



WASHTENAW URBAN COUNTY

DRAFT

2013 – 2017 Consolidated Plan

July 1, 2013 – June 30, 2018

AND

2013 Action Plan

July 1, 2013 – June 30, 2014



Executive Summary

ES-05 Executive Summary

Introduction

The Consolidated Plan identifies five-year goals for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding that comes to Washtenaw County from the U.S. Department of Housing & Urban Development (HUD) for the jurisdictions currently participating in the Urban County. The Washtenaw Urban County consists of the City of Ann Arbor, City of Saline, City of Ypsilanti, Ann Arbor Township, Bridgewater Township, Dexter Township, Manchester Township, Lima Township, Northfield Township, Pittsfield Township, Salem Township, Scio Township, Superior Township, Webster Township, York Township, Ypsilanti Township and Manchester Village. The Washtenaw Urban County is committed to creating housing and economic opportunities to provide a suitable living environment, principally for our low to moderate income residents. Administrative and planning support for the Urban County is provided through the Washtenaw County Office of Community and Economic Development (OCED).



Washtenaw Urban County Participants

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Washtenaw Urban County is expected to receive an average of \$2.7 million in federal funding each year, over the next five years, through Community Development Block Grant (CDBG), HOME Partnership, and Emergency Solutions Grant (ESG) programs. These federal funds will be used to address identified priority needs, in order to achieve the over-arching housing and community development goals of:

1. Increasing quality, affordable homeownership opportunities
2. Increasing quality, affordable rental housing
3. Improving public facilities and infrastructure
4. Supporting homeless prevention and rapid re-housing services
5. Promoting access to public services and resources
6. Enhancing economic development activities

Evaluation of past performance

Over the period of the 2008-2012 Consolidated Plan, Washtenaw County and partners have had a dramatically positive impact on low-income residents located in the Washtenaw Urban County jurisdictions. The experience of this period and previous planning periods have refined and focused the work included in this document.

Housing rehabilitation assistance for homeowners has evolved and, moving forward, will be restructured as a result of funding reductions. In the past, a holistic approach to rehabilitation has been employed, where a wide range of activities are considered in order to make properties safe, code compliant, and energy efficient. For this new planning period, OCED will focus on a refined list of improvements and invest only in properties that can be made safe and efficient through such efforts. Ultimately, OCED aims to assist a comparable number of households as in past years, despite a reduction in funding.

OCED has made strides in advancing sustainability aspects in the creation of affordable housing units. The provision of affordable units within the context of transportation options, including public and non-motorized, enables residents to access needs, services, and employment opportunities. In the coming planning period, it will be important to expand the sustainability aspect of affordable housing and to more carefully consider transportation options.

Over time, many organizations, communities, and agencies have worked to advance affordable housing. While the net inventory of affordable housing is in a state of flux, it is important the Urban County remain vigilant in supporting and maintaining existing units. Often, affordable units require new investment at the conclusion of their affordability periods. It is important for Washtenaw County to continue maintaining existing inventory in the most effective way possible, while also working toward the realization of increasing the community's affordable housing inventory.

Of the many lessons learned from the past 5-year Consolidated Plan, the most valuable lesson was the importance of collaboration. The establishment of a coordinated funding model for the areas human services, which involves collaboration with other local funding sources and service provider agencies, increased the impact of CDBG public service dollars. The Washtenaw Coordinated Funders partnership has added credibility to the funding process by increasing the total amount of funding available, providing more accurate needs and outcomes, establishing community-wide goals, and creating new opportunities for resource and idea sharing. As a result, many more individuals and households were supported and stabilized.

The 2012 integration of community development, human services, workforce development and economic development activities in Washtenaw County government provides an opportunity for further integration of services to needed populations. While the work conducted may look similar in category to past efforts, the direct connections between each of these areas will enable a more complete and effective delivery of services to residents.

Summary of citizen participation process and consultation process

The Washtenaw County Office of Community and Economic Development (OCED) sought out participation and consultation in the development of this plan from citizens at large, non-profit organizations, human service providers, the continuum of care, public housing associations, government employees, elected officials, neighborhood associations, and business. One public hearing, in conjunction with a 30-day comment period, was held to gather input on housing and community development needs. Local communities in the Washtenaw Urban County were asked to complete a needs assessment form, as well. The needs identified through the consultation and citizen participation processes were used as the basis for the goals and objectives of the Consolidated Plan. Later, three public hearings and a 30-day public comment period were made available to provide an opportunity for public comments on the draft plan. The notices of public hearings and public comment periods were posted in local newspapers, posted in County offices and on the web, and emailed to all OCED partner agencies. The draft plan was available on the web at www.ewashtenaw.org/oced.

