



WASHTENAW URBAN COUNTY

CONSOLIDATED STRATEGY AND PLAN

FY 2012 ONE-YEAR ACTION PLAN

July 1, 2012 through June 30, 2013

DRAFT
4/5/12

Urban County Executive Committee Approval:
Washtenaw County Board of Commissioners Approval:



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Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

Program Year 5 Action Plan Executive Summary:

The Washtenaw Urban County Annual Action Plan summarizes the 2012-13 annual goals and objectives for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Services Grant (ESG) funding that comes to the County from the U.S. Department of Housing & Urban Development (HUD) to meet community needs for the jurisdictions currently participating in the Urban County. The Washtenaw Urban County is comprised of the following 18 members: *the City of Ann Arbor, the City of Ypsilanti, Ypsilanti Charter Township, Pittsfield Charter Township, Ann Arbor Charter Township, Bridgewater Township, Salem Township, Superior Charter Township, York Township, Scio Township, Northfield Township, Dexter Township, Lima Township, Manchester Village, Manchester Township, Saline City, Saline Township, and Webster Township*. The latter seven of these jurisdictions are new members of the Urban County as of July 1, 2012, the start of the 2012-2015 three year cooperative period. Washtenaw County is the lead Urban County entity. The Urban County was created through cooperation agreements signed by the participating jurisdictions in 2002 and began operating in July of 2003, with three new jurisdictions joining in 2006, one new jurisdiction, the City of Ann Arbor joining in 2009, and seven new jurisdictions (the last seven mentioned in the list above) joining for the new three year cooperative period beginning July 1, 2012. The overall local goals that guide all Office of Community and Economic Development activities in the Urban County are listed below.

- To improve the quality, management, and supply of existing rental property available to low-income households.
- To increase homeownership opportunities for low- income households.
- To increase homeowner rehabilitation opportunities for low- income households.

- To promote housing and community stability by addressing identified gaps in public/human services.
- To promote access to mainstream resources, improve safety and livability, reduce isolation, encourage employment, and support special populations and people who are homeless.
- To promote community inclusion and accessibility to public transportation, fair housing choice, and economic opportunities for low-income households.
- To promote community and neighborhood stability through the improvement of existing or the construction of new community facilities, parks, and green spaces in low-income neighborhoods.
- To promote the safety and health of residents by providing and/or addressing infrastructure and other public facility needs in low-income neighborhoods.
- To encourage the development of jobs and economic opportunities for low-income areas.
- To create community assessments and plans that identify and address regional and local housing and community development needs.

Urban County Vision: The Washtenaw Urban County community is committed to creating housing and economic opportunities to provide a suitable living environment, principally for our low to moderate income residents.

INITIATIVES:

Coordination and Efficiency

On December 16, 2008, the Urban County Executive Committee voted to adopt the coordinated 2011-2013 Human Services Priorities and a new decision-making process for awarding general funds and CDBG funds to non-profit service providers. This coordinated process includes Washtenaw County's major public and private funders of safety net human services, including the Washtenaw Urban County (CDBG funds), City of Ann Arbor (discretionary General Funds), Washtenaw County (discretionary General Funds), United Way of Washtenaw County (privately donated funds), and the Ann Arbor Area Community Foundation (privately donated funds). This unique public-private *Coordinated Funding Model* maximizes each entity's investment in human service agencies, by reducing duplication of effort and increasing the coherence of investments made in the local human service system. Through this process, our CDBG public services funds of approximately \$300,000 is leveraged into \$5 million in shared investments, and identifies specific expected outcomes for children, youth, seniors, safety net health, and housing and homelessness. Further, this private-public model creates additional time savings for nonprofits applying for funding; further reduces staff time spent on overlap and redundancies between funding entities; and most importantly maximizes the effectiveness of city funds invested in targeted critical human services for the growing number citizens struggling to meet basic needs.

Coordinated funding allows local funders and the community as a whole to identify common needs, take the steps necessary to address those needs, and consistently measure progress. It breaks down the bureaucratic barriers that siphon resources away from where they can do the most good, and allows each funder's unique approach to compliment and amplify the others', rather than work at cross purposes. Further, it recognizes that the community is best served when vital services are sufficiently funded, when those services are coordinated among multiple nonprofits, and when those nonprofits, themselves, are strong and sustainable. In an era of declining resources and wrenching change, it provides the most impact to the community.

The Coordinated Funding Human Services priorities for 2011-2013 are (1) Housing and Homelessness, (2) Safety Net Health, (3) Children Ages 0-6, (4) Youth ages 7-21, 5) Aging, and 6) Hunger Relief. The Washtenaw County Board of Commissioners voted to include the County's general funds for Children's Well-Being in the decision-making process adopted in 2008. There is now one application and review process for the distribution of all City and County Human Services funding.

In addition to partnering to improve funding efforts for those in need in our community, Washtenaw County has consolidated the Office of Community Development and two other County departments – Employment Training & Community Services, and Economic Development & Energy in order to more effectively foster quality of life in our community. This new department is called the Washtenaw County Office of Economic and Community Development (OCED) and has been in operation as of January 1, 2012.

This consolidation recognizes that that economic development, workforce development, and community development must be compatible and integrated components in a vibrant community, and should thus not be artificially separate. A more coherent, less fragmented approach to community, workforce, and economic

development positions Washtenaw County government to effectively shape and foster quality of place. This comprehensive approach recognizes that employment, economic vitality, neighborhood preservation and enhancement, and equity and opportunity for all residents are inter-related, and must therefore be addressed holistically.

Indeed, to maximize our competitive advantage, local government understands that we must retain and attract businesses to enhance the economic vitality of our region, but can only do this if we put forward a talented workforce to help those businesses thrive. And, we can most fully maximize the talent and strength of this workforce by ensuring that Washtenaw County has affordable housing, quality neighborhoods, and community resources to realize the quality of life workers need to be most productive.

Housing

OCED has changed the focus of the homebuyer program from a speculative purchase and rehabilitation program to a buyer-driven program similar to the Homebuyer Purchase Rehabilitation (HPR) model used by the Michigan State Housing Development Authority (MSHDA). Due to the continual loss of jobs, housing foreclosure crisis and relocation of residents outside of Michigan, the supply of available market-rate housing far exceeds the demand for the construction of new housing. Low-income homebuyers are able to purchase new homes that were unaffordable 3 years ago in suburban neighborhoods. With the exception of Habitat for Humanity, which has a pool of pre-approved buyers, the County is no longer providing funds to housing developers to purchase and rehabilitate a home without a buyer. The developer works with pre-qualified buyers to find a home and then rehabilitate it. Potential buyers must first attend 8-10 hours of homebuyer education, financial literacy and home maintenance classes before they can access down payment and rehabilitation assistance. Community Development continues to fund the homeowner education and counseling classes provided by the Washtenaw Housing Education Partners (WHEP). WHEP includes MSU Extension, Habitat for Humanity of Huron Valley, POWER Inc., Community Housing Alternatives (CHA), the Washtenaw County Treasurer's Office, Housing Bureau for Seniors, and the Office of Community and Economic Development.

OCED continues to partner with the City of Ann Arbor Public Services Area on three initiatives. OCED is income-qualifying Ann Arbor residents who are unable to pay for (1) annexation fees, (2) sidewalk repairs (up to 50% AMI) and (3) plumbing repairs associated with the City's conversion to automated water meters. These residents will receive grants or interest-free loans to enable them to comply with City ordinances.

OCED has traditionally used its Rehabilitation Specialists to conduct HQS inspections as part of its monitoring activities for rental housing programs. Recently, however, OCED has been working with the City of Ann Arbor Building Department's rental inspection staff to maximize inspection efficiency. Because most of OCED's rental housing activities are in the City of Ann Arbor, OCED staff have been regularly communicating with the Ann Arbor Building Department to ensure that OCED's Rehabilitation Specialists are not wasting resources on properties that have been subject to the City's inspections during the appropriate HQS timeframes. OCED and the City also work together to help property owners correct any violations that have been discovered during the inspections.

OCED is in Year 6 of implementing recommendations from the Housing Needs Assessment completed in 2007/08. The goal is to provide solutions to encourage socio-economic diversity in all the municipalities in Washtenaw County through public/private partnerships and strategic use of resources.

OCED has implemented seven recommendations from the Housing Needs Assessment.

1. Mortgage foreclosure continues to be a critical problem with long-term ramifications throughout the County. According to the County Clerk's office 1,128 homes were auctioned at Sheriff's sale in 2011, which is a drop from 1,399 in 2010, but still a problem throughout the County.
 - a. OCED has created a program to acquire \$1 HUD mortgage foreclosed homes for Habitat for Humanity to rehabilitate and resell to low-income homeowners. The intent is to expand the program to work with private financial institutions and to sell foreclosed units to non-profits to provide rental properties where appropriate.
 - b. Ypsilanti Township has allocated \$275,000 to acquire foreclosed homes that will be rehabilitated by Habitat and sold to homebuyers. The Township will maintain the properties until Habitat identifies a homebuyer and can begin rehabilitating the properties.

2. Regional planning was recommended to coordinate resources and create efficiencies. Urban County jurisdictions participate in many County-wide taskforces and commissions related to planning. OCED is taking the lead of several County-wide regional planning initiatives including the Eastern Leaders Group, Washtenaw Avenue Task Force and Cross Street Revitalization Task Force. *OCED is tasked with the following initiatives in 2012-13:*
 - a. Brownfield Program - Assist developers in securing state and federal funding for site remediation and subsequent development.
 - b. Seeds of Change food incubator project.
 - c. Provide technical assistance for the reuse of commercial buildings.
 - d. Manage existing leadership initiatives (i.e. A2 Success, Eastern Leaders Group).
 - e. Project management of initiative projects (i.e. EMU/West Cross Street revitalization, Washtenaw Avenue Talent Center, EMU Business School Incubator, Next Generation Leadership and K-12 Education)
 - f. Manage Historic District Commission.
 - g. Economic Committees/Technical Assistance (i.e. Aerotropolis Corporation, Downriver Brownfield Consortium, just to name a few)

3. OCED has recommended to each Urban County Jurisdiction that they adopt PA 612 of 2006 which provides up to a 2-year tax abatement to non-profit housing providers whose mission is homeowner housing to acquire, rehabilitate and resell units or acquire land and build new housing for low-income homebuyers. The City of Ann Arbor and the Township of Ypsilanti both adopted the act.

4. Since 2007, the Urban County funded 43 additional supportive housing units that are completed and occupied. The Urban County funded 39 supportive housing units in a project called "Near North" on Main Street in Ann Arbor that will partially replace the SRO units previously located in the old YMCA building on North Fourth Avenue in the City of Ann Arbor that will be occupied in 2014. The County reinvested in over 50 existing supportive housing units in the City of Ann Arbor by providing rehabilitation funds. In addition, the County approved funding to redevelop 144 units at Parkview Apartments (to be renamed Hamilton Crossing) in the City of Ypsilanti and 36 units at Parkhurst Apartments in the City of Ann Arbor.
5. Since 2007, the Urban County has funded over 60 new owner-occupied housing units through down payment and rehabilitation assistance.
6. OCED continues to work with neighborhood groups, municipalities, and nonprofit agencies in the West Willow neighborhood in Ypsilanti Township, the southeast neighborhood in the City of Ypsilanti, and Arbor Oaks/Bryant neighborhood in the City of Ann Arbor on comprehensive planning and neighborhood improvement projects.
7. The Urban County continues to use CDBG funding to provide a County-wide accessibility ramp program targeted at elderly and disabled residents, at or below 50% AMI. There are now three (3) contractors that specialize only in accessibility ramps. Having a dedicated pool of specialized contractors has created efficiencies in costs as well as the time needed to execute a project.

OCED is in Year 5 of an initiative to adopt energy efficient and green construction standards for affordable housing projects as well as housing rehabilitation. OCED has partnered with the County's Weatherization Program, administered through the Employment Training and Community Services Group, and the Clean Energy Coalition to provide training to contractors and subcontracts in energy efficiency and weatherization improvements. The Urban County continues to provide CDBG funding to operate the County-wide Energy Efficiency Program adopted in 2008. Housing Rehabilitation Specialists work with housing developers to implement energy-efficiency improvements into the final specifications for all homeownership assistance and multi-family rehabilitation projects based on the recommendations from the pre-energy audit. Housing developers are required to provide the results of the post-energy audit and proof that the property is Energy Star rated after the improvements are completed. OCED is partnering with the United Bank and Trust to access Federal Home Loan Bank of Indianapolis Neighborhood Improvement Program funds to leverage the federal HUD funds used for these energy initiatives.

The City of Ann Arbor and Washtenaw County continue to contribute \$10,000 per year in mini-grants for non-profit housing providers to support capacity building activities.

Washtenaw County continues to partner with the Washtenaw Housing Alliance (WHA) to implement our community's 10-year Plan to End Homelessness.. The WHA brought together hundreds of community leaders, private and public organizations, for-profit and nonprofit businesses, service providers and service users to develop the "Blueprint to End Homelessness". The Blueprint has been incorporated into this document and the community is now working on implementing the Blueprint.

OCED is working with staff from the City of Ypsilanti, Ypsilanti Township and the City of Ann Arbor to administer the CDBG and NSP demolition programs for these

jurisdictions to remove blighted commercial and residential properties in high priority areas.

Congress passed the American Recovery and Reinvestment Act (Recovery Act) in February of 2009, releasing additional funds to formula grantees to bolster existing programs such as CDBG and existing homeless prevention programs. CDBG entitlement communities received additional funds to be treated as substantial amendments to their FY 09 allocations through what has been termed CDBG-Recovery (CDBG-R) funds and for homeless prevention activities through Homeless Prevention and Rapid Re-Housing (HPRP) funds. The funds are generally governed by existing CDBG and ESG regulations, but with an emphasis on immediate utilization in order to produce a positive impact on the economy. In FY 09, the City of Ann Arbor received \$287,298 in CDBG-R funds and Washtenaw County received \$308,567 in CDBG-R funds. To date, the following CDBG-R projects have been completed: road improvements in Ypsilanti Township. ADA curb cuts in the City of Ypsilanti, multi-family acquisition and rehabilitation of rental units in the City of Ann Arbor and sidewalk improvements are underway in Pittsfield Township.

Finally, Washtenaw County was awarded a HUD Community Challenge Planning Grant in the amount of \$3,000,000, beginning on July 1, 2012. This grant will help the County and its local units and partners engage in comprehensive planning activities that will greatly enhance the effectiveness and sustainability of the Urban County's projects and initiatives that are listed in this Action Plan.

HUD OBJECTIVES AND OUTCOMES

The following objectives and outcomes for the period July 1, 2012 - June 30, 2013 are listed below, and are based on HUD's new performance measurement system. The number of units, households and individuals served are based on HUD CDBG and HOME-funded activities. City and County General Funds were not included below, but are incorporated into other sections of this Annual Action Plan. Note: All specific objectives are numbered from the Summary of Specific Annual Objectives Worksheet included with this plan.

Specific Objective: Decent Housing

Outcome: Affordability

- 7 LMI households will become homebuyers through down payment assistance and rehabilitation as needed, through Community Housing Alternatives and Habitat for Humanity of Huron Valley.
- 23 units of affordable rental housing will be rehabilitated for special needs, homeless, and/or households with incomes under 50% of AMI. 40 LMI households will receive low- or no-interest loans/grants to rehabilitate their homes for increased safety and quality.

Specific Objective: Suitable Living Environment

Outcome: Availability/Accessibility

- The Senior Center in the City of Ypsilanti will be rehabilitated to improve its functionality and ability to serve Seniors in the City.

Outcome: Sustainability

- 15 ADA Curb Cuts will be constructed in the City of Ypsilanti, and Ypsilanti Township and Superior Township will each complete road improvement projects in LMI areas.

EVALUATION OF PAST PERFORMANCE

OCED staff has worked internally and with its community partners to increase the number of completed projects and level of expenditures in three project areas: housing rehabilitation, homeownership assistance, and public infrastructure/facilities. The Housing Rehabilitation Team has increased its collaborative efforts with the Weatherization Team to maximize the level of service provided to County residents. In FY 09-10, over 70 housing rehabilitation projects were completed throughout the Urban County. Both teams will focus on combining intake and inspections over the next twelve months.

Over the last twelve months, Habitat and CHA have completed a record number of NSP and HOME-funded units under contract with OCED. Over 500 households attended homebuyer education classes. All of the rental rehabilitation projects funded in 10/11 are either completed or underway. Additional funds for 11/12 have been allocated for 3 new projects and 2 continuing projects. One project has been completed by Habitat with 11/12 funds.

CDBG funds set aside in 11/12 for public infrastructure and facility improvements projects have been allocated and projects are either completed or work is underway. OCED will continue to work with staff at the local jurisdictions to ensure projects are planned in eligible areas, competitively bid, federal regulations such as Davis-Bacon and Section 3 are adhered to by general contractors and subcontractors, and contracts are awarded so CDBG funds are expended in a timely manner.

