wednesday, April 8, 2026, 2:00 – 3:30pm

Location: Learning Resource Center, 4135 Washtenaw Ave. (with Zoom option for the public)

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

Members in Attendance: Council Member Chris Watson (City of Ann Arbor); Mayor Kate Henson (City of Chelsea); Katie Jones (Economic Development & Equity Coordinator, City of Ypsilanti); Laurie Lutomski (Community Resource Coordinator, Ypsilanti Township); Jessica West (Director of Community Development, Pittsfield Township); Trustee Linda Adams (Augusta Township); Christopher Cheng (Project Manager, Scio Township); Supervisor Diane O’Connell (Ann Arbor Township); Michelle Aniol (Community Development Manager, City of Dexter)

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 Janet Dillon (City of Saline); Mayor Ed Kolar (City of Milan); Supervisor Pamela Byrnes (Lyndon Township); Supervisor Emily Dabish-Yahkind (Superior Township); Supervisor Amanda Nimke (Sylvan Township)

Chair: Commissioner Katie Scott

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

Guests: No guest were present.

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

I. Welcome & Introductions – Roll Call

Commissioner Scott called the meeting to order at 2:05pm.

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

Kate Henson Participating remotely from City of Chelsea, Washtenaw County
Chris Watson: Participating remotely from City of Ann Arbor, Washtenaw County
Katie Jones: Participating remotely from City of Ypsilanti, Washtenaw County
Laurie Lutomski: Participating remotely from Ypsilanti Township, Washtenaw County
Chris Cheng: Participating remotely from Scio Township, Washtenaw County
Jessica West: Participating remotely from Pittsfield Township, Washtenaw County
Linda Adams: Participating remotely from Augusta Township, Washtenaw County
Michelle Aniol: Participating remotely from City of Dexter, Washtenaw County
Diane O’Connell: Participating remotely from Ann Arbor Township, Washtenaw County

II. Public Comment

Commissioner Scott opened the meeting for public comment at 2:07pm. – There were no public comments received.

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)

Moved by West. Supported by Watson.

ROLL CALL:

Henson
Watson
Jones
Lutonski
Cheng
West
Adams
Aniol
O'Connell

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

V. General Administration

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

At 2:11 pm, following a brief presentation from Townsend (included in meeting packet).

Commissioner Scott opened the public hearing for input on housing and community development needs to inform the development of the Urban County's 2025 Annual Action Plan.

No comments. Commissioner Scott closed the public hearing at 2:13 pm.

B. Home Improvement Programs Overview (Aaron Kraft, OCED)

Washtenaw County's OCED staff, Aaron Kraft, provided a presentation on the County's Home Improvement Programs, which provides services for free or through zero interest, deferred loans to income-eligible homeowners and renters throughout Washtenaw County. The presentation was followed by a Q & A.

Q & A

(Q) - (Commissioner Scott) – How many people, approximately, that apply for these programs, specifically the wheelchair and air conditioner lottery – is there a huge amount of people who don't benefit from these programs?

(A) - (Kraft) – Not really, our Air Conditioner program is pretty popular. We at least account for 10 projects focused on that program. For example, last year we received about 30 applicants and accepted 10 out of the 30 applicants. Our Ramp program isn't as popular. Last year we only received a few applications, so we were able to take in all of those applicants. We are still trying to widen that network of people to encourage more people to apply.

(A) - (Cohen) – One of our outreach strategies is to send it out flyers or notification of the waiting list in advance before the applications are opened. Scio Township does a great job with utilizing and promoting our program – they have promoted our program within their newsletter.

(Q) - (Watson) – Once someone gets accepted, they presumably don't need to come back into the program, is that correct? And is the only the requirement that you live in a LMI area?