Summary of public comments

Local service providers and members of the public commented on the need for affordable housing and support services for persons that are low-income, with disabilities, homeless, having special needs, and older adults. A growing need for homeowner weatherization assistance was also identified. Local community leaders and elected officials responded to a community needs survey and identified the need for senior, youth and recreational facilities, and street, sidewalk and water/sewer/drainage improvements.

Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted.

Summary

The Consolidated Plan reflects the coordinated efforts of Urban County members and active citizens, as well as the wide network of housing and human service providers in Washtenaw County. Through strategies outlined in this plan, the effectiveness and impact of federal funds will be maximized through targeted investments, reduced duplication of services and improved service delivery. The goals and objectives identified in this plan aim to improve the quality of life in Washtenaw County, particularly for low-income, homeless and special needs individuals and families.

The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WASHTENAW COUNTY	Office of Community and Economic Development

Table 1 – Responsible Agencies

Narrative

The lead entity for the administration of Community Development Block Grant (CDBG), HOME Partnership, and Emergency Solutions Grant (ESG) programs is Washtenaw County government, primarily through the Office of Community and Economic Development (OCED). As the lead agency, Washtenaw County is responsible for overseeing the development and implementation of the 5-Year Consolidated Plan and Annual Action Plans. OCED provides administrative and planning support for the Urban County, including acting as the primary staff support to the Washtenaw Urban County Executive Committee (UCEC). The UCEC is comprised of the chief elected officials from each of the eighteen units of local government that participate in the Urban County, as well as a representative from the Washtenaw County Board of Commissioners.

Consolidated Plan Public Contact Information

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PR-10 Consultation

Introduction

As the lead agency, Washtenaw County, through the Office of Community and Economic Development (OCED), oversaw the completion of the 5- Consolidated Plan year and annual Action Plan. OCED collaborates with a wide network of housing and human service providers, government officials, business leaders, residents and clients. The Consolidated Plan incorporates the needs identified through these partnerships, as well as from public hearings and public comment opportunities. A complete list of the agencies, organizations and plans consulted as a part of the planning process can be found in the section below.

Summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

OCED will continue to work on the following activities to enhance coordination between public and assisted housing provides and private and governmental health, mental health and service agencies:

- “E-Government”: In order to disseminate information about County services 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, partners and constituents and to create new applications and services that were not previously possible.
- Consolidation: OCED is the result of a consolidation of three 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 continue to coordinate and streamline efforts to improve quality of life in Washtenaw County.
- Streamlining: The coordinated funding model has resulted in real and concrete savings of time and resources for applicant nonprofits, and funders. OCED will continue to eliminate artificial bureaucratic barriers for those in need by coordinating with other major public and private human service funders to create a streamlined application, review, and monitoring process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The community’s response to homelessness is coordinated primarily through Washtenaw’s Continuum of Care, locally known as the Washtenaw Housing Alliance (WHA). The WHA is a coalition of non-profit and public sector organizations that serve homeless or at-risk populations. The Ann Arbor Housing

Commission (AAHC), Ypsilanti Housing Commission (YHC), MSHDA, and Community Support and Treatment Services (CSTS), corrections Washtenaw Prisoner Reentry, SafeHouse Center and Ozone House all actively participate in various WHA committees.

WHA has been leading the development and implementation of our community's "Ten Year Plan to End Homelessness". This comprehensive plan has been adopted both by the Washtenaw County Board of Commissioners and the City of Ann Arbor Council. Multiple work groups continue to meet to focus on pressing concerns, including: discharge planning, supportive housing development, use of existing housing resources, quality and standards, program research and evaluation, job development, and supportive housing services.

The following policies and protocols reflect efforts to coordinate with systems of care that may discharge persons into homelessness:

WHA, in coordination with the University of Michigan Hospital systems and Saint Joseph Mercy Hospital system, approved a Hospital Discharge Planning Protocol designed to determine if a patient has housing options upon leaving the hospital. If the patient has no housing options or resources, she or he will be referred to the hospital social work department for assistance in addressing housing and social service needs.