The demolition program was successfully implemented with over 20 demolition projects completed in 2010. The City of Ypsilanti strategically reserved extra 09/10, 10/11, and 11/12 demolition funds to be able to bid out four demolitions simultaneously, thereby lowering by the per-structure cost by creating an economy of scale. These four identified blighted structures are scheduled to be demolished in the spring of 2012.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

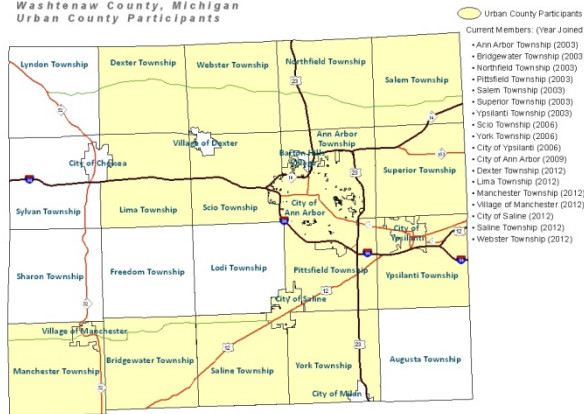
Program Year 5 Action Plan General Questions response:

ITEM 1. DESCRIBE THE GEOGRAPHIC AREAS OF THE JURISDICTION

Washtenaw Urban County Membership

The Urban County is located in Washtenaw County, which is in the southeastern region of the state of Michigan. A total of 14 townships—Ann Arbor, Bridgewater, Northfield, Pittsfield, Salem, Scio, Superior, York, Ypsilanti, Dexter, Lima, Manchester, Saline, and Webster together with the City of Ypsilanti, the City of Ann Arbor, the City of Saline, and the Village of Manchester comprise the Urban County. Together, they accounted for approximately 90% of the total county population (310,195 out of 344,791) in 2010.

Washtenaw County, Michigan
Urban County Participants

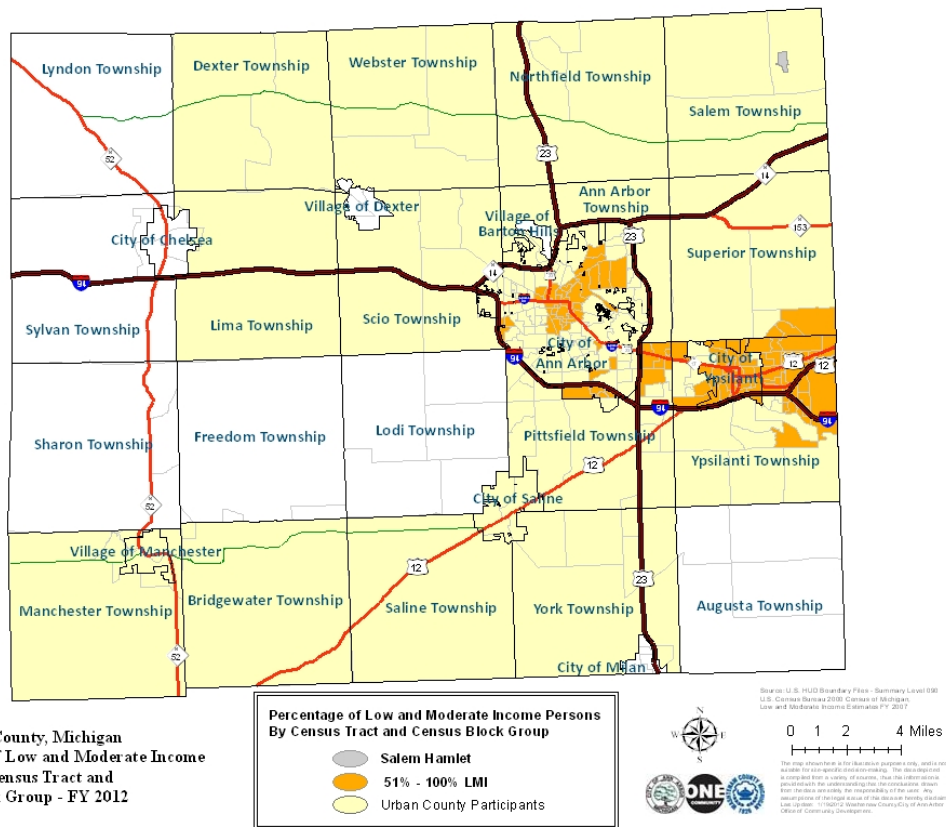


2012-2015 Urban County

The Urban County encompasses both rural and urban areas. The majority of the population for Ann Arbor, Northfield, Pittsfield, Scio, Superior, and Ypsilanti Townships reside in urban areas. In contrast, Bridgewater, York, Webster, Manchester, Lima, Saline, Dexter, and Salem Townships have more people living in rural areas. The Cities of Ypsilanti, Ann Arbor, and Saline are almost entirely urban.

Areas with Concentrations of Low-Income Households

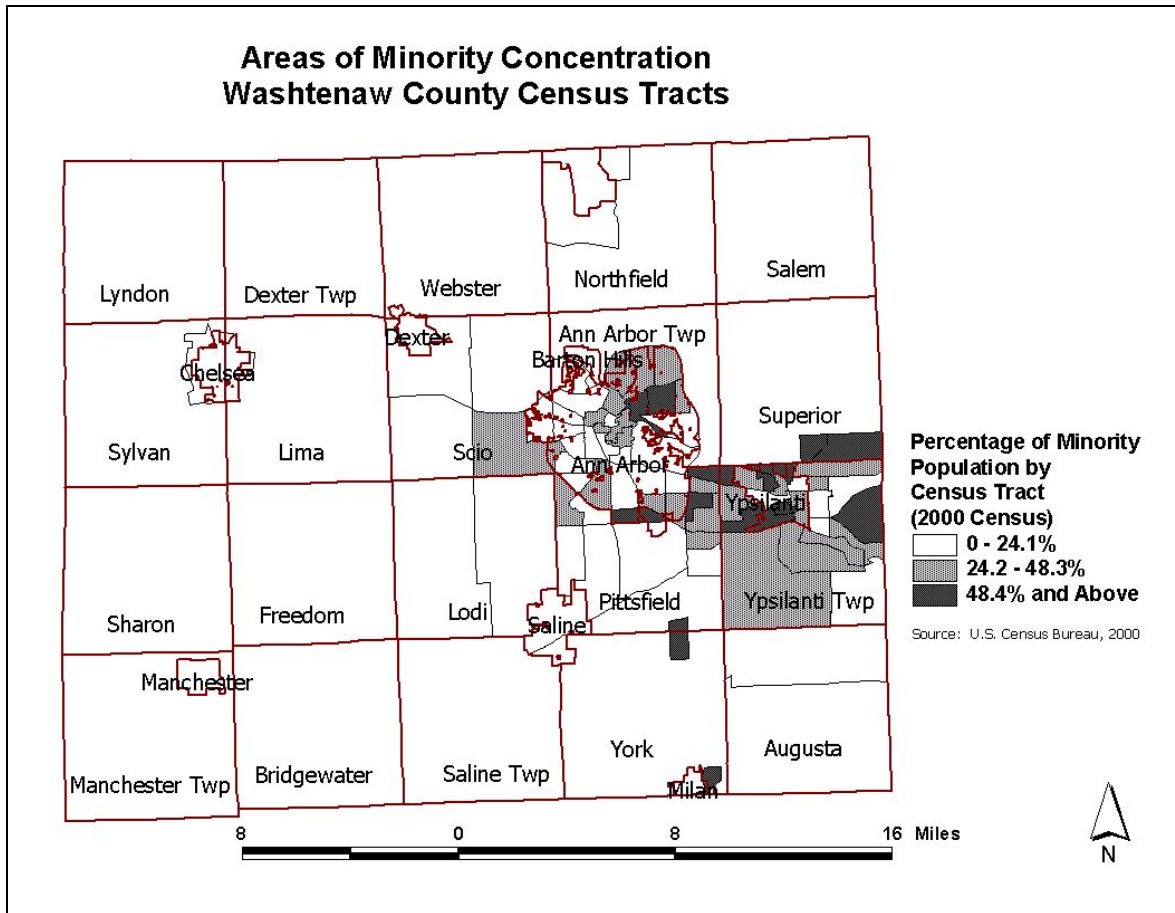
The Urban County housing and community development **goal is to encourage mixed-income neighborhoods, and therefore it is directing assistance throughout the Urban County.** However, neighborhoods with high concentrations of low-income households will be prioritized for housing rehabilitation human (public) services and public infrastructure/facilities improvements. These neighborhoods generally include areas with older housing stock, a lack of stable and eroding infrastructure as well as high concentrations of rental units. The maps on the following pages show areas within the Urban County that have a 51% or higher concentration of low-income households. Note: Salem Township Hamlet, as shaded on the map below was identified by survey to have at least 51% LMI Households.



Washtenaw County, Michigan
 Percentage of Low and Moderate Income
 Persons by Census Tract and
 Census Block Group - FY 2012

Areas with Concentrations of Minority Households

The map below details three levels of concentrations of minority populations within the Urban County. First, the lightest areas of the map signify a concentration that is lower than the Washtenaw County average of 24.2% minority. Second, the gray areas indicate a population that is equal or greater than this average, but less than twice the county-wide average (48.4% minority). Third, the black areas indicate a minority concentration that is at least double the county-wide average. From this map, one can observe that large portions of the City of Ypsilanti and the eastern Townships of the Urban County have richer concentrations of minority households. Areas with high minority concentrations that are low-income will also be prioritized for housing rehabilitation, public (human) services, public infrastructure/facilities improvements, and homeownership assistance.



ITEM 2. DESCRIBE BASIS FOR ALLOCATING FUNDING GEOGRAPHICALLY WITHIN THE JURISDICTION

Decision making regarding the allocation of funding geographically in the Urban County is guided by three main factors. First, projects are generally concentrated in areas where the total population and the low-income population are highest, since those tend to be the areas of greatest need. Second, the Urban County member jurisdictions have committed to working together regionally to develop and implement projects that meet the affordable housing and community development needs of the overall community. Therefore, projects will be funded outside of the areas of concentration to serve lower-income families in rural areas that also have

need. Last, the Urban County Executive Committee by-laws were amended in 2008 to include a formula that guides the distribution of projects over each three-year qualification period, taking into account such factors as total population, number of residents experiencing housing problems, and the number of residents living in poverty. To the greatest extent practical, it is the role of the Office of Community Development to balance the projects across jurisdictions according to this formula over a three-year period.

ITEM 3. ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING NEEDS OF UNDERSERVED

Local Economy

While the HUD Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program funding have shown a downward trend, federal reporting requirements have become more complex and time consuming since the CDBG program's inception in 1975. The administrative cap of 20% for CDBG funds and 10% for HOME funds does not cover the full cost of staffing the programs. Accordingly, OCED has commitments for supplemental funding from local governmental units' general funds as well as private sources. These contributions are not reflected in the CAPER or IDIS for HUD reporting purposes unless the general funds are HOME or CDBG match. Michigan has one of the highest job loss rates in the nation and resulting mortgage foreclosures. Property tax revenue losses have led to lay-offs and a significant reduction of general fund support from the City of Ann Arbor and Washtenaw County. The number of empty housing units far exceeds the demand. Not just homeowners are losing houses to foreclosure, investors are also losing homes because they are not able to attract renters or they have borrowed more than they can afford. Although over 500 households have gone through homebuyer education classes, most of the participants are not ready and able to buy due to poor credit, recent bankruptcies or foreclosures, or lack of a stable job. These potential homebuyers must go through financial literacy and credit repair classes to become mortgage ready.

Nimbyism

Neighborhood opposition continues to be a problem for new affordable housing developments and in some cases, acquisition and rehabilitation projects. Developers are encouraged to work with local officials and neighbors to address concerns when projects are still in the planning process. Opposition can also occur for nonprofits that provide public services. OCED continues to work to increase community awareness and remove the stigma of affordable housing.

Impediments to Fair Housing Choice

The Office of Community Development and the Urban County Executive Committee will continue to develop a 5-year work plan to implement the strategies included in the Washtenaw Urban County 5-Year Consolidated Strategy and Plan for 2008-13 to improve access to fair housing choice for residents within the Urban County boundaries.

In addition to the implementation of these strategies, OCED will continue to provide general fund support from the City and County to the Fair Housing Center of Southeastern Michigan during the program year to provide testing and investigation

into complaints of housing discrimination. Impediments to fair housing choice are currently mitigated by the following on-going County efforts:

- The on-going testing work through the Fair Housing Center of Southeastern Michigan;
- OCED's on-going support of housing non-profits that work to add to and preserve affordable housing stock in the community;
- OCED's support of agencies which provide services to low-income households; and
- OCED's provision of fair housing materials.

ITEM 4. FEDERAL, STATE, AND LOCAL RESOURCES AVAILABLE TO ADDRESS NEEDS IDENTIFIED IN PLAN

The Office of Community Development will primarily use HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), and Emergency Shelter Block Grant (ESG) to accomplish the specific objectives and outcomes in this annual plan. The City of Ann Arbor will provide \$1,059,029 in General funds for public/human services and housing in FY 2012-13. The City supports non-profits that apply for funding from local foundations such as the Knight Foundation, Ann Arbor Community Foundation and United Way. In addition, the County will contribute approximately \$1,015,000 in general funds for public/human services and HOME match resources (\$258,835) to meet the HOME program requirements and facilitate the development of affordable housing projects. However, OCED leverages resources from a number of federal, state, and local funding agencies to offer complementary affordable housing, community, and economic development programs for lower-income residents of the Urban County.

The following summaries are listed on the next series of pages:

- *Sources of Local Leverage Funding*
- *2012-13 CDBG*
- *2012-13 HOME*
- *2012-13 Urban County Allocations for CDBG, HOME, and ESG*

Sources of Local Leverage Funding

City of Ann Arbor General and Private Funds

Category	FY 2013*
A2 Housing Trust Fund	\$170,000
Public Services	\$1,159,029
Administration	\$150,000
Ann Arbor City Total	\$1,479,029

*City of Ann Arbor Fiscal Year 2013 = July 1, 2012 through June 30, 2013

Washtenaw County General & Private Funds

Category	FY 2013*
HOME Match**	\$258,835
Children's Well-Being/Human Svcs	\$1,015,000
General Fund Support	\$73,357
Barrier Busters - WC General Use	\$100,000
Barrier Busters - Eviction Prevention	\$40,000
Washtenaw County Total	\$1,487,192

*Washtenaw County Fiscal Year 2013 = January 1, 2013 through December 31, 2013

**Estimated HOME Match at 25% for 2013

Other Funds

Category	FY 2013
Workforce Development	\$1,250,000
HUD Community Challenge Grant*	\$1,000,000
Eastern Washtenaw Economic Development	\$300,000
Weatherization	\$600,000
Private Donors/Philanthropy	\$100,000
Other Funding Total	\$3,250,000

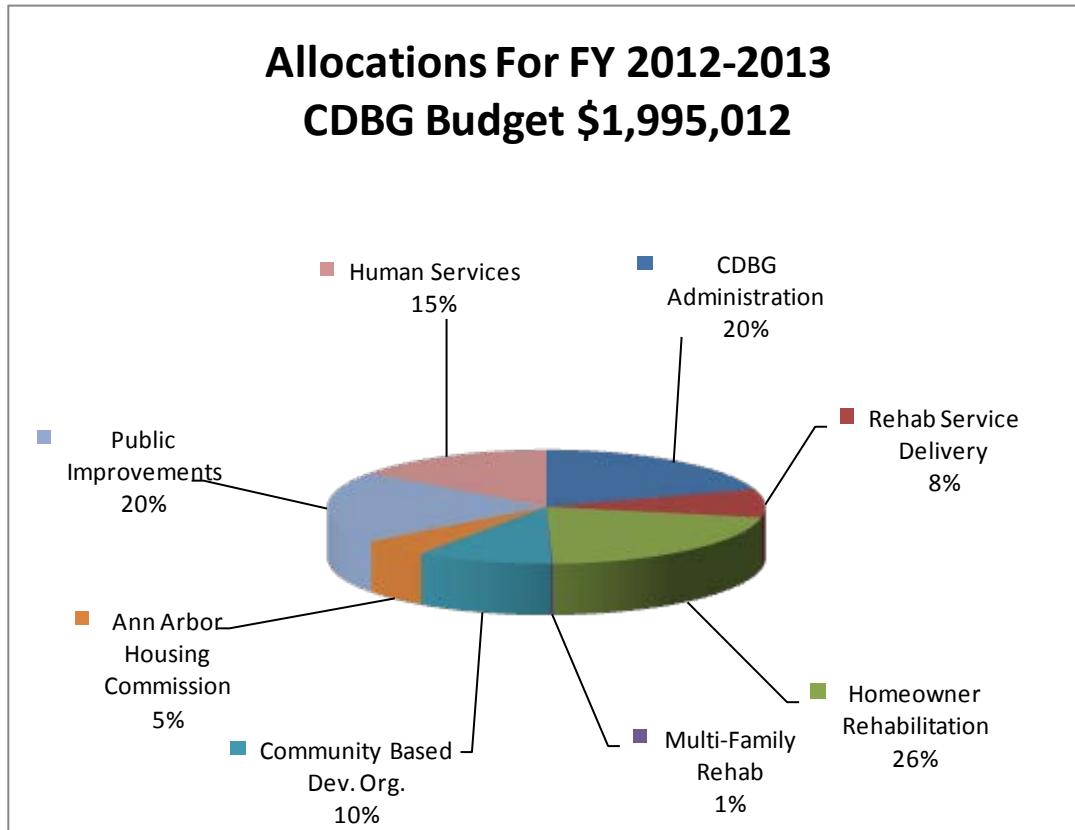
*Year 1 of a 3-year, \$3 Million grant

	FY 2013
Total Local Leverage Funding	\$6,216,221

FY 12-13 CDBG BUDGET

Funding Category	FY 2012/2013 Allocation
CDBG Administration	\$399,002
Rehab Service Delivery	\$159,601
Homeowner Rehabilitation	\$429,673
Multi-Family Rehab	\$2,460
Community Based Dev. Org.	\$200,000
Ann Arbor Housing Commission	\$100,000
Public Improvements	\$405,816
Human Services	\$298,460
CDBG Total	\$1,995,012
2012.2013 Grant Allocation	\$1,995,012