(A) - (Kraft) – Yes, these projects are big ticket items. So typically, we have applicants who have lived in their homes for years and plan to continue to live in them. And we can accept anyone who lives within the Washtenaw County under the Weatherization Program. There are some different stipulations for the Single-Family Rehab program, but it is open to everyone within the Urban County. I will let Tara or Jasmyne explain a bit more in-depth the requirements for the Single-Family Rehab Program being that program is funded with CDBG dollars.

(A) - (Cohen) – Weatherization is funded separately, and there are no HUD dollars that have to funnel through the Urban County for those projects. There are income requirements for this program, the applicant must meet the 80% area median income requirement. For the Single-Family Rehab housing rehab projects those are funded by CDBG, and those applicants do need to live within the Urban County jurisdictions.

(C) - (Jones) – I know I've mentioned this before – and I do appreciate all your work on these projects. But I believe the waiting list for these programs should be opened longer to allow for people to apply. Because to have the application opened for only a few hours in the middle of a workday doesn't allow people the full opportunity to apply.

(C) - (Lutomski) – I would like to echo Katie's point. I appreciate all your work, and we've worked together before on other projects. But I do believe one of reasons you all don't get too many people to apply for the Ramps is because most people don't know that they need a ramp until they actually need a ramp. So, I would like to advocate that the application stays open to allow for people to apply when there is a medical emergency instead of doing just the four-hour window.

(A) - (Kraft) – We have had conversation internally about having an open application process for the Ramps. But we don't have the feasibility to keep the waiting list open at this time. But we will continue to talk internally, taking in consideration that we don't receive a lot of applicants for this particular project during that application period. But this is an ongoing conversation, and we are open to making changes.

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

Washtenaw County's OCED Housing & Continuum of Care Supervisor Kristin Kunes provided a brief presentation on the Proposed HUD CoC Funding Cuts Impact Summary. This presentation enhanced the committee members understanding of the proposed funding cuts and the projected impact on homelessness in Washtenaw County. The presentation was followed by a Q & A.

No questions or comments were received.

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

Staff presented the proposed changes to the Policy and Procedures and opened the floor for the committee discussion.

Discussion

(West) – The silence from us shows that you all have taken your time to incorporate our suggestions and thoughts. I appreciate all your work on these policies and procedures.

(Commissioner Scott) – I would like to echo what Jessica said. You all have done a great job on this, I know it wasn't easy.

Motion: 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.

Moved by Watson. Supported by West.

Aniol

Jones

Lutonski

O'Connell

Adam

Henson

West

Cheng

Watson

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

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

Townsend stated all newly elected Supervisors or Mayors must submit a new Urban County Designee Form for OCED's files, regardless of whether they are keeping or changing their predecessor's designee. If newly elected officials do **not** wish to have a designee, they are not required to submit a Designee form. Townsend asked that elected officials submit a new designee form by January 3, 2026.

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

Townsend gave an in-depth overview of the Project Planning for the 2026-27 fiscal year. Discussion items can be found in the December Agenda Packet on pages 7-8. Townsend also noted there will be a brief virtual training offered twice in January and once in February, the schedule is below.

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 began 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

VI. Public Comment – Commissioner Scott opened for public comment at 3:20 pm. There were no comments received.

VII. Adjournment

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

Adjourned at 3:22 pm

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

WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE (UCEC) MEETING
Wednesday, March 11, 2026, 2:00pm- 3:30pm

AGENDA SUMMARY

Washtenaw County 2025 Opportunity Index (Toni Kayumi, OCED)

OCED Director, Toni Kayumi, will provide a brief overview of the Washtenaw County 2025 Opportunity Index. The Washtenaw County Opportunity Index originally launched in 2015, and the updated 2025 Opportunity Index builds off previous iterations. The 2025 Opportunity Index will use up-to-date data to measure Washtenaw County census tracts' access to opportunity. The 2025 Opportunity Index can now be accessed on OCED's website at <http://www.washtenaw.org/opportunityindex>.