For persons returning from mental health institutions, CSTS has an official discharge planning policy that initiates the discharge planning processes at the earliest feasible point during service delivery, based upon the client's level of functioning. Upon discharge or transfer of clients, CSTS case managers and a placement coordinator are responsible for ensuring that the client has a viable housing option available. Project Outreach Team (PORT), a division of CSTS, collaborates with the University of Michigan Hospital psychiatric unit to identify housing options for discharged patients. PORT also participates in ongoing work groups to address discharge planning issues.

The Michigan Department of Human Services (DHS) has a written policy and protocol to ensure 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 and establish a plan to support the youths' transition out of foster care.

On a state-wide level, the Michigan Department of Corrections created the Prisoner Reentry Initiative (PRI) to assist with housing placement in private apartments that are willing to rent to individuals with criminal backgrounds. 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 (JPOT) to ensure that no one is released into streets. JPOT screens individuals at booking to assess each person's needs, which include housing, food, clothing, and employment.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Washtenaw County receives two separate sources of Emergency Solutions Grant (ESG) funding (directly from HUD to the Washtenaw Urban County and through a competitive process run by MSHDA. To ensure a coordinated plan WHA oversees the funding process for both of these sources. Funding recommendations to either source are not approved until both the WHA and Washtenaw Urban County officially approves the submissions. Through a contractual relationship with the WHA, OCED staff assists in setting funding priorities, creating a funding process, reviewing and ranking of applications, recommending final funding allocations, fiduciary oversight of all ESG funding, site monitoring activities, and data reporting.

OCED serves as the community's lead agency for the Homeless Management Information System (HMIS). OCED works with WHA to develop and implement HMIS, coordinate the annual "Point-In-Time Count" of homeless persons, and complete the Annual Homeless Assessment Report (AHAR) and the Annual Performance Report (APR), as required by the U.S. Department of Housing and Urban Development (HUD). Information from these sources helps the WHA educate the community on the incidence of homelessness, identify the particular needs and gaps in homeless services, and measure program outcomes.

Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
ANN ARBOR	Other government - Local Civic Leaders	Homelessness Strategy Market Analysis
AVALON HOUSING, INC	Housing Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
CHILD CARE NETWORK	Services-Children Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
Community Action Network	Housing Services-Children Services-homeless	Housing Need Assessment Non-Homeless Special Needs

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
FOOD GATHERERS	Services-Health	Non-Homeless Special Needs
HOUSING BUREAU FOR SENIORS/UNIVERSITY OF MICHIGAN	Housing Services-Elderly Persons	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
LEGAL SERVICES OF SOUTH CENTRAL MICHIGAN	Service-Fair Housing	Non-Homeless Special Needs
MICHIGAN ABILITY PARTNERS	Housing Services-Persons with Disabilities	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs
Ozone House, Inc.	Housing Services-Children Services-homeless	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
SHELTER ASSOCIATION OF WASHTENAW COUNTY	Housing Services-homeless Services-Health	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
SOS COMMUNITY SERVICES	Housing Services-Children Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
Urban County Executive Committee	Planning organization Civic Leaders	Market Analysis
Ypsilanti Housing Commission	PHA	Public Housing Needs
Habitat for Humanity	Housing	Housing Need Assessment
Peace Neighborhood Center	Housing Services-Children	Homeless Needs - Families with children Non-Homeless Special Needs
SafeHouse Center	Services-Victims of Domestic Violence	Non-Homeless Special Needs
Ann Arbor Housing Commission	PHA	Public Housing Needs
HIV/AIDS Resource Center	Services-Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Department of Human Services	Services-Children Services-homeless Child Welfare Agency Other government - State	Homelessness Strategy
Education Project for Homeless Youth	Services-Children Services-homeless	Homeless Needs - Families with children
Washtenaw Health Plan	Services-Health Health Agency	Non-Homeless Special Needs Market Analysis
Catholic Social Services	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
Dawn Farms	Housing	Non-Homeless Special Needs
Faith in Action	Services-Children	Non-Homeless Special Needs
Interfaith Hospitality Network	Housing Services-Children Services-homeless	Homeless Needs - Families with children
Jewish Family Services	Services-Children Services-Elderly Persons	Non-Homeless Special Needs
POWER Inc	Housing Services-homeless	Homeless Needs - Families with children
The Salvation Army	Housing Services-homeless	Homeless Needs - Families with children
Washtenaw Housing Alliance	Housing Services-homeless Planning organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Ann Arbor Transportation Authority	Planning organization	Market Analysis
MISSION	Housing Services-homeless	Homeless Needs - Chronically homeless
Ann Arbor Area Community Foundation	Planning organization Foundation	Economic Development Market Analysis
Trinity Health	Services-Health	Non-Homeless Special Needs
United Way of Washtenaw	Planning organization Business Leaders Foundation	Market Analysis
University of Michigan Health System	Health Agency	Market Analysis