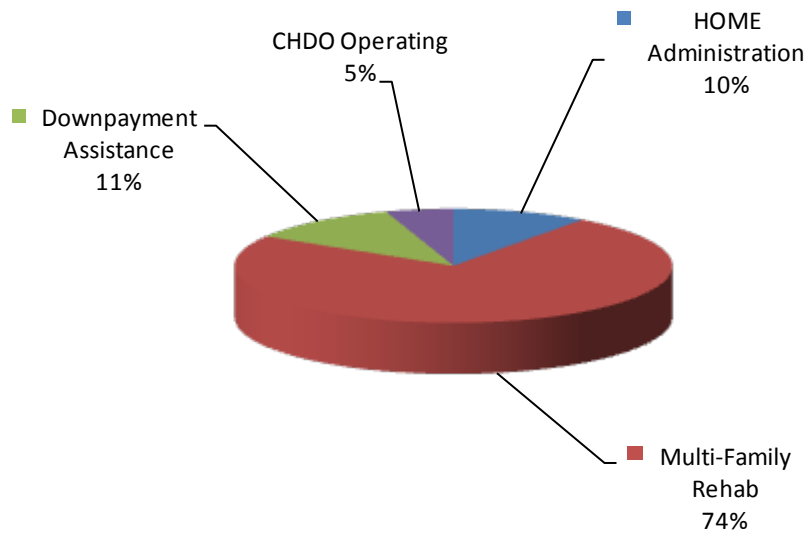
Allocations For FY 2012-2013 CDBG Budget \$1,995,012



FY 12-13 HOME BUDGET

Funding Category	FY 2012/2013 Allocation
HOME Administration	\$103,534
Multi-Family Rehab	\$762,290
Downpayment Assistance	\$117,750
CHDO Operating	\$51,767
HOME Total	\$1,035,341
2012.2013 Grant Allocation	\$1,035,341

Allocations For FY 2012-2013 HOME Budget \$1,035,341



FY 12-13 Urban County Summary of Projects Planned - DRAFT -4/4/12

Total Allocation: \$1,995,012 (CDBG) + \$1,035,341 (HOME) + \$172,306 (ESG) = \$3,202,659

PROJECT CATEGORY	PROJECT/AGENCY	JURISDICTION	ALLOCATION	TYPE OF FUNDING
Homeowner Assistance	Single Family Rehabilitation Program	All	\$429,673	CDBG
Public Infrastructure	Road Improvements - Location TBD	Ypsilanti Twp	\$209,949	CDBG
Public Infrastructure	Road Improvements - Location TBD	Superior Twp	\$36,216	CDBG
Public Infrastructure	Sidewalk Ramps - Americans with Disabilities Act compliance	Ypsilanti City	\$50,000	CDBG
Public Facilities	Ypsilanti Senior Center Kitchen Improvements	Ypsilanti City	\$9,651	CDBG
Public Infrastructure	Pedestrian Grid Improvements	Pittsfield Twp	\$100,000	CDBG
Affordable Housing - Downpayment Assistance	Habitat for Humanity - 4 projects, Locations TBD	All	\$66,000	HOME
Affordable Housing - Downpayment Assistance	Community Housing Alternatives - 3 projects, Locations TBD	All	\$51,750	HOME
Affordable Housing - Multi-family Rental Rehabilitation	Avalon Housing Inc - 1217 W Huron	Ann Arbor City	\$335,050	HOME
Affordable Housing - Multi-family Rental Rehabilitation	Avalon Housing Inc - 125/127 Allen	Ann Arbor City	\$132,250	HOME
Affordable Housing - Multi-family Rental Rehabilitation	Avalon Housing Inc - 115/119 Glendale	Ann Arbor City	\$147,450	HOME & CDBG
Affordable Housing - Multi-family Rental Rehabilitation	Michigan Ability Partners - Burton Road	Ann Arbor City	\$150,000	HOME
Affordable Housing - Multi-family Rental Rehabilitation	Ann Arbor Housing Commission - Stormwater Improvements	Ann Arbor City	\$100,000	CDBG
Community Based Development Organizations (CBDO's)	Community Action Network	Ann Arbor City	\$140,000	CDBG
Community Based Development Organizations (CBDO's)	Peace Neighborhood Center	Ann Arbor City	\$60,000	CDBG
Community Housing Development Organization (CHDO) Operating (5% of HOME)	Avalon Housing Inc.	All	\$38,308	HOME
Community Housing Development Organization (CHDO) Operating (5% of HOME)	Community Housing Alternatives	All	\$13,459	HOME
Human Services (15% of CDBG = total Human Svcs Funding)	Catholic Social Services	All	\$187,195	CDBG
Human Services (15% of CDBG = total Human Svcs Funding)	HN/AIDS Resource Center	All	\$13,486	CDBG
Human Services (15% of CDBG = total Human Svcs Funding)	SafeHouse Center	All	\$97,779	CDBG
CDBG Administration (20% of CDBG)	Administration	All	\$399,002	CDBG
HOME Administration (10% of HOME)	Administration	All	\$103,534	HOME
Single Family Rehabilitation Services Delivery (8% of CDBG)	Administration	All	\$159,601	CDBG
Emergency Shelter Grant (ESG) Activities*	Homelessness Prevention & Rapid Re-housing Activities*	All	\$162,327	ESG
ESG Administration	Administration	All	\$9,979	ESG
Total Funding			\$3,202,659	

*Allocations determined through local Continuum of Care Process

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

ITEM 1. IDENTIFY LEAD ENTITY OVERSEEING DEVELOPMENT OF PLAN AND OTHER MAJOR ADMINISTRATIVE PARTNERS

Lead Entity

The lead entity for the Urban County is Washtenaw County Government, primarily through the Office of Community and Economic Development (OCED). Washtenaw County is the lead agency for overseeing the development of the 5-Year Consolidated Strategy and Plan and 1-Year Annual Action Plans. The Office of Community Development provides administrative and planning support to the Urban County, including primary staff support to the Urban County Executive Committee, which is comprised of the chief elected officials from each of the twelve units of local government that participate in the Urban County. Currently, this Committee is comprised of the Chair of the Washtenaw County Board of Commissioners, the Mayor of the City of Ann Arbor, the Mayor of the City of Ypsilanti, the Mayor of the City of Saline, the President of the Village of Manchester and the Supervisors from each of the 14 participating townships. The Washtenaw County Budget & Finance Departments provides additional support to the Office of Community Development in the fiscal oversight of the Urban County's CDBG, ESG and HOME grants. The Office of Community Development is working with the County's Employment Training and Community Services (ETCS) Department to assure that the Weatherization and Housing Rehabilitation programs complement one another to the greatest extent feasible.

Other Agencies Administering Programs

OCED works with various other organizations and programs to ensure that the CDBG, HOME and ESG projects are implemented successfully. Other public and private agencies responsible for administering the programs covered in the Annual Plan include Washtenaw County, City of Ann Arbor Housing Commission, City of Ypsilanti Housing Commission, Washtenaw Housing Alliance, and the Community Collaborative of Washtenaw County. Since 2007, OCED rehabilitation staff have been working together to develop a program that meets the needs of all Urban County residents. In addition, OCED has increased outreach and training efforts to recruit and approve MBE/WBE as well as Section 3 general contractors and subcontractors for all of the housing programs.

OCED works with three Community Housing Development Organizations (CHDOs) to administer projects for the HOME program. Currently, OCED works with the following CHDOs in the Urban County: 1) Avalon Housing, Inc. (special needs rental, permanent supportive housing); 2) Community Housing Alternatives (special needs rental and homeownership assistance); and 3) Michigan Ability Partners (special needs rental/permanent supportive housing).

OCED works with several non-profit agencies each year to administer the CDBG human service grants to meet priority public service needs in the Urban County. The programs include: 1) Northfield's Human Services (door-to-door transportation); 2) Shelter Association of Washtenaw County (emergency); 3) SOS Community Services (emergency); 4) Ozone House, Inc. (youth). In addition, the City of Ann Arbor and Washtenaw County provides local general funds to local non-profit agencies to administer a variety of human services programs.

The Urban County member communities annually execute contracts to complete public infrastructure/facility improvement projects within their jurisdictions in partnership with OCED and other agencies such as the Washtenaw County Road Commission. In these cases, OCED staff provides technical assistance, determines project eligibility and assist with project oversight to comply with CDBG regulations. Projects are underway Northfield Township, Ypsilanti Township, the City of Ypsilanti, Pittsfield Township, and Superior Township. For these projects, a contract is written between OCED and the jurisdiction, which clearly outlines the milestones and expectations of the CDBG public infrastructure/facility improvement project.

Although the County does not administer the HUD Housing Opportunities for People with AIDS (HOPWA) or MSHDA Emergency Shelter Grant (ESG) funding received in the community, OCED works regularly with the two agencies that coordinate the use of this funding. The ESG funding is administered by the Michigan State Housing Development Authority (MSHDA), and the local application for that funding goes through the Washtenaw Housing Alliance (WHA). The HOPWA funding comes to the area through the HIV/AIDS Resource Center (HARC).

OCED collaborated with the WHA to develop the 5-Year Consolidated Plan, the Continuum of Care Plan and the Blueprint to End Homelessness, along with over 350 community members that included non-profit housing and human service providers, government officials, business leaders, and consumers. The Washtenaw Urban County 2008-2013 Consolidated Strategy and Plan incorporates the needs assessments and strategies from these three community-wide plans.

The following agencies were consulted for the 5-Year Consolidated Strategy and Plan about services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons in developing these plans: Avalon Housing, Ann Arbor Center for Independent Living, Community Support and Treatment Services (CSTS), Community Housing Alternatives (CHA), Dawn Farm, Habitat for Humanity, HIV/AIDS Resource Center (HARC), Home of New Vision, Housing Bureau for Seniors, Interfaith Hospitality Network, Michigan Ability Partners (MAP), Catholic Social Services, Ozone House, POWER Inc., Shelter Association of Washtenaw County, and Washtenaw Community Health Organization (WCHO).

During the course of the next year, OCED will continue to encourage coordination and collaboration between public and private housing, health, and social service agencies. The Blueprint to End Homelessness participants will continue working on implementing the Blueprint through the coordination of its work groups. OCED will continue working together to provide coordinated services and to facilitate coordinated services among health and social service providers. OCED will continue to work with the public and private sector housing providers to encourage public/private partnerships. OCED will continue working with MSHDA and the Corporation for Supportive Housing (CSH) to provide technical and financial assistance to non-profit housing providers. OCED will

continue working with other funders on an integrated funding model for sustainable homeless supportive services.

ITEM 2. IDENTIFY SIGNIFICANT ASPECTS OF THE PLAN DEVELOPMENT PROCESS

In **June 2002**, the Chair of the Washtenaw County Board of Commissioners and the Supervisors of the initial seven participating townships (Ypsilanti, Superior, Northfield, Salem, Pittsfield, Ann Arbor, and Bridgewater) signed Urban County Cooperation Agreements. The County submitted an application including the cooperation agreements to HUD on **June 30, 2002**. In **November 2002**, the county received formal notification that HUD had approved the Washtenaw Urban County and had authorized an initial allocation of CDBG funding.

In **June 2005**, three new Urban County members (City of Ypsilanti, Scio Township, and York Township) signed Cooperative Agreements, and the County submitted the cooperative agreements and supporting resolutions to HUD to include these additional jurisdictions.

OCED staff members meet individually with the elected officials and designed staff members from each of the jurisdictions to identify particular neighborhoods that need assistance, discuss local housing and community development needs/goals, review funding estimates and prioritize projects for the upcoming year(s).. These meetings are informative for the purpose of subsequent presentations and discussions that take place in the public hearings and written requests for input into the Annual Plan. The Urban County Executive Committee continues to meet on the Fourth Tuesday of each month to set policies as well to review and approve HOME, CDBG and ESG projects.

In the **fall of 2007**, OCED released the final version of the Washtenaw County Affordable Housing Needs Assessment, which includes a detailed analysis of the current supply and demand for affordable housing. This assessment also provides specific unit targets and objectives, which will be incorporated into this plan and others, as allowed by regulations and the priorities of the Urban County Executive Committee.

On **January 22 and February 26, 2008** the Urban County Executive Committee reviewed the draft goals, objectives, and priority needs of the 5-year Consolidated Plan.

During the months of **February and March 2008**, OCED consulted with the County Planning & Environment Department, Ypsilanti DDA, the County Employment Training and Community Services Group, MSU Extension, the Ann Arbor Transportation Authority, Washtenaw County Public Health, Ypsilanti Housing Commission, the Washtenaw Housing Alliance (homeless providers), and several special needs service providers (see below) to solicit information about current affordable housing and community development plans.

In **March 2008**, one new Urban County member, City of Ann Arbor, signed a cooperative agreement for the 3-year qualification period of FY(s) 09, 10 and 11 and the County submitted an application to HUD to include this additional jurisdiction.

In **February 2010**, OCED mailed letters of invitation to the fifteen remaining jurisdictions in Washtenaw County to gauge their interest in joining the Urban County for the next 3-year qualification period starting on July 1, 2012. The Community Development Director met with the local officials from the jurisdictions to give an overview of the benefits to joining to the Urban County. In the spring and summer of **2011**, Dexter Township, Lima Township, Manchester Village, Manchester Township, Saline City, Saline Township, and Webster Township elected to join the Urban County and signed Cooperative Agreements for the 2012-2015 cooperative period.

In **April 2012**, the Urban County Executive Committee will review and approve the draft CDBG, HOME, and ESG budgets and projects included in the 2011 Annual Action Plan.

In **May 2012**, the Washtenaw County Board of Commissioners will review and approve the 2011 Annual Action Plan for submission to HUD.

ITEM 3. ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING, HEALTH, AND SOCIAL SERVICE AGENCIES.

Overcoming Gaps in Institutional Structure

The institutional structure of the OCED will continue to evolve during FY 12. OCED continues to work on the following activities to overcome gaps in institutional structures and to facilitate partnerships within and between governmental entities:

- In order to disseminate information about County services (including housing and community development) to the community, Washtenaw County will continue the initiative to redevelop itself as an “E-Government”. E-Government can be defined as the services made available via Internet access whereby the business of government is conducted. Technologies now available allow governments to interact in new, more efficient ways with customers, employees, partner and constituents and to create new applications and services that were not previously possible.
- OCED continues to meet on a monthly basis with MSHDA and the Corporation for Supportive Housing to discuss coordinated plans for technical assistance provision and systems coordination between funding agencies. The goal of these meetings is to maintain open lines of communication about current housing development projects, to revise forms and systems for housing development providers, and to develop coordinated plans and funding for technical assistance to local non-profit housing providers.
- As mentioned previously, Community Development is working to eliminate artificial bureaucratic barriers for those in need in the community. We are accomplishing this by coordinating with other major public and private human service funders to create a streamlined application, review, and monitoring process. This coordinated process has resulted in real and concrete savings of time and resources for applicant nonprofits, and funders.
- Also mentioned previously, Community Development has consolidated with two other Washtenaw County departments, where there were similar, and in some cases duplicative services. This consolidation of Community Development, the County Workforce Development Agency, and the Economic Development Department will coordinate efforts to improve quality of life in Washtenaw County. Improved service delivery will be realized through:
 - Consolidating and streamlining human services, to make accessing help easier for residents in need;

- Combining intake and services offered to homeowners in need of code or safety repairs and energy improvements to maximize housing affordability;
- Increased job placement by consistently connecting training and business services to county and regional economic development programs and initiatives.

Enhancing Intergovernmental Cooperation OCED plans to continue the following initiatives to enhance intergovernmental cooperation during the period July 1, 2012 - June 30, 2013:

- In October 2004, Washtenaw County and the City of Ann Arbor combined their community development programs for a joint Office of Community Development (OCED). OCED will continue to work to integrate additional processes, forms, requests for proposals, and the housing rehabilitation program, with the goal of creating efficiencies and sharing staff expertise across programs. This collaboration will continue to focus on the following areas including but not limited to, development of new programs, CHDO certification, monitoring, creating one RFP for affordable housing projects and in leveraging funding for affordable housing projects. An important development that occurred as a result of the 2004 consolidation is the City of Ann Arbor's decision to relinquish its status as an entitlement community in order to join the Urban County in 2009.
- OCED continues its membership in the Washtenaw County *Funders Forum*, meeting with the Ann Arbor Area Community Foundation, the Knight Foundation, the Washtenaw United Way, and the Department of Human Services to enhance a systems approach and coordination in funding. This system includes an online application and performance reporting system for human services funding.
- OCED established an integrated funding process for human service funding. This process brought together General Funds from Washtenaw County and the City of Ann Arbor, as well Public Services fund from the Washtenaw Urban County (CDBG funds). This creates one application and review process, which reduces duplication, fragmentation, and resources for both funders and applicants. OCED is working closely with the United Way of Washtenaw County and the Ann Arbor Area Community Foundation to explore bringing significant private resources into this process.
- OCED will partner with the Continuum of Care Board and Washtenaw Housing Alliance to implement the Washtenaw County 10-Year Blueprint to End Homelessness. OCED will continue collaborating and coordinating with other funders through the Funders Forum for public services, and with MSHDA, Ann Arbor DDA, FHLB, CSH for housing projects.
- OCED will continue to work with several homeless service providers to implement a homelessness tracking system, Service Point, in order to provide better statistics related to homelessness and coordinate the delivery of services to this population.
- OCED has a number of successful groups and committees that currently work together to provide an effective delivery system for affordable housing production and services throughout the County. Since 2007, the Housing and Human Services Advisory Board, a twelve-member board appointed by City Council has been working together with OCED in developing new housing programs and policies. The board is made up of community members who are experts in the field of real estate finance and development, affordable housing policy and design, and banking.