Affordable Housing RFP #8861 Award Recommendations (Karen Newman and Tara Cohen, OCED)

2026 Affordable Housing Funding Overview (RFP #8861)

Working with the County's Purchasing Department, a request for proposals (RFP) was issued to interested parties and the public on November 30, 2025, to solicit proposals for the investment of Urban County HOME Investment Partnerships and City of Ann Arbor Community Development Block Grant (CDBG) Program Income funds. Proposals were due on Friday, January 23, 2026. We received two proposals from Avalon Housing, Inc. and 124 Peace Plaza LLC. The 124 Peace Plaza was missing required items (i.e. financial audit, green certification information) and therefore disqualified from funding consideration. Avalon Housing, Inc. is requesting project funding estimated at \$1,872,086. While multiple developers attended the mandatory pre-bid meeting, Avalon Housing's proposals were the only entity to submit an eligible proposal. To date HUD has not announced the amount of the 2026 allocations. Combined with currently available HOME Program Income, HOME carry-over funds, and Ann Arbor CDBG Program Income, we anticipate having available funds totaling around \$2,060,380.

Upon submission of proposals, a seven-person committee including Community and Economic Development staff and a community partner reviewed the proposals and scored each utilizing evaluation tools. A summary of this scoring is provided in the attached table. The following is a summary of the proposals based on this scoring effort.

Affordable Housing Project Proposals:

1. Avalon Housing, Inc. – Rehab – 211 E. Davis (Ann Arbor)

Avalon Housing requested \$522,086 in combined CDBG and HOME funds to support the rehab of 14 units (211 E. Davis) of affordable housing currently owned and operated by Avalon. Avalon is proposing to rehab the multi-family building that includes 14-efficiency residential units, with rent targeting with at least five (5) units focused on households with incomes below 30% AMI and who are homeless, (using rent vouchers or grant subsidies) and the remaining units focused on households with incomes at or below 50% or 60% of AMI. All 14 of the targeted housing units will be targeted to families with poor credit and work histories, disabilities, or other challenges. The total cost of the project is expected to be \$522,086 with a HOME per unit cost of \$33,700 across the 14 units. When calculating total HOME funds awarded last year and proposed for RFP 8861 the total HOME per unit cost increases to \$37,889.36, which is well within HOME guidelines. The property is expected to be rehabbed by December 2027.

2. Avalon Housing, Inc. – New Construction – 1146 S. Maple, Hickory Way Apartments, Phase III (Ann Arbor)

Avalon Housing requested \$1,350,000 in HOME funds to support the development of phase 3 of the Hickory Way Apartments on S Maple Road in Ann Arbor. Phase III will consist of demolition of

the extant (vacant) single-family home, and subsequent construction of a four-story multi-family rental apartment building with 39 one-bedroom units (1146 S. Maple-Hickory Way III) of affordable housing. Thirty-five (35) of the units will be HOME-subsidized units, with the remaining 4 to be subsidized with HOME-ARP funds (awarded under last year's affordable housing RFP). The units will be supportive housing with the following income restrictions: 15-units at or below 60% AMI, 4-units at or below 50% AMI and 20-units below 30% AMI. All units have HUD subsidies, allowing tenants to only pay 30% of their income toward rent and utilities. The total project costs are \$17,464,740 with a HOME per unit cost of \$38,571 across the 35 HOME units. When calculating total HOME funds awarded including the 2021 and 2025 RFPs, the total HOME per unit cost increases to \$74,793.29, which is still well within HOME guidelines. These units are expected to have certificates of occupancy and lease up by April 2028.

3. CHDO Summary: An estimated \$62,765 in CHDO operating funds (5% of total estimated 2026 HOME allocation) will be awarded to support general operations for CHDO-certified nonprofits awarded through this Affordable Housing RFP. CHDO certification is determined as a component of this Request for Proposals evaluation process. As part of this evaluation the County reserves the right to establish budget and spending guidelines associated with these funds. Additionally, if CHDO-sponsored construction projects do not progress, the County reserves the right to recapture and reallocate funds to alternative CHDO projects and/or agencies.