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

It is unknown if there were any other agencies not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washtenaw Housing Alliance	Washtenaw Housing Alliance, the local Continuum of Care body, is a collaboration of 32 non-profits and government agencies who meet regularly to focus on homelessness and housing issues and solutions. The plan to end homelessness is called A Home for Everyone: A Blueprint to End Homelessness in Washtenaw County and is the basis for our homeless prevention and rapid re-housing goals.
Blueprint for Aging	Blueprint for Aging	The Blueprint for Aging is a collaborative of seniors, family members, nonprofits, businesses, and government agencies that work to create and test innovative system changes that make Washtenaw County a great place to live and age. The aging plan is called The Blue Print for Aging and it supports this plan's goals of creating affordable housing and providing services to senior citizens.
Food Security Plan	Food Gatherers	Food Gatherers leads a network of high-capacity emergency hunger relief providers who meet regularly to focus on solutions for food insecurity. The Food Security Plan furthers

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		our goal to increase access to public services and meet food security needs.
Status of Young Children	Success by 6 Great Start Collaborative	Success by 6 Great Start Collaborative is a coalition of 40 member groups who meet regularly to focus on solutions for early childhood issues across the county. The early childhood plan is called the Status of Young Children, which supports this plan's goal to increase access to public services to our community's youth.
WACY Work Plan	Washtenaw Alliance for Children and Youth (WACY)	Washtenaw Alliance for Children and Youth (WACY) is a coalition of 27 member groups who meet regularly to focus on solutions for school-aged youth issues across the county. The school-age youth plan is called the WACY Work Plan and it supports the goal to increase youth access to public services and resources.
Coordinated Health & Nutrition Safety Net Funding	Coordinated Funding Health Group	Coordinated Funding Health Group, lead by the Washtenaw Health Plan, is a coalition of 19 member groups who meet regularly to focus on solutions for safety net health issues across the county. The safety net health plan is called the Coordinated Health and Nutrition Safety Net Funding: Need Assessment, Vision, Strategies and Outcomes and furthers our goal to increase access to public services.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Project priorities for ESG are designed with much feedback from various sources, including Michigan State Housing Development Authority (MSHDA).

PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting

The Washtenaw County Office of Community and Economic Development (OCED) sought out public participation in the development of this plan from citizens at large, non-profit organizations, human service providers, government employees, elected officials, neighborhood associations, and business. One public hearing, in conjunction with a 30-day comment period, was held to gather input on housing and community development needs. Local communities in the Washtenaw Urban County were asked to complete a needs assessment form, as well. The needs identified through the consultation and citizen participation processes were used as the basis for the goals and objectives of the Consolidated Plan. Later, three public hearings and a 30-day public comment period were made available to provide an opportunity for public comments on the draft plan. The notices of public hearings and public comment periods were posted in local newspapers, posted in County offices and on the web, and emailed to all OCED partner agencies. The draft plan was available on the web at www.ewashtenaw.org/oced.

The following table provides a summary of all citizen participation efforts undertaken as a part of the planning process.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Non-targeted/broad community	Ad published on November 29, 2012 for 30-day public comment period (December 18, 2012 - January 17, 2013) and for December 18 public hearing on housing and community development needs: No responses were provided during the	No responses were provided during the 30-day public comment period.		