- OCED will continue to provide technical assistance and staffing support to the Washtenaw Housing Education Partners (WHEP) program to provide homebuyer counseling, financial management, and homeownership counseling to low-income homebuyers in the County.
- OCED will continue exploring opportunities to combine staff positions and eliminate duplicative processes. The Department has changed significantly in line with these initiatives since 2007. Initially, the County brought its rehabilitation program in-house instead of contracting with an outside agency and hired a Rehabilitation Inspector and Intake Specialist. By 2008, the following OCED positions had shared City and County responsibilities: Director, Intake Specialist, Housing Manager, Fiscal Analyst, Operations Manager, Human Services Analyst and Compliance Analyst.

The Housing Manager (now called the Housing and Infrastructure Manager, as the position includes overseeing public infrastructure projects also) oversees community planning processes and programs that OCED contracts with subgrantees such as human services, public infrastructure projects, and multi-family housing development and rehabilitation. The Operations Manager (Now Finance and Operations Manager) oversees internal processes and financial management.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 5 Action Plan Citizen Participation response:

THIS SECTION WILL BE IN FINAL VERSION AFTER THE CITIZEN PARTICIPATION PROCESS IS COMPLETE

The Office of Community Development (OCED) sought out participation in the development of this plan by asking citizens at large, nonprofit organizations, human services providers, government employees, elected officials, neighborhood associations, and business associations to attend public hearings, review the plans and make comments. The plan is available on the Office of Community Development website at www.ewashtenaw.org. OCED has a thorough and extensive community process that is employed for all projects. OCED consistently seeks to include the input of County residents in all phases and aspects of its initiatives, from the initial planning, to project and program implementation to the reporting and assessment of accomplishments. The effectiveness of this process is key in delivering the proper services and programs to the County's residents, while ensuring the overall direction of OCED's work is consistent with residents' expectations and is responsive to neighborhood concerns. A more detailed assessment of the process is as follows:

Special Outreach

OCED encourages citizen participation in all stages of the planning process. OCED hosts public meetings, provides draft copies of the Plan before submission, accepts and incorporates citizen input and feedback, and holds special hearings whenever any substantial amendments are made.

OCED also works in an on-going capacity with key non-profit organizations in encouraging the participation of the citizens they work with directly, including many of the low and moderate-income residents who are the primary targets of its HUD funded programs. Bi-lingual services are available for those who request them.

During the fall of 2010, OCED staff met with the Urban County member communities to identify potential projects for the 2011 Annual Action Plan.

Publication of the Plans

The 2011-12 Annual Action Plan was available for a 30-day public comment period beginning on **April 11, 2011 and ending on May 13, 2011**. Notice of the availability of the plan was posted in the Washtenaw County Legal News on or before **April 7, 2011**. OCED also distributed notice of the availability and review of these documents to the public offices of the Urban County jurisdictions, the County and City Clerk's Offices, the Ann Arbor Housing Commission, the Ann Arbor District Library, Bryant Community Center, Peace Neighborhood Center, Northside Community Center, interested parties, the Ypsilanti Housing Commission, and to residents of the participating communities. In addition, an electronic copy of the draft annual plan was posted on the County website for the duration of the public comment period at www.ewashtenaw.org under the Office of Community Development page. Draft and final versions of the annual plan are always made available for viewing, printing and downloading from the OCED website. The County has installed software called "World Lingo" on its website, which allows the user to convert the text from English to another language. Copies of the final and draft plans are also available for no fee at the OCED office. OCED staff is available to persons or interested parties who require technical assistance in understanding the Plan, the preparation of comments and the preparation for requests for funding. The availability and responsiveness is also employed in handling and responding to whatever reasonable complaints are made concerning the Plan and its undertakings.

Public Hearings

Four public hearings were conducted to gather public comments and input on the 2011-12 Annual Plan. The first public hearing was held on **February 22, 2011** from 1:00 pm to 2:00 pm during the Urban County Executive Committee Meeting at the Washtenaw

County Learning Resource Center, which is centrally located for the Urban County jurisdictions. The second public hearing was held on **February 22, 2011** from 7:00 pm to 8:00 pm at the Ann Arbor City Council meeting. Notice of the City Council and Urban County Executive Committee public hearings was placed in the Washtenaw Legal News on February 17, 2011. The hearings were titled "Needs Assessment Public Hearings for the 2011-12 Annual Plan" and was held with express purpose of soliciting citizen input on housing and community development needs to be included during the development of the plan. At the hearings, staff members were prepared to present information about Urban County projects completed to date, spending and commitments, and eligible activity categories. Those comments will be included with the questions and comments from the public hearings below.

The third public hearing was held on **April 26, 2011 from 1:00 pm to 2:00 pm** during the Urban County Executive Committee Meeting at the Washtenaw County Learning Resource Center, which is centrally located for the Urban County jurisdictions. This hearing was titled "Annual Action Plan Public Hearing" and was held for the purpose of soliciting citizen input on the proposed housing and community development projects included in the plan.

The fourth public hearing was held on **May 4, 2011** from 6:30 pm to 7:30 pm at the Washtenaw County Board of Commissioners Meeting during the deliberation on the Annual Plan. Notice of this hearing and the 30-day public comment period was placed in the Washtenaw County Legal News on or before April 7, 2011. This hearing was titled "Annual Action Plan Public Hearing" and was held for the purpose of soliciting citizen input on the proposed housing and community development projects included in the plan.

Project Selection/ Approvals

On **January 5, 2011**, the annual HOME CHDO Operating and Affordable Housing RFPs were released to the public and posted on the Washtenaw County Purchasing website.

A review committee evaluated the HOME CHDO Operating and Affordable Housing proposals and made recommendations to the Urban County Executive Committee for discussion and approval at the **April 26, 2011** regularly scheduled meeting.

On **January 28, 2011**, the Human Services RFP was released to the public and posted on the Washtenaw County Purchasing and Community Grants websites.

On **February 4, 2011** a mandatory bidders conference for the Human Services RFP was conducted.

A review committee evaluated the Human Services RFP proposals and made recommendations to the Urban County Executive Committee for discussion and approval at the **April 26, 2011** regularly scheduled meeting. The recommendations were also submitted to the Ann Arbor City Council for approval at the **May 16, 2011** regularly scheduled meeting.

On **April 11, 2011**, OCED released the draft Annual Action Plan to the public for a 30-day public comment period ending on **May 13, 2011**.

On **April 26, 2011**, the Urban County Executive Committee reviewed and approved the content included in the draft 2011 Annual Action Plan at its regular meeting with the understanding that the final version of the Annual Action Plan will be presented at the regularly scheduled meeting on **May 24, 2011**.

On **May 4, 2011**, the Washtenaw County Board of Commissioners reviewed and approved the draft 2011 Annual Action Plan at its regular Ways and Means meeting and the **May 18, 2011** Board of Commissioners meeting.

ITEM 2. PROVIDE A SUMMARY OF CITIZEN COMMENTS OR VIEW ON THE PLAN

Office of Community Development staff members recorded the following comments from the three public hearings, and other miscellaneous comments submitted during the development of the plan.

Annual Plan Public Hearing – April 17, 2012

A summary of the public comments from the public hearing at the Washtenaw Urban County Executive Committee meeting are as follows:

- 1.

Annual Plan Public Hearing – April 24, 2012

A summary of the public comments from the public hearing at the Washtenaw County Board of Commissioners meeting are as follows:

- 1.

Annual Plan Public Hearing – May 2, 2012

A summary of the public comments from the public hearing at the Washtenaw County Board of Commissioners meeting are as follows:

- 1.

Written Comments Received Prior to the Close of the Public Comment Period April 5, 2011 through May 7, 2011

A summary of the public comments are listed below:

- 1.

ITEM 3. PROVIDE A SUMMARY OF EFFORTS MADE TO BROADEN PUBLIC PARTICIPATION IN THE DEVELOPMENT OF THE STRATEGY AND PLAN

In addition to outreach efforts described above, OCED continues to work with the West Willow Neighborhood Association and township officials with implementing the initiatives outlined in the West Willow revitalization plan completed in 2007. OCED is engaging in community planning efforts with the Community Action Network and many other partners to assess the needs of the Bryant neighborhood of the City of Ann Arbor. Also, OCED staff participated on the various subcommittees that were formed to provide input into the development of the Pittsfield Township Master Plan.

ITEM 4. PROVIDE A WRITTEN EXPLANATION OF COMMENTS NOT ACCEPTED AND THE REASONS WHY

All comments submitted by the public were accepted.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

ITEM 1. EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS STRATEGY AND PLAN

Washtenaw County Board of Commissioners (BOC) approved the establishment of an Urban County and the County's role as administrator of the federal funding. The County BOC approves all funding applications and provides administrative (financial, purchasing, legal) support and capacity for the successful implementation of these federal grants.

The Washtenaw Urban County currently consists of the **City of Ann Arbor, City of Ypsilanti, City of Saline, Village of Manchester**, and fourteen townships: **Ypsilanti Township, Bridgewater Township, Scio Township, York Township, Pittsfield Township, Salem Township, Ann Arbor Township, Northfield Township, Superior Township, Dexter Township, Lima Township, Manchester Township, Saline Township, and Webster Township**. The Urban County has established the institutional structure and capacity to carry out this Annual Action plan. As a function of its Cooperation Agreement, the Urban County created an Executive Committee, which is comprised of the supervisors of all participating townships, the Mayors Ann Arbor, Ypsilanti, Saline, the President of the Village of Manchester, and the Chairperson of the Washtenaw County Board of Commissioners. The Cooperative Agreement also provides the option of any of these Board members to appoint a voting designee in her or his place. The **Urban County Executive Committee** meets monthly, sets policy, and determines how the HOME, CDBG and ESG funding is spent to meet the needs of participating jurisdictions.

The Office of Community Development (OCED) administers the HOME, CDBG and ESG programs for the Washtenaw Urban County. OCED administers the housing rehabilitation programs and contracts with non-profit agencies, housing developers and other organizations to complete the various housing, homeless, and community development programs and projects included in its Annual Action Plan. In addition, OCED creates and implements the Washtenaw Urban County 5-Year Consolidated and Annual Action Plans; performs resident outreach; completes HUD reports; monitors agencies, contractors, developers and municipalities for regulatory compliance; and implements the local Homeless Management Information System for the Washtenaw Housing Alliance (Continuum of Care Board). The Washtenaw Housing Alliance assumed responsibility of the Continuum of Care process, which was previously administered by OCED. OCED also administers the Barrier Busters program which receives local general funds from the City of Ann Arbor and Washtenaw County as well as funding from the Ann Arbor Community Foundation and United Way. OCED works very closely with staff members from the City of Ann Arbor, Ypsilanti Charter Township and the City of Ypsilanti, as well as the Supervisors and designated staff members of the remaining townships. In addition, Urban County activities will make use of each jurisdiction's Master Plan (as available), to support the intergovernmental cooperation and coordination of multiple efforts and initiatives within the same jurisdictions.

The **City of Ann Arbor** is one of three Urban County jurisdictions that have a Planning Department, which also serves as the City's Building Department. The City of Ann Arbor is the largest community in Washtenaw County with a population of almost 114,000. The cities of Ann Arbor and Ypsilanti are the cultural, educational and business centers for the County. Ann Arbor is home to the University of Michigan, the largest employer in the City with a 2009 student enrollment of 26,208 undergraduate and 15,466 graduate students. OCED works in close cooperation with the Downtown Development Authority and the Ann Arbor Area Chamber of Commerce. The Ann Arbor Housing Commission oversees Public Housing and the Section 8 program in the City of Ann Arbor. The Ann Arbor City Council appoints members to the Ann Arbor Housing Commission Board, and OCED staff work closely with the Housing Commission on matters of mutual concern. OCED staff also work with the Housing and Human Services Advisory Board, which is an advisory committee appointed by City Council.

Ypsilanti Charter Township is the second Urban County jurisdiction that has a Planning Department, which also serves as the Township's Building Department. Ypsilanti Township is the second largest community in Washtenaw County. It is a growing community with older sections of single-family and multi-family housing in the northern parts of the Township, and a great deal of new single family housing in the southern sections. The Building Department has been very active in identifying instances in which landlords of single-family and multi-family housing have been deficient in adhering to building codes and township ordinances. The Township has acquired land and buildings through tax reversions and foreclosures, some of which may be appropriate for redevelopment through non-profit housing developers.

The City of Ypsilanti is the third largest community in Washtenaw County. Washtenaw County works closely with the City of Ypsilanti through its Planning Department to collaborate on affordable housing and infrastructure projects. The City of Ypsilanti Planning Department is responsible for all aspects of urban planning for the city. This includes master planning, zoning, ordinance enforcement and community and economic development. Significantly, Ypsilanti has an active Brownfield Redevelopment Authority. The City works in close cooperation with the Downtown Development Authority and the Ypsilanti Area Chamber of Commerce. More recently, Eastern Michigan University began reaching out to its host community, Ypsilanti and Ypsilanti Township for more active university-community collaboration efforts, including affordable housing.

The Ypsilanti Housing Commission oversees Public Housing and the Section 8 program in the City of Ypsilanti. The Ypsilanti City Council appoints members to the Ypsilanti Housing Commission Board, and OCED staff work closely with the Housing Commission on matters of mutual concern.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

ITEM 1. DESCRIBE THE STANDARDS AND PROCEDURES USED TO MONITOR HOUSING AND COMMUNITY DEVELOPMENT PROJECTS

With a focus on ensuring compliance with program requirements, OCED include program requirements in all contractual agreements, sponsor orientation sessions, provide technical assistance, one-on-one and in small groups, often on-site and at the beginning of the program year as well as when programs are underway. OCED defines clear expectations regarding performance standards and policies and procedures to follow. OCED will monitor and evaluate activities to be carried in furtherance of the Consolidated Plan and in meetings goals and objectives set forth in the Annual Action Plan.

An overall monitoring schedule is established at the beginning of each program year, as well as an individual monitoring checklist for each activity. OCED staff conducts annual on-site programmatic and fiscal monitoring reviews of CDBG human services agencies to ensure systems are in place to verify income eligibility and Urban County residency as well as to discuss organizational challenges and general operations. On-site programmatic and fiscal monitoring reviews are conducted with General Fund human service agencies at least once every two years (more frequently if the sub-recipient is new or is having difficulty meeting program or contract requirements.) Staff also reviews the agency's financial management systems, audits, federal 990, policies and procedures, their files and records of federally-funded projects completed in the past year. Staff prepares a final monitoring report that summarizes the information gathered during the site visit including findings and concerns; and forwards a copy of the report to the agency. Regular review of monthly or quarterly reports, program evaluation forms, program visits and phone calls are also part of program monitoring procedures.

Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements; progress against production goals; needs for technical assistance; and evidence of innovative or outstanding performance. Financial monitoring ensures that sub-recipients comply with all of the Federal regulations governing their financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. In addition to the monitoring conducted, OCED will ensure compliance with all program regulations for all funding sources, including CDBG, HOME, NSP and ESG.

Rehabilitation Specialists also provide technical assistance and support to non-profit housing developers and homeowners who are receiving assistance for repairs to their housing unit. The Rehabilitation Specialists conduct on-site inspections, lead-based paint assessments, and monitors the progress of construction and rehabilitation completed by contractors and subcontractors. Staff ensures that the scope of work includes all items

necessary to bring the building into code-compliance and that the proposed materials to be used are of a reasonable quality and price. It is expected that this will require an on-site inspection by OCED staff to confirm the information contained in the scope provided.

On-site HQS inspections of HOME-funded rental housing developments are conducted by OCED Rehabilitation Specialists each year based on the number of units, in compliance with Federal regulations and during the applicable period of affordability: *every three (3) years for projects of one to four units; every two years for projects with five to 25 units; and annually for projects with 26 or more units.* As stated in the "Initiatives" section beginning on page 6 of this plan, OCED coordinates with the City of Ann Arbor's rental inspection program to maximize inspection efficiency. The results of the HQS inspections are documented by the Rehabilitation Specialists and a report is provided to the housing developer with a summary of the pass/fail items and a date for resolving all corrections identified in the report. OCED staff annually certifies the rent of tenants living in HOME-funded rental housing developments by coordinating with the Assessor's Office. During the on-site compliance monitoring review all aspects regarding the leasing of the affordable units. It begins with a review of the components of the affordable housing agreement with leasing and management staff to ensure that all parties understand the requirements. Additionally the lease, the rental amounts and the rent roll, the tenant selection policy and process, the waiting list procedures, property marketing plan and fair housing notices are reviewed. Occupancy reports submitted by the owners are reviewed while on-site to verify that the information being reported is substantiated by the documentation in the file.

OCED monitors the homeownership program by coordinating with lenders, requiring homeownership education certification, analyzing the debt capacity of potential homeowners, and discouraging buyers from participating with predatory lenders. The Rehabilitation Specialists conduct on-site inspections and lead-based paint assessments before the home is purchased.