CHDO Proposal:

1. Avalon Housing, Inc. applied for CHDO Operating funds to support eligible customary and reasonable expenses incurred while conducting its activities as a Community Housing Development Organization (CHDO). Avalon is also requesting the 15% minimum set-aside HOME funds for a CHDO-sponsored construction project. New construction and rehab are both CHDO-eligible projects. Staff recommends designating Hickory Way III as the CHDO set-aside project for the 2026 Action Plan. The organization has CHDO paid staff as evidenced by W-2 forms. Avalon has a 14-member board with over one-third (5) qualifying CHDO members and includes low income and tenant participation. The CHDO application lists a development team of ten people, which includes Wendy Carty-Saxon (Director of Real Estate Development), Michael Gould (Director of Finance), Jason Potter (Asset Project Manager) and Tara Tarbox (Director of Property Management). The development team collectively has easily more than 25 years of experience. The board meets the CHDO independence and capacity requirement as per the HOME Final Rule. Avalon's CHDO certification and application are approved as submitted.

Recommended Funding

The estimated funding available included the estimated 2026 HOME allocation based on Washtenaw Urban County's 2025 HOME allocation, 2025 HOME carry-over funds, HOME Program Income, and Ann Arbor CDBG Program Income. The total estimated project funding available is \$1,872,087, plus \$62,764 for CHDO operating funds, subject to 2026 HUD funding being announced in the coming months. Based on estimated funding, at this time staff recommends fully funding both of Avalon's proposals described above, along with CHDO operating funds at 5% of the total HOME allocation. See table below for more details.

RFP #8861 - 2026 Affordable Housing Estimated Funding Awards
(based on estimated numbers, as of 03/5/2026)

Developer	Project Name	Project Type	2026 HOME Funds	HOME Carry-over Funds	HOME Program Income	Ann Arbor CDBG Program Income	Total Award
Avalon Housing Inc.	CHDO Operating (5%)	n/a	\$62,764				\$62,764
Avalon Housing Inc.	211 E Davis	Rental Rehab, Multi-Family	\$471,798			\$50,288	\$522,086
Avalon Housing Inc.	Hickory Way III (CHDO Set Aside)	New Construction, Multi-family Rental	\$595,202	\$726,563	\$28,235		\$1,350,000
TOTAL			\$1,129,764	\$726,563	\$28,235	\$50,288	\$1,934,850

2026 Project Applications (Jasmyne Townsend, OCED)

CDBG project applications were due to OCED by February 27th. Thank you to everyone who submitted a CDBG Project application by the due date. As outlined in the new [UCEC Policy and Procedures](#), adopted at the December UCEC meeting, we will be incorporating a new funding model for the incoming 2026 fiscal year. The goal of this new funding model is to help communities and OCED staff spend CDBG dollars more efficiently and to assist communities with executing more substantial projects.

Based on individual allocations, communities will now be designated to one of three tiers. Each tier is assigned a specific multiplier (e.g. 3x, 3.5x, or 5.5x), to determine a community's total lump sum allocation for the given Project Cycle. For a community's first time under the new funding model, communities are required to spend all "banked" funds in conjunction with their incoming allocation. As a reminder, Project Cycles will run concurrently with the established fiscal year (e.g. July 1, 2026 – June 30, 2027).

Please note that going forward communities will no longer have the option to bank funds. OCED staff will schedule planning meetings in the coming weeks with communities scheduled for the 2026 Project Cycle. These meetings will focus on reviewing project applications and establishing clear project timelines. Communities are expected to spend their full allocation (and any existing banked funds, if applicable) on an eligible CDBG project within their designated Project Cycle.