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		30-day public comment period.			
Newspaper Ad	Non-targeted/broad community	Ad published March 7, 2013 for 30 day public comment period March 22, 2013 - April 21, 2013.	No responses were provided during the 30-day public comment period.		
Other	Non-targeted/broad community	6 communities responded to the needs assessment.	The need for senior, youth and recreational facilities, and street, sidewalk and water/sewer/drainage improvements were identified.		
Internet Outreach	Non-targeted/broad community	March 22, 2013 draft plans posted on website.	No comments were received in response to the web posting.		www.ewashtenaw.com/oced
Public Meeting	Non-targeted/broad community	December 18, 2012 Urban County Executive Committee Meeting: Representatives from Avalon Housing, Habitat for Humanity, Community Alliance, and the Area Agency on Aging attended.	The need for affordable housing and support services were identified for persons that are low-income, with disabilities, homeless, having special needs, and older adults. A growing need for homeowner weatherization assistance was also identified.		
Public Meeting	Non-targeted/broad community	March 26, 2013 Urban County Executive Committee	No public comments were made.		

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Meeting: Representatives from Habitat for Humanity, Community Alliance, and Oakridge Apartments attended.			
Public Meeting	Non-targeted/broad community	April 9, 2013 Housing and Human Services Advisory Board Meeting: One member of the public and one representative of Community Alliance attended.	The need for affordable and quality housing stock, particularly for the homeless, was discussed by a member of the public.		
Public Meeting	Non-targeted/broad community	April 17, 2013	The need for affordable housing with accessibly to public transportation was identified as a need by a member of the public, and the board was urged to make all decisions making activities in full view of the public.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of this plan is intended to provide a clear picture of needs related to quality and affordable housing, public housing, homelessness, special needs populations and community development in Washtenaw County. Key points of the needs assessment include:

- There are 128,638 households in Washtenaw County, of which approximately 45% make 80% or less than the HUD Adjusted Median Family Income (HAMFI) and therefore are considered low-to moderate-income.
- The most common housing problems in the county, for both renters and homeowners, are a housing cost burden greater than 30% of income and greater than 50% of income.
- The county has two public housing commissions: the Ann Arbor Housing Commission and the Ypsilanti Housing Commission. There are more than 3,000 applicants on the public housing waitlist for Washtenaw County.
- 2013 Point-in-Time Count identified 251 sheltered and 154 unsheltered persons in Washtenaw County experiencing homelessness on a given night. Locally, of persons receiving services related to homelessness, more than half are African American, 59% are individual adults (without children), and almost all (97%) were from urban areas.
- For persons who are not homeless but have special needs, affordable housing and support services were common needs identified across these populations.
- Public facility needs identified include facilities for seniors and youth, parks and recreation facilities and fire stations/equipment.
- Public improvement needs identified include sidewalk and street improvements, tree planting, and flood/ drainage improvements.
- Public service needs in Washtenaw County include early childhood and school-aged youth services, health care and nutrition, homelessness/housing programs, hunger relief and senior services.

NA-10 Housing Needs Assessment

Summary of Housing Needs

The Housing Needs Assessment analyzes housing problems and populations/household types that are disproportionately affected by such problems, and also discusses groups and characteristics that have a high risk for homelessness.

Of the 128,638 households identified in Washtenaw County, approximately 45% make 80% or less than the HUD Adjusted Median Family Income (HAMFI) and therefore are considered low- to moderate-income. The most common housing problems in the county, for both renters and homeowners, are a housing cost burden greater than 30% of income and greater than 50% of income.

In Washtenaw County, a disproportionately greater need of housing problems can be seen primarily with Asian and American Indian/Alaskan Native households between 30% - 80% of the area median income. A disproportionately greater number of *severe* housing problems can be seen at the extremely low-income level (0-30% AMI) among American Indian/Alaskan Native and Pacific Islanders households.

A 2013 Point-in-Time Count identified 251 sheltered and 154 unsheltered persons experiencing homelessness on a given night. For individuals in Washtenaw County, the top three causes for homelessness have been identified as unemployment, jail/prison background, and substance use disorder. Households identified eviction, unemployment/underemployment and family issues as the top three causes for homelessness.