Compliance to regulations is also ensured by staff attending HUD-sponsored trainings and conferences, subscribing to several community development publications, regular use of the HUD Office of Community Planning and Development (CPD) website and consultation with local HUD CPD representatives. The Michigan State Housing Development Authority (MSHDA) has been instrumental in providing technical assistance to train new staff, develop criteria for reviewing affordable housing proposals and assisting non-profit developers to create sustainable developments. OCED coordinates with the other funding sources such as the Federal Home Loan Bank for housing projects to increase efficiencies and increase consistency of monitoring procedures.

OCED staff reviews grantees and contractor's expenditures by examining invoices and supporting documentation as required for processing requests for reimbursement. The review ensures that invoicing is done in accordance with the terms of the Agreement, applicable law, rules and regulations.

ITEM 1. 2012-13 INCOME LIMITS AND AFFORDABLE HOUSING LIMITS

All Office of Community Development projects and programs supported during the program year with federal funding will follow the income, subsidy and purchase limits included below. HUD updates the income limits annually in mid-April. The department will continue to use the 2012 income limits until HUD publishes the 2013 data.

2012 Income Limits and Affordable Housing Limits (as published by HUD)								
2012 Income Limits (Washtenaw County)								
Household Size	1	2	3	4	5	6	7	8
120% Median	\$73,440	\$84,000	\$94,440	\$104,880	\$113,280	\$121,680	\$130,080	\$138,480
Median income	\$61,200	\$70,000	\$78,700	\$87,400	\$94,400	\$101,400	\$108,400	\$115,400
*Low income (80% / 75%)	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Low income (60%)	\$36,720	\$42,000	\$47,220	\$52,440	\$56,640	\$60,840	\$65,040	\$69,240
Very low income (50%)	\$30,600	\$35,000	\$39,350	\$43,700	\$47,200	\$50,700	\$54,200	\$57,700
Extremely low income (30%)	\$18,350	\$21,000	\$23,600	\$26,200	\$28,300	\$30,400	\$32,500	\$34,600
Effective 02/09/2012. Note: the 80% median income level may not exceed the U.S. median income level, consequently your median income it is actually 75% of median. Data Location: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/index.cfm								
2012 Maximum Housing Expense Levels by Household Size (30% of gross monthly income)								
Household Size	1	2	3	4	5	6	7	8
120% Median Income	\$1,836	\$2,100	\$2,361	\$2,622	\$2,832	\$3,042	\$3,252	\$3,462
Median income	\$1,530	\$1,750	\$1,968	\$2,185	\$2,360	\$2,535	\$2,710	\$2,885
Low income (80% / 74%)	\$1,138	\$1,300	\$1,463	\$1,625	\$1,755	\$1,885	\$2,015	\$2,145
Low income (60%)	\$918	\$1,050	\$1,181	\$1,311	\$1,416	\$1,521	\$1,626	\$1,731
Very low income (50%)	\$765	\$875	\$984	\$1,093	\$1,180	\$1,268	\$1,355	\$1,443
Extremely low income (30%)	\$459	\$525	\$590	\$655	\$708	\$760	\$813	\$865
Effective: 02/09/2012 Note: For Rental -Includes utilities (except telephone). For Homeownership- Includes taxes, utilities, condo fees, & insurance.								
FY 2012 Fair Market Rent Levels -FMR (Washtenaw County)								
FMR (40th Percentile)								
SRO	\$481							
Efficiency	\$641							
1 bedroom	\$718							
2 bedroom	\$874							
3 bedroom	\$1,099							
4 bedroom	\$1,132							
Effective 1/01/2012 Data Location: http://www.huduser.org/portal/datasets/fmr.html Note: FMR is calculated by HUD as the rental rate in the 40th percentile for units rented in past 15 months not including public housing and units less than 2 years old.								
2012 HOME program LOW and HIGH rent rates								
	LOW		HIGH					
SRO*	\$517		\$517					
Efficiency	\$689		\$689					
1 bedroom	\$773		\$773					
2 bedroom	\$940		\$940					
3 bedroom	\$1,136		\$1,183					
4 bedroom	\$1,217		\$1,217					
Effective: 02/09/2012. HOME-assisted unit's rent and utilities cannot exceed the HIGH rent rate. A project with 5 or more HOME-assisted units must rent 20% of the units at the LOW rent rate or below families with incomes at 50% AMI or below.*SRO= 75% of								
2011 Maximum Per-Unit Subsidy 221(d)3 (rental and homeowner)								
	0-bdrm	1-bdrm	2-bdrm	3-bdrm	4-bdrm			
Maximum	143,813	165,972	201,822	261,090	286,597			
Effective: 07/01/2011. Note: 2012 data was not provided by this revision date. Data sent from HUD to OCED via electronic correspondence. Data Location: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/subsidylimits.cfm								
2011 Maximum Purchase Price or After Rehabilitation Value Limits (homeowner only)								
	1 Unit	2 Unit	3 Unit	4 Unit	Median Price			
Maximum	\$163,400	\$209,187	\$252,859	\$314,241	\$172,000			
Effective 1/1/2011 Note: 2012 data was not provided by this revision date. Data sent from HUD to OCED via electronic correspondence. Data Location: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/maxprice.cfm								
Prepared by: Mirada C. Jenkins. The Office of Community & Economic Development (OCED), 734-622-9025						Rev.1 01/26/2012		

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

The Lead Safe Housing Regulations dictate the procedures which must be followed regarding renovations and who performs the different elements of renovation. The OCED will continue to take action to evaluate and reduce lead-based paint hazards in each housing unit assisted through its Rehabilitation Programs. Lead-based paint hazard reduction is an integral part of the OCED's Housing Rehabilitation efforts.

In accordance with federal regulations, OCED staff distribute the EPA/HUD "Protect Your Family From Lead In Your Home" pamphlet and provides other appropriate information to all housing rehabilitation assistance recipients. The information covers the dangers of lead-based paint, symptoms of lead paint poisoning, and provides instructions on actions to be taken if symptoms of lead-based paint poisoning are present. Since 2008, the three OCED Rehabilitation Specialists have attended the HUD sponsored "Lead Safe Work Practices Training for Trainers Course" and refresher courses on lead safe work practices. After completion of this course, the Rehabilitation Specialists were qualified to teach a one day course to all OCED-approved contractors and subcontractors addressing lead-based paint hazards during renovation, remodeling, and rehabilitation in federally owned and assisted housing.

Additionally, the Rehabilitation Specialists attend refresher training courses to maintain updated State certifications; one certified as a lead inspector and risk assessor; and the other certified as a lead abatement contractor/supervisor. OCED will continue working closely with HUD and other regional agencies to obtain necessary training, information, and funding for these required efforts. Since 2009, OCED staff have conducted an annual training session with all active contractors and contractors interested in becoming approved to bid on housing projects. During this training, contractors were made aware of the new EPA Lead-Based Paint Renovation, Repair and Painting requirements effective April 2010. All contractors have been encouraged to become EPA certified renovators to meet the requirements and remain eligible to bid on housing projects where lead has been identified. In FY 10, a free "lead safe work practices" training will be offered, targeted to homeowners and others interested in learning about working safely with lead-based paint during renovations in older homes.

Lead risk assessments will be completed by a licensed company for all housing units receiving assistance. OCED has created maps with GIS and Census data to indicate the age of construction and prevalence of children in the homes to assist in prioritizing lead abatement efforts. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as a part of the rehabilitation work. All lead work (interim control/abatement) will be conducted in accordance with federal regulations and performed by an appropriately certified and/or licensed contractor.

Due to changes in State of Michigan Law there is currently a screening process underway in every County Department of Public Health for children that may have been

exposed to lead in their environments and to families with targeted aged children that receive assistance. They will also provide information to any family who is concerned that they may be at risk. The County also has available two HEPA vacuums for public use.

OCED has also encouraged its non-profit housing providers to register their housing units on the State of Michigan's Lead Safe Housing Registry website as well as participate in the observance of Lead Poisoning Prevention Week.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

ITEM 1. DESCRIBE THE PRIORITIES AND SPECIFIC HOUSING OBJECTIVES

Housing Priorities

The Washtenaw Urban County has assigned a **high priority** for services to the following types of housing projects:

- Homeowners in 0-80% of AMI (housing rehabilitation)
- Homebuyers in 31-80% of AMI (housing rehabilitation & homeownership assistance)
- Older adults in 0-80% of AMI (housing rehabilitation, foreclosure prevention)
- Rental projects in 0-50% AMI (housing rehabilitation and development)
- Permanent Supportive Housing for single homeless individuals (housing rehab & development)

The Comprehensive Housing Affordability Strategy (CHAS) data indicates that a large proportion of homeowners in the extremely low-income group have housing problems. Homebuyers in the 31-80% of AMI range are supported to provide homeownership opportunities and improve neighborhood stability through revitalization and homeownership. Permanent supportive Housing for homeless individuals is prioritized because it is the highest priority of the local Continuum of Care and Blueprint to End Homelessness. High priority projects are those that the OCED **plans to fund** over the 5-year period of the plan. However, OCED may utilize CDBG, HOME or other sources of funding to support any of these priorities.

In addition to the high priority projects, the Urban County has prioritized the following **medium priority** housing projects, which **may be funded** over the course of the 5-year plan:

- Transitional housing for homeless individuals and families (housing rehabilitation and development)
- Housing for all other special populations at 0-80% of AMI (housing rehab and development for persons with disabilities, HIV/AIDS, addictions, & public housing residents)

These projects were given a medium priority because the need for housing for these populations is apparent from the CHAS data. However, given that the Urban County has emphasized overall community and housing stability, these projects must be coordinated with local units of government and communities to ensure viability and sustainability.

While the estimated housing needs are far greater than the resources available, the specific objectives and goals of the next year are listed below. **Low Priority** categories are those needs that exist but are either not significant or will not be funded. The specific local housing objectives are listed below. Note: All objectives are numbered from the Summary of Specific Annual Objectives Worksheet included with this plan.

Specific Objective: Decent Housing

Outcome: Affordability

- 7 LMI households will become homebuyers through down payment assistance and rehabilitation as needed, through Community Housing Alternatives and Habitat for Humanity of Huron Valley.
- 23 units of affordable rental housing will be rehabilitated for special needs, homeless, and/or households with incomes under 50% of AMI. 40 LMI households will receive low- or no-interest loans/grants to rehabilitate their homes for increased safety and quality.

ITEM 2. DESCRIBE HOW RESOURCES WILL BE USED TO DEVELOP HOUSING

During the 2012-13 program year, the Office of Community Development intends to use CDBG funding for recoverable low-interest deferred payment loans and grants for homeowners throughout the Urban County jurisdictions to rehabilitate their homes, remove barriers to accessibility and respond to emergency hazards. HOME funding will be used for downpayment assistance throughout the Urban County jurisdictions:

In addition, the following resources will be utilized when available: federal Low-Income Housing Tax Credits, MSHDA non-competitive housing tax credits, MSHDA HOME funds and MSHDA program funds, federal Emergency Shelter Grants, federal Supportive Housing Program grants, federal Shelter Plus Care vouchers, federal tenant based and project based Section 8 certificates, local Ann Arbor Housing Trust funds, County Housing Contingency funds, local DDA funds, Michigan Interfaith Housing Trust Funds, Federal Home Loan Bank funds, Corporation for Supportive Housing Loans and private lending institution loans.

Many small banks have excellent programs for first-time homebuyers. OCED and the non-profit housing providers have successfully established relationships with these local banks for rental and homeownership housing projects for many years. OCED staff attend HUD, MSHDA, MCDA, SEMCOG and CEDAM trainings to network with other funders, learn about new products and programs and learn about resources to address the identified needs of public housing.

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

ITEM 1. DESCRIBE HOW PLAN WILL HELP ADDRESS NEEDS OF PUBLIC HOUSING

The Ann Arbor Housing Commission promotes resident councils at four of its largest public housing sites. The Commission does not provide a Homeownership Program through its Public Housing program, however, participants interested in Homeownership are encouraged to attend and complete Homeowner education counseling services. The Commission does provide the Housing Choice Voucher (HCV) Homeownership option. All eligible voucher recipients who qualify and complete the requirements of the Homeownership Program are serviced. The Commission will coordinate with Homeownership counseling services and OCED for down payment assistance.

The Commission is currently designated as a "Standard Performer" under the FY10 SEMAP. Public Housing is currently designated as "Troubled" within HUD's physical scoring category for public housing for both FY09 and FY10. A high priority of the Commission is to address the physical deficiencies among its public housing properties to improve upon its physical scoring for FY11.

The City of Ann Arbor has historically supported the Housing Commission with \$60,000 for general administration support and support services. This grant continued in FY11 as part of the City's budget cycle. This grant is used for funding resource coordinators from CSTS and for administrative costs.

The City of Ann Arbor provided the Commission with \$90,000 in FY10 and \$228,000 in FY11 for general administrative support to assist the Commission during its current state of transition.

The Commission received and adopted the recommendations from a City-paid Operational Needs Assessment resulting in a reorganization adding a Deputy Director and reinstating a Section 8 Manager to its current staffing structure. The Commission received the City funding referenced above to make these and other staffing changes recommended in the Needs Assessment.

The Urban County is allocating \$100,000 in FY 12-13 CDBG funds to help the Commission mitigate flooding and storm water-related problems at several properties in the Bryant neighborhood in Ann Arbor.

The Ypsilanti Housing Commission's jurisdiction is primarily the City of Ypsilanti and Ypsilanti Township, although like most PHAs, some of its Section 8 vouchers are used within a much larger area. The Ypsilanti Housing Commission (YHC) administrative offices are within the southwest portion of Ypsilanti, an area that has recently come to be known as the Gateway area. The YHC currently operates **195 units** of public housing and 197 tenant-based Section 8 vouchers. They will continue to manage those units for the 2011-12 program year, as their budget allows. In addition, the YHC also provides support to the YHC **Resident Advisory Board**, which is composed of several residents, and meets on a bi-monthly basis to discuss issues of interest to YHC residents.

Since the Ypsilanti Housing sites are located in the City of Ypsilanti, and the City has a large number of high priority projects, the Office of Community Development is still

exploring the ways in which County Housing Contingency, HOME, and CDBG funding can be used to assist the Ypsilanti Housing Commission residents.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

ITEM 1. ACTIONS TO REMOVE BARRIERS TO AFFORDABLE HOUSING

The County will continue to create and improve public policies that will address obstacles, support the development of affordable housing, and eliminate barriers to affordable housing in the following ways:

- Support and participation with the Washtenaw Housing Alliance and Continuum of Care Board;
- Implementation of the Washtenaw County Comprehensive Master Plan;
- Coordinate with the City of Ann Arbor's Housing and Human Services Advisory Board on housing projects that meet the needs of low-income residents;
- Encourage participation in preparation of annual plans and decision-making from low-income residents, their representatives, and other stakeholders;
- Utilizing plans, goals, and input from all jurisdictions for the development of a performance measurement system that reflects local goals and outcome measures;
- Implementation of a system of "Communities of Interest" that guide the County's decision-making and development of services.
- Develop partnerships with local jurisdictions and between County departments to encourage regional decision-making on land use, affordable housing, transportation, etc.
- Implement recommendations from the 2005 Analysis of Impediments to Fair Housing Choice. This analysis can be found at www.ewashtenaw.org under the Community Development Department website.
- Continue regional affordable housing, community, and economic development efforts including the Eastern Leaders Group.

HOME Investment Partnership Program (HOME)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME response:

ITEM 1. DESCRIBE OTHER FORMS OF INVESTMENT NOT INCLUDED IN 92.205(B)

The Urban County will only use the forms of investment described in Section 92.205(b) of the HOME regulations. In addition, Washtenaw County is required to provide a 25% match to the federal HOME funds. The FY 12-13 HOME allocation is \$1,035,341, which will require a \$258,835 match. These matching funds will be in the form of County Housing Contingency Funding, supportive services dollars, donated supplies, donated professional services, and volunteer labor used on HOME-assisted or HOME-eligible projects completed within the Urban County jurisdictions.

ITEM 2. HOME RESALE AND RECAPTURE PROVISIONS

Washtenaw County Recapture Formulas

The recapture formula has been adopted for all OCED HOME and NSP homebuyer programs.

For the purposes of a down payment assistance transaction, that does not include rehabilitation, the term "after rehab value" as used below shall be determined by the current appraisal of the property immediately prior to acquisition.

1. A 20-year 0% interest, deferred lien shall be placed on the property in the amount that the homeowner borrowed ("Subsidy Amount"). If the OWNER sells or transfers Property or an interest therein or discontinues use of Property as a primary residence on or before the **20 year term**, the Subsidy Amount shall be repaid according to the following:
 - a) County (as the fiduciary for the City) Appreciation Percentage. The County Appreciation Percentage shall be determined by taking the Subsidy Amount and dividing it by the After Rehab Value. The County Appreciation Percentage shall then be multiplied times the total amount of Appreciation; and
 - b) Appreciation. Appreciation of Property shall be the difference between the Owner's original After Rehab Value and the appraised value at the time Owner sells, transfers, or discontinues using Property as a primary residence. Owner expenses such as after acquired liens, equity liens, or other encumbrances shall not be considered in computing appreciation; and
 - c) County Repayment Amount. The County Appreciation Percentage shall be multiplied times the Appreciation to determine the amount that must be repaid to County ("County Repayment Amount"). In the event that the County Repayment Amount is equal to or greater than the County lien, then that amount shall be repaid to the County. In the event that the County Repayment Amount is less than the lien, then the Owner shall be responsible for the balance of the Subsidy Amount at the time of closing. In the event that the total amount available to the Owner at the time of closing after paying the first mortgage, closing costs, realtor commissions, and recovering the initial owner cash investment is less than the Subsidy Amount, then that amount shall be paid to County and Owner shall be relieved of any further obligation under the terms of this Lien Agreement.
 - d) Forgiveness of Subsidy Amount. In the event Owner retains and resides in the Property continuously for a period of twenty (20) years, all obligations

to repay the Subsidy Amount shall be forgiven and this Lien shall be discharged.