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

Below is a list of key dates for the 2026 Annual Action Plan timeline:

- March 11, 2026: OCED shares RFP #8861 Affordable Housing funding recommendations
- March 27, 2026: Draft 2026 Action Plan available for review
- April – May 2026: 38-day public comment period/ Public hearings on Draft Plan
 - April 8, 2026 - Urban County Executive Committee
 - May 6, 2026 - Board of Commissioners
- May – June 2026 (subject to delay based on HUD timing): Approval of Final Plan by UCEC and BOC for Submission to HUD
 - May 13, 2026 - Urban County Executive Committee
 - May 20, 2026 - Board of Commissioners (First Read)
 - June 3, 2026 - Board of Commissioners (Final Approval)

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

- March 11, 2026: Staff to share RFP funding recommendations at UCEC meeting
- May – June 2026: RFP awards approved as part of the overall 2026 Action Plan

Additional Information

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



SHELTER ASSOCIATION OF WASHTENAW COUNTY & ALPHA HOUSE

WINTER PROGRAMS INFORMATION 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.



Entrepreneurship Summit 2026

Join us for a high-impact day designed for entrepreneurs and small business owners who are serious about growth

Ready to increase your revenue?

Event will include:

- Opportunities to network
- Government leaders panel
- Large group sessions
- Breakout growth labs
- Breakfast, lunch, and giveaways!



Friday, March 13th
9:00am - 3:00pm

Washtenaw Community College
Morris Lawrence Building
4800 E Huron River Dr, Ypsilanti



REGISTER NOW!

bit.ly/4qjCMVp

This is a FREE event

QUESTIONS?

williamsch@washtenaw.org



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



SAVE THE DATE!

Join the Ramp Installation Waitlist

The waitlist opens on March 17th, 2026
at noon until 4pm

Rental properties
are not eligible

SPACE IS LIMITED!



Call **(734) 544-3008** or
visit **bit.ly/OCEDramps**
on March 17th at noon to
add your name to the
waitlist

bit.ly/OCEDramps



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

2026 Washtenaw County Affordable Housing RFP #8861 Score Tabulation

	Avalon Housing - 211 E. Davis (Ann Arbor)	Avalon Housing - 1146 S Maple Hickory Way III (Ann Arbor)
<i>Average Score by Category</i>		
Organizational Status	22	22
CHDO Status	6	6
Organization Finances	22	22
Professional Qualifications	24	24
Population Targeting	8	8
Project/ Program Financials	48	49
Implementation Process	29	29
Green Construction	0	50
Quality of Life	8	8
Property Management Plan	9	10
Supportive Svcs. On-site	14	14
Housing Affordability and Economic Equity Analysis	22	23
Total Score	212	265
Maximum Score	270	270
% of Total Score	79%	98%
# of Units	14	39 total (35 HOME)
County HOME Request	\$471,798	\$1,350,000
County CDBG Request	\$50,288	n/a
Total Funding Request	\$522,086	\$1,350,000
Total Budget	\$1,307,300	\$17,464,740
Percent of HOME/CDBG funds of total project costs	40%	77%
HOME Price per Unit*	\$33,700	\$38,571
2026 Funding Recommendations	\$522,086 ((\$50,288 CDBG/\$471,798 HOME)	\$1,350,000

*Only HOME funding is included in a per unit subsidy calculation. Both projects have been awarded HOME funds under previous County RFPs, so there are 2 separate calculations: (1) Per unit HOME subsidy based on 2026 RFP recommended award, and (2) Per unit HOME subsidy based on total HOME funds across multiple RFPs.

211 E. Davis: \$33,700 HOME per unit cost (based on 2026 RFP award);
\$37,889.36 HOME per unit (based on all total HOME awards, 2025 and 2026 RFPs)

1146 S Maple: \$38,571 HOME per unit cost (based on 2026 RFP award, divided across the 35 HOME units);
\$74,793.29 HOME per unit (based on total HOME awards, 2021, 2025 and 2026 RFPs), divided across the 35 HOME units)