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	293,534	333,417	14%
Households	119,522	128,638	8%
Median Income	\$51,990.00	\$0.00	-100%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	22,952	15,191	19,485	13,361	
Small Family Households *	5,567	4,164	6,934	39,254	
Large Family Households *	739	646	1,343	5,173	
Household contains at least one	1,778	1,919	2,705	1,687	8,095

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
person 62-74 years of age					
Household contains at least one person age 75 or older	1,848	2,012	1,632	1,067	3,005
Households with one or more children 6 years old or younger *	2,952	1,740	2,785	10,813	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables for several types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	184	80	119	49	432	45	20	55	19	139
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	55	0	15	115	0	10	24	20	54
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	403	150	150	40	743	85	83	163	149	480
Housing cost burden greater than 50% of income (and none of the above problems)	13,027	2,083	240	85	15,435	2,895	1,904	1,677	539	7,015
Housing cost burden greater than 30% of income (and none of the above problems)	2,095	4,757	2,653	443	9,948	789	1,564	3,259	2,714	8,326
Zero/negative Income (and none of the above problems)	1,334	0	0	0	1,334	389	0	0	0	389

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	13,679	2,369	504	189	16,741	3,020	2,014	1,923	740	7,697
Having none of four housing problems	3,376	6,746	8,225	3,950	22,297	1,160	4,059	8,855	8,490	22,564
Household has negative income, but none of the other housing problems	1,334	0	0	0	1,334	389	0	0	0	389

Table 8 – Housing Problems 2

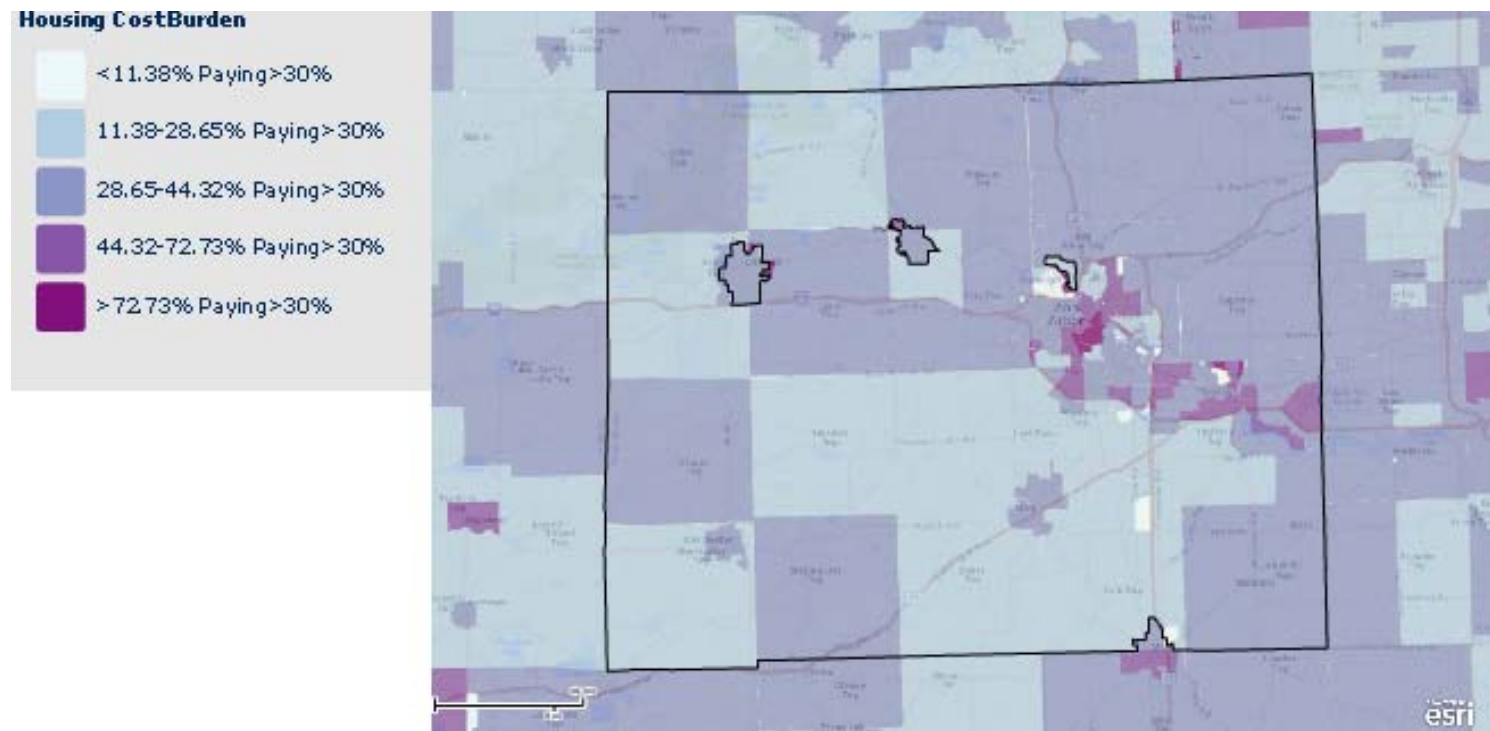
Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	3,693	1,628	809	6,130	1,079	1,240	2,388	4,707
Large Related	435	137	45	617	199	281	540	1,020
Elderly	1,300	627	187	2,114	1,336	1,223	786	3,345
Other	10,182	4,548	1,898	16,628	1,180	798	1,322	3,300
Total need by income	15,610	6,940	2,939	25,489	3,794	3,542	5,036	12,372