Recapture Formula:

Initial Appraised After Rehab Value (IARV)	\$90,000
Initial Purchase Price (IPP)	\$75,000
NSP investment (\$15K DPA & \$20K Rehab)	\$35,000
NSP investment as percent of IARV	39%

Sold 10 years later with significant increase in value	
Appraised Value (AV)	\$200,000
Increase in Appraised Value (AV-IARV)	\$110,000
39% of Increase in Value	\$42,900

\$42,900 is greater than \$35,000, so the homeowner repays \$42,900

Sold 10 years later with moderate increase in value	
Appraised Value (AV)	\$150,000
Increase in Appraised Value (AV-IARV)	\$60,000
39% of Increase in Value	\$23,400
Net proceeds	\$80,000

\$23,400 is less than \$35,000 and the net proceeds are greater than \$35,000, so the homeowner repays \$35,000

Sold 10 years later with decrease in value	
Appraised Value/Sales Price	\$85,000
Owner Private Mortgage Lien repayment	-\$60,000
Owner initial cash investment	-\$1,000
Closing Costs and Realtor	<u>-\$6,000</u>
Balance	\$19,000

\$19,000 is repaid instead of \$35,000

RENTAL PROGRAMS

A 30-year lien will be placed on all OCED HOME and NSP funded rental housing projects. The lien will be equal to the amount of assistance provided to the buyer (acquisition and rehabilitation). At the time of sale or transfer of the property or discontinuation as a rental property, the lien must be repaid in full or based on a formula, whichever is greater. The formula is based on a shared increase in the appraised value at the time of sale or transfer. At the time of initial purchase, the percent of HOME and NSP funds as a percent of the appraised value will be calculated. At the time of sale or transfer, the same percent of increase in the appraised value between the initial purchase and the new appraised value will be repaid to Washtenaw County. The greater of this formula and the actual lien amount will be repaid out of net sales proceeds (after paying all liens, closing costs, realtor fees and deducting the initial owner cash investment).

RESALE FORMULA – In the past, HOME-funded homeownership projects in the City of Ann Arbor were subject to a resale formula, not a recapture formula. Below is the former resale formula used for City of Ann Arbor homeowner acquisition.

RESALE PROVISIONS

1. An independent appraisal of the building is conducted at the time of the initial purchase or investment;
2. An independent appraisal is conducted on the building at the time the owner wishes to sell the unit;
3. The difference between the new and the old appraisal determines the increase in appraised value;
4. The seller retains **25%** of the increase in the appraised value (see sample below) Mortgages and notes will be utilized by the County, on behalf of the Urban County, to protect the affordability of these units over time;
5. An initial sales price (for new construction) or an initial resale price is determined based on the market conditions to determine what is affordable to the target income household;
6. Please note that the appraised value and the initial sales price (based on the subsidy required) are determined by two different processes and are not necessarily the same.

SAMPLE: OCED Appraisal-Based Resale Formula	
Initial sales price	\$100,000
Initial appraisal	\$150,000
Resale appraisal	\$200,000
Increase in appraised value	$\$200,000 - \$150,000 = \$50,000$
Resale price increase	$\$50,000 \times 25\% = \$12,500$
Resale price	$\$100,000 \text{ (initial)} + \$12,500 = \$112,500$

For projects in the City of Ann Arbor, OCED will secure permanent affordability through a deed restriction. Every time the property is transferred or sold, OCED must ensure that the new buyer is income-qualified and the sales price is affordable, and the seller receives their fair return.

There are 3 benefits to this approach:

1. The owner has an affordable monthly housing cost because OCED subsidizes the property to an affordable rate.
2. Both the City and County Assessor's Office is allowed under state law, to assess the property based on the restricted sales price, rather than the market value. The result is taxes are significantly decreased for the low-income owner.
3. The unit is permanently affordable.

Fair Return to Seller- The Office of Community Development used historical sales activity and historical HUD income trends to determine that a **25%** share in the equity was appropriate for this market and provided a fair return to the seller by looking at the average residential sale prices, specific addresses, taxes, utilities, turnover costs, condominium fees, interest rates, inflation, varying degrees of equity-sharing, income targeting, Private Mortgage Insurance, and sale price of assisted units. It was determined that 25% was the minimum equity-sharing for sellers that would provide a fair return on their investment, while still protecting the affordability of the units.

Future Affordability- As units are sold, there will be a gap between the appropriate sales price based on the target household size and income, and the sales price based on the seller receiving 25% of the appreciated value in the home. When that gap is positive, the additional funds will be used to close the gap when the gap is negative. The Urban County has a homeownership program that helps pay for closing costs and down payment assistance. This program will also be utilized to close the gap if the unit is unaffordable to the future home buyer.

ITEM 3. HOME REFINANCING GUIDELINES

Multi-family projects developed by housing organizations that receive HOME funds for rehabilitation may utilize HOME to refinance existing debt, consistent with 24 CFR 92.206(b)(2), if they meet the following guidelines:

1. Refinancing is necessary to permit or to continue affordability under 24 CFR 92.252 for HOME funds and if HOME funds are not eligible, then other funds may be used;
2. Rehabilitation is the primary eligible activity. A minimum of \$5,000 of rehabilitation per unit is required;
3. The grantee must demonstrate management capacity and practices that ensure that the long term needs of the project can be met and the targeted population can be served over an extended affordability period;
4. The grantee must demonstrate that the new investment is being made to maintain current affordable units, to create greater affordability in current affordable units; or to create additional affordable units;
5. Refinancing will be limited to projects that have previously received an investment of public funds;
6. The minimum HOME period shall be 15 years;
7. HOME funds may be used for refinancing anywhere in the Urban County;
8. HOME funds cannot be used to refinance multi-family loans of 5 units or more, made or insured by any Federal program, including CDBG.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness . Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Needs response:

ITEM 1. IDENTIFY SOURCES OF FUNDING FOR HOMELESS ACTIVITIES

The Office of Community & Economic Development expects the organizations that participate in the local Continuum of Care process to provide the majority of programs targeting homeless needs and prevention. The following is a list of programs that are expected to be received next year:

- HUD Supportive Housing Program grants and Shelter Plus Care grants for the local Continuum of Care: \$4,142,766 for support services and housing for homeless individuals and families.
- MSHDA Homeless Assistance Rental Program: limited number of housing vouchers for people who are homeless in 2012; this is a continuation of a project that began in 2008.
- MSHDA Emergency Solutions Grant: \$286,509 for homeless prevention and rapid re-housing.
- FEMA: \$136,644 for emergency food and shelter.
- Department of Education McKinney-Vento funding (Education Project for Homeless Youth): \$27,905 for education for homeless youth.
- Community Mental Health (Community Support and Treatment Services): \$179,365 for case management, outreach, and housing assistance.
- Michigan Department of Corrections (Catholic Social Services): \$242,554 for rent subsidies, housing coordination, and furnishings.
- The State of Michigan Department of Human Services: \$9,600,000 for childcare reimbursement.

- Mental Health Block Grant provides (Shelter Association of Washtenaw County) \$159,000 for the PATH program.
- Substance Abuse Block Grant provides \$555,000 for treatment services and \$226,000 for prevention services.
- Ann Arbor Area Community Foundation: Provides over \$200,000 for support services for homeless individuals and families, and manages another \$280,000 from private donors, the county, and the State of Michigan for homeless prevention services.
- Veteran Affairs (Ann Arbor Housing Commission): \$130,643 for 25 VASH vouchers for veterans experiencing homelessness.
- Coordinated Funding (City of Ann Arbor, United Way of Washtenaw County, Washtenaw County, & Washtenaw Urban County): \$4,098,839 in total human services funding with 1,532,898 specifically for housing and homelessness related activities (funding attached).

ITEMS 2, 3, 4. DESCRIBE THE JURISDICTION'S STRATEGY FOR DEVELOPING A SYSTEM TO ADDRESS HOMELESSNESS/CHRONIC HOMELESSNESS/PREVENTION AND PRIORITY NEEDS OF HOMELESS PERSONS.

The Washtenaw County/ City of Ann Arbor Blueprint to End Homelessness Objectives & Action Steps are included in the 2012 Continuum of Care chart on the following page.

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2012 Local Action Steps How are you going to do it? List action steps to be completed within the next 12 months.	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5 years	Numeric Achievement in 10 years
1. Create new PH beds for chronically homeless persons.	In 2011, our CoC's inventory for permanent housing beds for chronically homeless persons increased from 38 to 85, thanks in large part to newly acquired HUD VASH vouchers. Additionally, our CoC continues to expand our planning around targeting permanent housing to chronically homeless households.	85 Beds	87 Beds	90 Beds	100 Beds
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	To increase housing stability, permanent housing matched with supportive services has always been a core element of our CoC's strategic plans. As a commitment to this strategy, our CoC has been performing project reviews to ensure that grantees are appropriately targeting resources and prioritizing linkages to mainstream services. Our next phase of HAWC planning involves bringing all housing providers, including PHA, agencies with S+C vouchers, Section 8 providers, and the VA with their VASH vouchers, to the table to target housing resources and provide the HAWC system direct access to openings in those resources.	89%	90%	91%	93%
3. Increase percentage of homeless persons moving from TH to PH to at least 65%.	As part of our transition to a centralized assessment to our housing system (HAWC), planning has included a focus on TH providers. Our primary TH provider for families has committed to changing its program from a static two year program to a more flexible approach to enhance PH success, and its progress will be monitored by the CoC. CoC-funded TH project grantees continue to meet with the WHA's Funding Review Committee for oversight and feedback. The Committee has strongly recommended that project grantees place a top priority on linking consumers with mainstream services and on increasing income for participants to make transition to permanent housing an achievable, affordable and sustainable goal.	72%	73%	75%	80%
4. Increase percentage of homeless persons employed at exit to at least 18%.	Our new strategic planning process includes a focus on income and employment with the intention to examine best practices in innovative approaches to finding sustainable employment for those most difficult to serve in this capacity, the chronically unemployed. We have recently acquired funding from the Michigan Economic Development Corporation (MEDC) and will be working with the CoC to pilot a program within the next few months that would provide a unique job training experience in the budding agri-business sector, one of the fastest growing fields in Michigan.	49%	50%	52%	55%

<p>5. Decrease the number of homeless households with children.</p>	<p>The Housing Access for Washtenaw County (HAWC), a long-conceptualized plan to create a centralized system for housing resources recently implemented. This was the direct result of various programs, including HPRP and the HMIS Family Shared Waitlist (piloted during the 2010 year). A key feature of the new system will be that the HAWC will have the most up-to-date information on the CoC's available housing resources as well as the various homelessness prevention and rapid re-housing funds. The HAWC is even responsible for direct shelter placements, creating a significantly more streamlined system of shelter access. Through continuous planning throughout 2011 and into 2012, we hope to increase our effectiveness. It is our expectation and hope that through the implementation of HAWC we will be able to better, quicker, and more appropriately serve households experiencing a housing crisis.</p>	51	47	20	6
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Barriers

The greatest barriers are always the economy, capacity, and funding. Washtenaw County struggles with a lack of good paying jobs, and especially jobs with benefits, for unskilled or low skilled workers. The County has adopted a Living Wage ordinance that requires contractors with the County to provide a living wage for their employees. However, this ordinance impacts a fraction of the employers in the area and local nonprofits often experience a negative impact from this requirement because they cannot afford to pay living wages to their own employees.

The lack of employment opportunities caused by the economic downturn, which has hit Michigan hard and has had a severe impact on jobs both with and without benefits, is an obstacle. Although we support a housing first model in our community, it is very difficult to house those with 0-200 dollars per month in income as individuals and the 15% median income level for families. These folks are more disadvantaged than ever in the job market. The number of jobs without benefits is a barrier because many of the needs would be reduced if households had adequate health care, disability, unemployment, retirement and other benefits through their employer. The needs would still exist but the cost would be borne by the private sector instead of the public sector. The County only has the financial capacity to address a fraction of the need in the community. And finally, service providers are overwhelmed by the need and do not have sufficient staff or the ability to offer attractive financial packages to maintain their staff.

The federal, state and local governments are all experiencing budget cuts. Because community development is not a core service (i.e., police and fire services), this department tends to be a relatively lower funding priority and thus more at-risk for funding cuts. Washtenaw County, the city of Ann Arbor and the State of Michigan have always contributed general funds for housing and homelessness activities. In the current budget crisis for governments, this general fund money is at great risk and is therefore threatening our safety net.

Additionally, access to transportation is an obstacle to gainful employment and access to services. The City of Ann Arbor has a good public transportation system, but many of the lowest income residents in the Urban County area live outside the more reliable bus routes and do not have access to good public transportation. In addition, the hours of availability severely limit the ability for low-income working households to rely on it completely; this is especially true for 2nd and 3rd shift jobs, many of which are filled by low income people.

ITEM 4. LOCAL DISCHARGE PLAN

The Continuum of Care Board recently adopted the Discharge policy included below, and will continue to implement this plan during the period July 1, 2012 - June 30, 2013.

Foster Care

As a result of litigation, the Michigan Dept. of Human Services (DHS) developed and implemented a written policy and protocol to assure that all youth aging out of foster care are actively supported in their transition to independent living. At the local level, DHS contracts with the Washtenaw Association for Community Advocacy (WACA) to review cases of foster care youth to ensure that their mental health, medical and educational needs are being properly assessed prior to their exit. WACA has commissioned the Youth Aging Out Coalition (YAOC) to develop and enhance services for foster care youth with the greatest challenges to successful adulthood. YAOC's regular multi-disciplinary case reviews for youth aging out establish a plan to support the youths' transition out of foster care. CoC leadership participates significantly in YAOC's leadership; the McKinney-Vento-sponsored educational support program (EPHY), the runaway & homeless youth program (Ozone House), and Community Mental Health (CSTS) are all members of the CoC's primary decision group. Utilizing a Community Mapping Forum, YAOC identifies existing resources for this population to determine housing plans, such as public housing or their own apartment. In particular, Ozone House has a special arrangement with the Ann Arbor Housing Commission which provides for 4 units of housing aimed at this population who also receive supportive services from the Ozone House staff once they are housed.

Health Care

Through the work of the CoC and the member partners, our community adopted a Hospital Discharge Protocol last year. A written agreement between the three the area hospitals (the University of Michigan Health System, St. Joseph Mercy Health System, the VAMC) and the CoC partners including Washtenaw Community Support and Treatment Services (CSTS) (community mental health), the WHA and other health and housing providers, homeless individuals will no longer be discharged into homelessness but to a network of additional services. Social workers responsible for discharge planning are briefed on area resources and are the key to ensuring that people who were precariously housed when they entered the hospital are not discharged to the same situation. An example of this planning would be related to a patient in need of substance abuse related care. Before this patient is discharged, the social work staff would reach out to appropriate community resources to make the connection for the patient to ensure treatment and transitional housing. With the advent of our new single point of entry, Housing Access for Washtenaw County, the CoC is reconnecting with these systems to explain the new structure of access to housing needs and to ensure that staff turnover is being addressed with additional and/or ongoing training.

Mental Health

On a state-wide level, the Michigan Mental Health Code (Act 258 of 1974) established a written policy for placement of individuals being exited from public institutional care into community-based arrangements based on prescribed planning that is especially attentive to assuring housing, services, and supports needed for successful community living. At the local level, the local Community Mental Health provider, Washtenaw County Community Support and Treatment Services (CSTS), has financial housing assistance for those exiting hospitals while benefits are secured. As an active part of the CoC's Hospital Discharge Protocol, CSTS housing specialists coordinate with the Housing Access for Washtenaw County (HAWC) and other CoC partners from the time of admission to facilitate access to housing and services to support mental health recovery and community inclusion. CSTS even developed specific protocols for successful community placement of individuals in state hospitals, providing better alternatives to state in-patient care for individuals with serious mental illness and, in particular, those who are not guilty by reason of insanity. Lastly, CSTS staff provides coordination of community-based alternatives for those who would otherwise be placed in nursing homes, assuring the least restrictive alternative to institutional care. CSTS, as well as their outreach team, Project Outreach Team (PORT), are active members of the CoC and assist in all long term planning on these needs.

Corrections

On a state-wide level, the Michigan Department of Corrections created the Prisoner Reentry Initiative (PRI). Locally, all individuals paroling into our CoC must check-in with PRI, located at Catholic Social Services (CSS), as a condition of their parole. Its Housing Coordinator begins discharge planning while individuals are still in prison for placement at non-shelter, non-McKinney- Vento-funded, private apartments that are willing to rent to individuals with a criminal background. As a result, PRI-Washtenaw has become a best-practice example of how a Housing First program positively affects recidivism. For those exiting the County Jail, the Washtenaw County Sheriff's Office (WCSO) has taken an active role to streamline a process with the Justice - Project Outreach Team (JPORT) to ensure that no one is released into streets. JPORT screens individuals at booking to assess each person's needs, which include housing, food, clothing, and employment. Lastly, our CoC has the Street Outreach Court (SOC), which hears civil infractions and non-violent misdemeanor cases, including warrants, for those who are homeless. The SOC is intended to remove barriers to housing and employment and reduce or avoid jail stays when the defendant demonstrates a commitment to work on a treatment plan with a service provider who documents progress to the court. Clients are assisted in accessing treatment resources and other human services, such as housing and employment training.

Emergency Shelter Grants (ESG)

The initial FY 2011-12 ESG allocation was \$97,063 with an additional allocation of \$54,598. Consistent with federal regulations to match dollar-for-dollar of \$151,661, County and City General Fund human services funding will be used for homelessness and sheltering activities and salary paid to staff to carry out the programs funded through the ESG program.

The initial FY 2011-12 ESG funds were awarded to SOS Community Services to bolster staffing and operational capacity for the community's new centralized assessment initiative –called the Housing Access for Washtenaw County. This initiative compliments Washtenaw County's ten-year plan to end homelessness, locally called the *Blueprint to End Homelessness*, which calls for the creation of homelessness prevention and permanent affordable housing options to end homelessness in Washtenaw County. ESG funding support for the Single Point of Entry initiative allowed SOS Community Services to provide citizens with a single number to call, 24 hours a day, 7 days a week for all issues related to housing. In coordination with the United Way, the 2-1-1 helpline now redirects all housing questions to SOS Community Service's Housing Access Line. ESG funding was awarded in coordination with the Washtenaw Housing Alliance, Continuum of Care Board and author of the Blueprint to End Homelessness.

The FY 2012-13 ESG allocation is expected to be \$172,306. Consistent with federal regulations to match dollar-for-dollar of \$226,904, County and City General Fund human services funding will be used for homelessness and sheltering activities and salary paid to staff to carry out the programs funded through the ESG program.

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

ITEM 1. IDENTIFY THE JURISDICTION'S PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ELIGIBLE FOR ASSISTANCE BY CDBG IN THE COMMUNITY DEVELOPMENT NEEDS TABLE

Community Development Priorities

The Washtenaw Urban County has assigned a **high priority** for services to the following types of community development projects:

- Senior & Youth Services
- Transportation
- Child Care
- Health Services
- ADA Accessibility
- Energy Improvements
- Legal Services & Tenant/Landlord Counseling (General Fund)
- Fair Housing Activities
- Rental Code Enforcement
- Lead Hazard Remediation
- Sidewalks/Bike Paths

Community planning efforts and interviews with Urban County Executive Committee leadership revealed these highest priority community development needs. In addition, since many of these programs can be offered on a case-by-case basis, OCED is then able to ensure that lower-income households are served from all jurisdictions of the Urban County, rather than in just one concentrated area. High priority projects are those that the community **plans to fund** over the period of the plan. However, OCED or other agencies may utilize CDBG, HOME, HOPWA or other sources of funding to support any of these priorities.

In addition to the high priority projects, the Urban County prioritized a wide variety of **medium priority** community development projects, which **may be funded** over the course of the 5-year plan:

- Public Facility/ Infrastructure projects in LMI neighborhoods
- Senior &/or Community Center Improvements
- Park Improvements
- Microenterprise Assistance/Economic Development
- Other Public & Human Services for LMI households and Special Populations

These and other project types were given a medium priority because the Urban County has prioritized projects to address a wide range of needs across diverse communities. In addition, the need for community development activities far exceeds the budget in the CDBG program. Therefore, despite apparent needs, all project types could not be given a high priority.

ECONOMIC DEVELOPMENT: CDBG funds are generally not used for economic development activities as those activities are generally funded through other sources such as the SPARK, Community Action Agency, Workforce Development Council, Michigan Economic Development Council, Michigan Works, local Chambers of Commerce, Washtenaw County Energy and Economic Development Department, Brownfield Redevelopment Authority and local Downtown Development Authorities.

PUBLIC SERVICES (HUMAN SERVICES): Washtenaw County supports a variety public services with multiple funding sources. These include City of Ann Arbor General Funds, Washtenaw County General Funds, and the maximum allowable for public services (15% percent) in CDBG funds. The City and the County contract with over 50 nonprofit organizations which in turn leverage a significant amount of other funding to provide a full range of human services to the community. These activities all serve LMI Limited Clientele, as documented by tracking the family size and income of the recipients. Both the City and the County funded the following agencies on a two-year cycle, the second year of this funding cycle starting on July 1, 2012 and ending on June 30, 2013.

2,670 individuals will benefit from the following CDBG funded public service programs and projects:

Catholic Social Services, 4925 Packard Rd, Ann Arbor, MI, 48108, was allocated a total of \$187,195 in CDBG funds. Health Families (\$18,363) will prevent child abuse, neglect, and out-of-home placement by providing supportive prevention services to Washtenaw families who include a pregnant woman or an infant under four months old. Current enrollment statistics indicate that 100% of the families participating have extremely low income. Safety Net Health Services (\$168,832) will provide an affordable and accessible safety net increasing: the physical and emotional health of children and adults with a continuum of services to help end domestic violence; professional and licensed mental health and psychiatric services for individuals and families; a safe, monitored environment to facilitate positive parent-child interactions; professional forensic interviews, counseling, and medical exams for sexually abused children; and an emergency food program targeting the poor.

HIV/AIDS Resource Center, 3075 Clark Rd, Ypsilanti, MI 48197, was allocated \$13,486 in CDBG funds. The HIV/AIDS Housing Assistance program and related support services will assist people living with HIV/AIDS, the majority of whom are very low to extremely low income residents, acquire and maintain stable housing, resulting in a reduction of homelessness and improved health outcomes experienced by this population.

SafeHouse Center, 4100 Clark Rd, Ann Arbor, MI, 48105, was allocated \$97,779 in CDBG funds to provide support to its Response Teams and HelpLine outreach and engagement, as well as provision of safe and confidential shelter for survivors of domestic violence. Defining characteristics for shelter residents reflect 98% are female, over 100 women have children in shelter with them, women of color are over-represented, almost 50% present with mental health or substance abuse concerns, and the vast majority are very low income. Defining characteristics for survivors who receive services from Response Teams are very similar to these overall characteristics. Defining characteristics of those who use HelpLine mirror the general service population described above.

In addition, the City of Ann Arbor allocated \$1,159,029 in general funds and the County allocated \$1,015,000 in general funds to human service activities (see Attachment B). For both the City of Ann Arbor and the Urban County, funding priorities for human services are those services provided to individuals or families experiencing difficulty in meeting their basic human needs. Services shall be targeted to residents the appropriate jurisdiction, depending on funding source, who are low, very low and extremely low-income as defined by the Department of Housing and Urban Development. Services may also be targeted geographically, by age group, or by specific need.

The Urban County & the City of Ann Arbor have approved four main human services priorities, including: Housing Stability, Family Economic Stability, Access to Health & Well-Being & Success of At-Risk Youth. Annual outcomes to support these goals are as follows:

A) Increase Housing Stability

- The Barrier Busters Emergency Assistance Fund will provide financial assistance to prevent 60 households from becoming homeless;
- Washtenaw County CSTS Port Program will provide 280 homeless individuals with mental health and employment services.
- Avalon Housing Inc. will assist 243 low-income renters with housing stability;
- Catholic Social Services will provide support services and transitional housing for 10 previously homeless parenting teens and their children through the Father Patrick Jackson House; and will provide housing stability & support services to 20 frail, cognitively impaired, older adults at “The Oaks.”
- Community Action Network will provide eviction prevention services for 50 resident households of public housing sites;
- Community Housing Alternatives will provide support to 15 individuals to maintain housing or increase housing stability;
- The Domestic Violence Project will provide shelter and supportive services for 30 survivors of domestic violence and their children;
- The Fair Housing Center of SE Michigan will respond to 6 new fair housing complaints with investigations;
- HIV/AIDS Resource Center will assist 45 persons with housing stability;
- Home of New Vision will provide transitional and housing support services to 20 women and their children;
- University of Michigan Regents’ Housing Bureau for Seniors will assist 225 seniors in maintaining housing stability;
- Interfaith Hospitality Network – Alpha House will assist 15 formerly homeless families with housing stability;
- Legal Services of South Central Michigan will provide eviction prevention legal services for 480 households;
- Michigan Ability Partners will provide support services to 40 low-income individuals to increase housing stability; MAP will also provide 48 residents with payee services to assist with bill payment, managing personal care funds, budgeting, and credit repair, in order to increase their housing stability;
- Ozone House will provide transitional housing and support services for 22 youth;
- Shelter Association of Washtenaw County will provide emergency shelter and/or services for 1000 people;
- SOS will assist 75 people with maintaining housing stability.

B) Increase Access to Health and Well-being

- Ann Arbor Meals on Wheels will provide weekday home delivered meals to 140 extremely low-income residents and weekend home delivered meals to 60 extremely low-income residents;
- The University of Michigan Regents’ Community Family Health Center will provide healthcare for 225 low-income individuals.
- Community Action Network will provide food and opportunities for healthcare for 52 low-income resident households at a public housing site;
- The Corner Health Center will provide healthcare for 1,100 low-income residents—usually uninsured youth and their children—and assist 175 patients in enrolling in health insurance.
- Catholic Social Services will provide emergency food to 1000 people and will assist 425 seniors with tax forms, healthcare financing counseling, and resources for raising their grandchildren;
- HIV/AIDS Resource Center will provide education, testing and access to health-care services to 200 individuals to reduce Hepatitis-C transmission;
- Food Gatherers will provide food to over 152 programs serving low-income households and 80,000 free meals to Washtenaw County residents;
- Neighborhood Senior Services will provide support services for 450 seniors to maintain housing stability;
- Packard Community Clinic will provide healthcare to 500 very low-income persons;
- Planned Parenthood of Mid-Michigan will assist 171 women with reproductive healthcare;

- Shelter Association of Washtenaw County will serve 300 homeless men and women through the Delonis Center Health Clinic;
- The Women's Center of America will offer support and mental health counseling services to 225 low-income persons and will provide job coaching, financial education, tax-preparation services, legal seminars, or divorce workshops to 40 low-income persons;
- Ypsilanti Meals on Wheels will provide home delivered meals to 50 residents.

C) Increase Long-term Success of At-Risk Youth

- Ann Arbor YMCA will provide job training for 20 youth with special needs through the Chain of Plenty Program;
- Community Action Network will provide after-school enrichment activities and facilitate parent-teacher communication for 65 youth in public housing;
- The Center for Occupational and Personalized Education will provide education and drug- and violence-prevention programs for 70 low-income at-risk youth;
- Family Learning Institute will provide reading and writing skill-building services for 75 low-income youth and math skills for 25 youth;
- Big Brothers/Big Sisters of Washtenaw County will provide adult mentoring for 313 children from low-income and/or single-parent homes;
- SOS Community Services will provide 20 at-risk, homeless youth with after-school and educational enrichment programs;
- Student Advocacy Center will provide support services to assist 60 low-income households to access appropriate education and maintain their child's enrollment in school.

D) Increase Family Economic Stability

- Ann Arbor Center for Independent Living will assist 150 people with disabilities to achieve greater independence and economic stability;
- Catholic Social Services will provide 150 homeless and ex-offenders education about violence/aggression to increase their employment opportunities;
- Child Care Network will provide 110 childcare scholarships for low-income households;
- Jewish Family Services will provide 344 seniors with supportive services to increase economic and housing stability;
- Northfield Human Services will provide 6000 bus rides to low-income residents that will connect them to needed medical appointments, work and more;
- Washtenaw Literacy will provide one-on-one and ESL group literacy training for 296 low-income individuals.

ITEM 2. IDENTIFY LONG-TERM AND SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES IN ACCORDANCE WITH THE STATUTORY GOALS IN SECTION 24 CFR 91.1

The specific local objectives for community development are listed below for the program year. Note: All specific objectives are numbered from the Summary of Specific Annual Objectives Worksheet included with this plan.

Specific Objective: Suitable Living Environment

Outcome: Availability/Accessibility

- Parkridge Park and the Senior Center in the City of Ypsilanti will be rehabilitated to improve the functionality of both public facilities.

Outcome: Sustainability

- 15 ADA Curb Cuts will be constructed in the City of Ypsilanti, Ypsilanti Township will complete 1 road improvement project, Superior Township will complete 1 road improvement project and Pittsfield Township will complete 1 sidewalk improvement project in order to increase the safety and sustainability of public infrastructure.
- 5 properties will be demolished to increase the livability and sustainability of target neighborhoods.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

ITEM 1. ANTI-POVERTY ACTIVITIES

In the coming year, the County and other public and private organizations will work to reduce the number of persons living below the poverty level by enhancing their opportunities for self-sufficiency through the following activities.

- The County will enforce its living wage ordinance that applies to all companies contracting with the County, which requires that all employees of these companies be paid at least \$13.19 (no benefits) or \$11.83 (with benefits).
- The County will continue to fund SPARK (Washtenaw Development Council) to support their efforts to encourage the development and maintenance of economic opportunities in the County.
- The County will encourage CHDOs and other nonprofits to hire low-income residents and local contractors for work in CDBG, HOME and NSP I funded activities.
- The County and City of Ann Arbor will continue to fund a variety of outside human service programs that serve residents of the Urban County through approximately \$2,400,000 in annual general fund expenditures, including permanent supportive housing services, food distribution, health prevention for young mothers and families, medical services, shelter services for families, medical access for older adults, and transportation, youth mentoring, youth volunteering, child care, , early learning & intervention, and prenatal programming. These programs will assist families to reach their full potential, increase self-sufficiency, and work to address gaps in other mainstream programs for individuals below the poverty line.
- The County will make efforts to assist those living below the poverty level by promoting affordable housing and by requiring coordination of services of all sub-recipients of CDBG and HOME funds to lessen the financial burden on this population.
- Low-income housing providers will maintain and increase their current stock of affordable housing that is reserved specifically for low-income households.
- The Washtenaw County ETCS Department administers Community Services Block Grant dollars specifically on projects that reduce poverty and revitalize neighborhoods.
- The United Way of Washtenaw County will continue to fund human service organizations that provide in the areas of: Housing and Shelter; Alleviating Hunger; Early Childhood Education & Care; Access to Health Care; and Aging in Place.
- The Ann Arbor Area Community Foundation will continue to fund a variety of human services in the County.
- The Office of Community Development will continue to work with existing human services coalitions in Washtenaw County to develop community-wide outcomes in coordination with community stakeholders that help funders and service providers alike evaluate and improve service delivery in a variety of sectors. This program is a network of over 50 social service provider agencies that agree to “reduce barriers” in the provision of social services to Washtenaw County consumers. This is completed through monthly meetings where program information is shared and difficult cases are discussed and problem-solved. The Community Development Office staffs this program and provides oversight to the Barrier Busters Unmet Needs Fund—a collection of nearly \$300,000 in annual funding that is available to support the one-time, emergency unmet needs of consumers of the member agencies.¹

¹ More information on the Barrier Busters Action Group can be found here: www.ewashtenaw.org/barrierbusters

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

ITEM 1. DESCRIBE THE PRIORITIES AND SPECIFIC OBJECTIVES THE JURISDICTION HOPES TO ACHIEVE OVER A SPECIFIED TIME PERIOD

The Urban County proposes to serve each of the special needs populations through allocations to nonprofit entities. The Urban County typically does not prioritize based on special needs populations but has established the following overall ten (10) goals for all of its affordable housing and community development activities:

- To improve the quality, management, and supply of existing rental property available to low-income households.
- To increase homeownership opportunities for low-income households.
- To increase homeowner rehabilitation opportunities for low-income households.
- To promote housing and community stability by addressing identified gaps in public/human services.
- To promote access to mainstream resources, improve safety and livability, reduce isolation, encourage employment, and support special populations and the homeless.
- To promote community inclusion and accessibility to public transportation, fair housing choice, and economic opportunities for low-income households.
- To promote community and neighborhood stability through the improvement of existing or the construction of new community facilities, parks, and green spaces in low-income neighborhoods.
- To promote the safety and health of residents by providing and/or addressing infrastructure and other public facility needs in low-income neighborhoods.
- To encourage the development of jobs and economic opportunities for low-income populations or areas.
- To create community assessments and plans that identify and address regional and local housing and community development needs.

Persons with Disabilities

In addition to community efforts to build and sustain permanent supportive housing, there are numerous community organizations that provide support services to individuals with special needs, including the following: Ann Arbor Center for Independent Living, Michigan Ability Partners, Washtenaw Association for Community Advocacy, Avalon Housing, Catholic Social Services, Community Support and Treatment Services (formerly Community Mental Health), Home of New Vision, Dawn Farm, the Shelter Association of Washtenaw County, Synod Residential Services, Community Housing Alternatives, Community Residence Corporation, POWER, Inc., Ozone House, Food Gatherers, Meals on Wheels, Family Independence Agency (home health aides), Family Support Network, and others.

Individuals with HIV/AIDS

Housing Services to persons with HIV/AIDS are provided through the HIV/AIDS Resource Center (HARC) and their Housing Specialist. HARC provides assistance with housing location, eviction prevention, and permanent housing plans. While the HOPWA certificate program is no longer available, HARC continues to provide limited direct financial housing assistance for eligible clients. Through HARC's case management services and collaborative agreements with other service providers, HOPWA clients also receive residential supportive services, including: medication adherence, transportation to medical appointments, financial management, payee services, and in-home assistance when necessary. HARC also provides HIV/AIDS testing, supplemental food, health education and risk reduction, and supportive services for people living with HIV/AIDS. HARC receives a HOPWA grant in the amount of \$97,695 for direct housing assistance, support services, and housing placement assistance.

Elderly

Neighborhood Senior Services, the Housing Bureau for Seniors, Ypsilanti Meals on Wheels, and the County ETCS Department together provide outreach, support services, meal delivery, home repair services, West Nile prevention, ramp building services, foreclosure prevention, and other support services to the elder residents of Washtenaw County to help them stay in their homes and increase the safety of their residences. In addition, over forty (40) public, private and non-profit organizations recently developed a "Blueprint for Aging", in order to more effectively serve the older adult residents of Washtenaw County. For more information on these efforts, please see their website: <http://www.blueprintforaging.org>.

ITEM 2. DESCRIBE HOW FEDERAL, STATE, AND LOCAL PRIVATE SECTOR RESOURCES WILL BE USED

OCED administers and monitors the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), the Neighborhood Stabilization Program (NSP), the Affordable Housing Trust Fund and City and County General Fund Human Services allocations. OCED coordinates funding decisions with Washtenaw County, MSHDA, FHLB, the City of Ann Arbor, United Way of Washtenaw County, the Ann Arbor Area Community Foundation and other funders of affordable housing in the community. OCED is establishing relationships with Fannie Mae and local banks such as Ann Arbor Bank & Trust for homeownership housing. OCED staff attend HUD, MSHDA, MCDA, SEMCOG and CEDAM trainings to network with other funders, learn about new products and programs and learn about resources to address the identified needs.

OCED will maintain regular contact with area services providers and citizen groups through participation in various task forces, and by providing staff assistance to the Urban County Executive Committee, the City of Ann Arbor Housing and Human Services Advisory Board, and the Washtenaw Housing Alliance. OCED will also continue its cooperation with Washtenaw County, the City of Ann Arbor, the Ypsilanti and Ann Arbor Downtown Development Authorities, the Ann Arbor Area Community Foundation, Washtenaw United Way, the Washtenaw Housing Alliance and other local entities in addressing housing and human service funding needs. This includes participation on the local Continuum of Care Board, the Blueprint on Aging Services Partnership, the Blueprint to End Homelessness, Eviction Reduction Coalition, the Funders Forum, Lead Task Force, Interagency Coordination Meeting, Michigan

Housing Rehabilitation Specialists Network, Poverty Task Force, and Mortgage Foreclosure Prevention Committee, Washtenaw County Human Services Community Collaborative, and the Washtenaw Housing Education Partners.

Housing Opportunities for People with AIDS

This section is not applicable because the County does not administer HOPWA funding.

Other Narrative/Citizen Participation Plan

Introduction

The purpose of the citizen participation plan is to provide a framework for the Washtenaw Urban County to use in order to assure that community members have an opportunity to provide meaningful input in the design and review of programs and activities addressed in the most current Washtenaw Urban County Consolidated Strategy & Action Plan.

Community Outreach Procedures

In order to assure meaningful community involvement and comply with federal regulations, the Urban County has adopted the following process to ensure maximum community outreach activities in developing and implementing the most current Consolidated Strategy and Annual Action Plan.

- Identify low- and very low-income as well as visibly distressed target areas through the use of Census Block data and windshield surveys.
- Contact community leaders and stakeholders throughout the Urban County areas and particularly in targeted areas. Those community leaders may include: Ministers, Civic Leaders, Block Captains, Leaders of Neighborhood Organizations, School Officials and Local Small Business Owners.
- Urban County representatives will participate in community forums and meetings pertaining to the issue of decent, safe and/or affordable housing.
- Ensure adequate and timely notification of public hearings as to maximize community attendance. A Notice of Public Hearing will be published in the Washtenaw Legal News. An announcement of the hearing will also be posted on the Community Television Network (CTN), the local public access television station. Notice of the availability of the draft document and the dates of public hearings will be mailed to the aforementioned community leaders as well as churches and public service agencies in the Urban County areas. The County will include a notice in all postings that assistance will be provided to citizens with special needs at these hearings, given a notice of seven days. In addition, the County has access to interpreter services for a variety of non-English speakers, should those services be required to assist a resident at these hearings.
- Hold at least two public hearings that are conveniently timed and located to provide access for all communities, including minorities and persons with disabilities, especially for those who might or will benefit from program funds.
- Provide citizens a period of not less than 30 days (15 days for performance reports) to review and submit comments on the draft Annual Action Plan. A summary of comments will be attached and submitted with the final Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD). As appropriate, comments and suggestions will be incorporated into the plan. Community input submitted in writing will receive response, when requested, from the Urban County within 10 working days.
- Urban County Executive Committee meetings are held monthly and meeting notices are posted in the Ann Arbor News and on the County Online Calendar of Events at www.ewashtenaw.org to invite public participation regarding the use and management of these funds.

Publication of Consolidated Plans, Action Plans, and Performance Reports

The Urban County will distribute its draft Consolidated Plans, Action Plans and Performance Reports so that affected communities will have adequate time and opportunity to review them and participate effectively in developing the final version. Copies of this document will be distributed to Urban County public offices, some Washtenaw County offices, and to some previously identified local leaders. The plan will also be posted on the Washtenaw County Office of Community Development

website. Notice of the availability of each plan or report will be posted in the Washtenaw County Legal News at least two weeks before each document is ready for review.

Complaints

The Urban County staff members will provide a timely (10-15 working days) and responsive written reply to every written community complaint regarding the consolidated plans, action plans for the CDBG Program, the HOME Program, the NSP grant, plan amendments, and performance reports.

Public Information about Programs and Services in the Plan

The Office of Community Development will provide interested communities and community groups with information about eligible programs and activities, given due regard to privacy and confidentiality. The Office of Community Development will also keep a list of the names and addresses of interested groups and communities and will use the file to distribute information.

Retention of Records

The following records will be maintained for the duration of the plan (2012) and will be available to the public at the Office of Community Development:

- Records of public hearings
- Mailings and other promotional materials
- Written and other records of the efforts made to involve communities in the development of HOME grant applications
- Copies of all relevant program applications
- Copies of Grantee Performance Reports (Annual Performance Report)
- Copies of prior applications, letters of approval, grant agreements, progress reports, Regulations and other pertinent documents
- Environmental review records and notices

Technical Assistance

Office of Community Development staff members will provide technical assistance to group representatives of low-income persons that request such assistance in developing proposals for funding assistance under the consolidated plan.

Amendments/ Modifications

OCED will follow the requirements of 24 CFR 570.305 if there is a substantial modification to this Plan. A substantial amendment is any modification that completely eliminates a project from the Plan or any change that is greater than 10% of the fiscal year entitlement. If a substantial amendment to the Strategy or Action Plan is proposed, public notice will provide for a 30-day public comment period to allow review and comments on the proposed changes. This public notice will be advertised using the same procedure as a Notice of Public Hearing.

Performance Reports

Every year, the Office of Community Development will produce a Consolidated Annual Performance Evaluation Report (CAPER) for submission to HUD. Notice of the availability of this report will be published in the Washtenaw County Legal News, and the County will notify the public that they have 30 days to comment on the report. In addition, the report will be sent to the Urban County government offices, various human service and housing agencies, the Housing Commissions, and various other interested parties.

Relocation/Displacement

The Urban County intends to cause no displacement to persons receiving assistance from the CDBG and HOME programs. However, the Urban County recognizes that while it intends no displacement, situations may arise wherein displacement and/or relocation or temporary relocation is the only viable method for providing assistance. The Urban County will therefore provide for reasonable benefits to any person involuntarily and permanently displaced as a result of the use of CDBG, HOME or NSP I funds to acquire or substantially rehabilitate residential and nonresidential property in accordance with the Urban County Relocation Plan, which was developed in accordance with the Uniform Relocation Act. **This document may be reviewed at the Office of Community Development, 110 N. Fourth, Suite 300, Ann Arbor, MI 48107-8645.**

ATTACHMENTS

The following documents are attached to the Annual Plan:

- Attachment A: Housing & Community Development Needs Tables/Market Analysis
- Attachment B: 2011-12 Summary of Annual Objectives & Goals Tables
- Attachment C: 2011-12 Housing & Community Development Project Workbook
- Attachment D: HUD 424/Certification Forms
- Attachment E: 2011-12 Summary of Activities Planned
- Attachment F: Citizen Participation Plan
- Attachment G: Coordinated Funding Recommendations

The documents listed above will be attached with the final draft of the Annual Plan. Attachment G is included in this draft.

ATTACHMENT G

FY 2012-13 COORDINATED FUNDING AWARDS

*City of Ann Arbor, United Way of Washtenaw County, Washtenaw County, & Washtenaw Urban County Program Operations Funding
(63 Programs*; \$4,098,839 Total)*

#	Funder Priority	Agency Name	Project Name	Total Weighted Score	Total Numbers Served	Awarded Funding
1	School-Aged Youth (7-21 years)	Ozone House, Inc.	Street Outreach Program	99	500	\$27,287
2	School-Aged Youth (7-21 years)	Ozone House, Inc.	Emergency Youth Shelter	96.5	75	\$113,335
3	School-Aged Youth (7-21 years)	Ozone House, Inc.	Transitional Housing for Homeless Youth - Miller House	96	15	\$52,820
4	Aging	Catholic Social Services of Washtenaw	Maintaining the Independence of Older Adults	94	1580	\$204,892
5	Housing & Homelessness	Catholic Social Services of Washtenaw	Housing Supportive Services	94	110	\$102,294
6	Housing & Homelessness	Legal Services of South Central Michigan	Legal Services to Prevent Evictions	93	500	\$189,099
7	School-Aged Youth (7-21 years)	Ozone House, Inc.	Family Support Program	91.5	50	\$19,634
8	Housing & Homelessness	Home of New Vision	START-Supported Transitional housing with Advocacy and Resources Together	90	40	\$25,542
9	Housing & Homelessness	Shelter Association of Washtenaw County	Residential Program	87	425	\$207,551
10	Housing & Homelessness	Avalon Housing, Inc.	Supportive Housing Services	86	375	\$144,028
11	Housing & Homelessness	Shelter Association of Washtenaw County	Non-Residential Program	86	1325	\$59,563
12	School-Aged Youth (7-21 years)	Community Action Network	Hikone/GBC Y.E.S. You CAN! - Youth Enrichment & Support for Academic Achievement and Life Success	84.5	85	\$92,974
13	Housing & Homelessness	Washtenaw Community Health Organization - Agency	Project Outreach - PORT	84	400	\$120,250
14	Housing & Homelessness	Community Action Network	Stabilizing Housing: Preventing Homelessness of Hikone and Green Baxter Court Public Housing Families	83.5	192	\$29,526
15	Safety Net Health & Nutrition	Hope Medical Clinic, Inc.	Hope Medical Clinic	82	2139	\$20,000
16	Aging	Legal Services of South Central Michigan	Legal Services for Seniors	81.5	310	\$21,455
17	Housing & Homelessness	HIV/AIDS Resource Center	HIV/AIDS Housing Assistance Program	81	55	\$13,486
18	Early Childhood (0-6 years)	Catholic Social Services of Washtenaw	Healthy Families - Early Childhood	80.5	20	\$51,083
19	Early Childhood (0-6 years)	Child Care Network	Family Support Program	80	280	\$336,778
20	School-Aged Youth (7-21 years)	COPE	COPE At-Risk Youth Education and Prevention Program	80	80	\$42,906
21	Safety Net Health & Nutrition	Hope Medical Clinic, Inc.	Dentures and Oral Surgery Program	80	80	\$14,814
22	School-Aged Youth (7-21 years)	Regents of the University of Michigan - RAHS	Striving for Thriving RAHS Youth	79.5	737	\$9,626
23	School-Aged Youth (7-21 years)	Community Action Network	Bryant Y.E.S. You CAN! Youth Enrichment & Support for Academic Achievement and Life Success	79	225	\$12,835
24	Housing & Homelessness	Domestic Violence Project, Inc.	SafeHouse Center Outreach, Engagement and Shelter Program	79	660	\$143,263
25	Housing & Homelessness	Interfaith Hospitality Network of Washtenaw County	Shelter and Support for Families Experiencing Homelessness	79	150	\$92,400
26	Early Childhood (0-6 years)	Perry Nursery School of Ann Arbor	Great Start / Great Life	79	164	\$169,999
27	School-Aged Youth (7-21 years)	SOS Community Services	SOS Early Risers	79	70	\$19,072
28	Safety Net Health & Nutrition	Catholic Social Services of Washtenaw*	Safety Net Health Services at Catholic Social Services of Washtenaw County	78	5949	\$248,378
29	Safety Net Health & Nutrition	Shelter Association of Washtenaw County	Health Clinic	78	500	\$55,200
30	Housing & Homelessness	Michigan Ability Partners	Permanent Supported Housing for High Risk Individuals	77.5	155	\$97,369
31	School-Aged Youth (7-21 years)	Peace Neighborhood Center	RFP #6598 - Peace Neighborhood Center Youth Services	77.5	240	\$20,160
32	Safety Net Health & Nutrition	The Corner Health Center	Patient Assistance and Care Management Program	77.5	1900	\$276,766
33	Aging	Jewish Family Services of Washtenaw County	Coordinated Funding Aging	77	785	\$17,280
34	Safety Net Health & Nutrition	Jewish Family Services of Washtenaw County	Patient Partners Health Care Access for Older Adults	76.5	150	\$4,800
35	Safety Net Health & Nutrition	Hope Medical Clinic, Inc.	Hope Dental Clinic	76	1400	\$31,955
36	School-Aged Youth (7-21 years)	Child Care Network	Family Support Program	75.5	25	\$28,800
37	Housing & Homelessness	Home of New Vision	Community Case Management and Peer Recovery Support Program	75.5	250	\$38,400
38	Safety Net Health & Nutrition	Planned Parenthood Mid and South Michigan	Family Planning Services for Low Income Women	75.5	400	\$14,400
39	School-Aged Youth (7-21 years)	Washtenaw Literacy	Literacy Pathways to the Future: dropout prevention, pre-GED, GED and pre-college 1:1 tutoring for low income young adult	75	150	\$59,520
40	Safety Net Health & Nutrition	Hope Medical Clinic, Inc.	Patient Advocacy Program	74	1500	\$71,160
41	Safety Net Health & Nutrition	Planned Parenthood Mid and South Michigan	Comprehensive Prenatal Care	74	650	\$53,040
42	Housing & Homelessness	Community Action Network	Housing Stabilization and Eviction Prevention in the Bryant Neighborhood*	73.5	750	\$0
43	Housing & Homelessness	SOS Community Services	Ending and Preventing Homelessness for Families	72	2269	\$203,338
44	Safety Net Health & Nutrition	HIV/AIDS Resource Center	Harm Reduction and Health Outreach Program	71	150	\$4,599
45	Safety Net Health & Nutrition	Ypsilanti Meals on Wheels	Home Delivered Meals for Persons under Age 60	70	100	\$43,916
46	Housing & Homelessness	Jewish Family Services of Washtenaw County	JFS Family Housing Support Program	69.5	750	\$24,249
47	Aging	Ypsilanti Meals on Wheels	Home Delivered Meals for the Elderly	69	500	\$47,227
48	Aging	Arbor Hospice	Residential Hospice Services for Seniors in Crisis Situations	68.5	376	\$9,198
49	Early Childhood (0-6 years)	Literacy Coalition of Washtenaw County	Strong Parenting components of Parkridge Community Literacy Project	68	20	\$10,000
50	School-Aged Youth (7-21 years)	The Family Learning Institute	Out-of-School Time Literacy & Math Academic Intervention	68	140	\$42,380
51	Safety Net Health & Nutrition	The Regents of the University of Michigan - Ann Arbor	Meal Delivery to the Homebound in Ann Arbor	67	350	\$23,914
52	Housing & Homelessness	The Salvation Army of Washtenaw County	Staples Family Center	67	125	\$42,540
53	Safety Net Health & Nutrition	Regents of The University of Michigan- Community Dental Center	Dental Care for Severely Medically Compromised Low-Income Patients	66.5	20	\$10,000
54	School-Aged Youth (7-21 years)	Big Brothers Big Sisters of Washtenaw County	Youth Mentoring Services	66	475	\$43,460
55	Safety Net Health & Nutrition	The Women's Center of Southeastern Michigan	Mental Health Safety Net	66	500	\$27,594
56	School-Aged Youth (7-21 years)	Boys & Girls Clubs of Southeastern Michigan - Huron Valley Club	SMART (Skills Mastery And Resistance Training) Moves	65	125	\$32,193
57	Safety Net Health & Nutrition	Ann Arbor Center for Independent Living, Inc.	Living Healthy and Independently	64	185	\$39,091
58	School-Aged Youth (7-21 years)	Ann Arbor Teen Center, Inc. (Neutral Zone)	S.C.O.R.E. (School, Career, Opportunities, aRE, Endless)	64	50	\$10,000
59	Aging	The Regents of the University of Michigan - The Housing Bureau for Seniors	Stabilizing Older Adults	63.5	500	\$47,306
60	School-Aged Youth (7-21 years)	The Student Advocacy Center of Michigan	The Student Advocacy Program	63	300	\$50,589
61	Safety Net Health & Nutrition	Regents of The University of Michigan- Community Dental Center	Emergency Dental Care	62.5	85	\$12,902
62	Early Childhood (0-6 years)	SOS Community Services	SOS Time For Tots	62	60	\$7,726
63	Safety Net Health & Nutrition	Washtenaw Association for Community Advocacy	Supporting Persons with Developmental Disabilities and/or Mental Illness through Public Health Benefits Advocacy and Assistance with Access to Mental Health Services	62	100	\$12,877
TOTALS				77		\$4,098,839

100% of Current Allocation: \$20,000 Maximum for New Programs

95% of Current Allocation: \$15,000 Maximum for New Programs

92% of Current Allocation: \$10,000 Maximum for New Programs

*Sole source programs including Hunger Relief (Food Gatherers) and Eviction Prevention (Barrier Busters) were not included on this list of scored applicants.