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS



Housing Cost Burden > 30%

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	2,963	449	50	3,462	900	782	860	2,542
Large Related	395	35	0	430	159	192	173	524
Elderly	795	183	95	1,073	890	437	209	1,536
Other	9,243	1,425	110	10,778	1,002	524	457	1,983
Total need by income	13,396	2,092	255	15,743	2,951	1,935	1,699	6,585

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total
Single family households	388	170	95	40	693	85	63	138	129	415
Multiple, unrelated family households	24	20	45	15	104	0	30	53	40	123
Other, non-family households	85	10	10	0	105	0	0	0	0	0
Total need by income	497	200	150	55	902	85	93	191	169	538

Table 11 – Crowding Information

Data Source: 2005-2009 CHAS

What are the most common housing problems?

A review of 2005 – 2009 CHAS data reveals that the most common housing problems in the Washtenaw Urban County, for both renters and homeowners, include a housing cost burden greater than 30% of income and a housing cost burden greater than 50% of income. Zero/negative income and substandard housing (lacking complete plumbing or kitchen facilities) are additional problems that appear to be more specific to rental housing.

Are any populations/household types more affected than others by these problems?

Extremely Low-Income Homeowners/Renters (0-30% AMI): As could be expected, the Comprehensive Housing Affordability Strategy (CHAS) data reveals that cost burdens and housing problems are greatest for extremely low-income homeowners and renters. Homeowners in this category are challenged by significant cost burdens, such as the cost of maintaining their homes while continuing to pay property taxes and prevent mortgage foreclosures. With property taxes, medical care, home maintenance and repairs increasing at a rate greater than fixed incomes, this population is vulnerable and often forced to make difficult choices.

Renters in this category also face a significant burden when it comes to housing cost. Affordable housing is defined as spending no more than 30% of the household income on housing. In 2013, the U.S. Department of Housing and Urban Development (HUD) established Washtenaw County's Fair Market Rent (FMR) for a two-bedroom unit at \$901. This means a family of three must have an annual income of at least \$36,040 to afford a two-bedroom unit at the FMR. However, the HUD income limit for a family of three in the extremely low-income category is \$22,500 per year. This suggests an annual affordability gap of \$13,540 for a family of three renting a two-bedroom apartment. The FMR limits demonstrate that local housing is very expensive for extremely low-income renters. Unfortunately, locating rental units priced at less than or equal to fair market rents is extremely difficult in some areas of the Urban County.

Very Low-Income Homeowners/Renters (31-50% AMI): The CHAS data also show significant cost burdens and housing problems for very low-income homeowners and renters. Households in this income group face similar challenges to those in the extremely low-income category, except that their incomes sometimes disqualify them from participation in public housing and Section 8 housing voucher programs. In addition, households earning 50% of median income and below often have other issues such as low credit scores, high debt load, and insufficient savings which make homeownership options severely limited within the community. When very low-income families and individuals are able to locate adequate affordable housing, issues such as poor credit or lack security deposit money may pose additional move-in constraints

Low-Income Homeowners/Renters (51-80% AMI): The CHAS data indicates a lower incidence of housing problems in this income group, but certain subgroups (small-related families and other households) show a higher incidence of high cost burden. Low-income residents, even those with good credit, are often excluded from homeownership opportunities by an expensive housing market. In 2012,

the average selling price of a home listed with the Ann Arbor Area Board of Realtors was over \$210,000, meaning a large portion of the units on the market are far outside of the price range of this income group.

Older Adults: As with other groups, the CHAS data shows a higher incidence of housing problems for older adults in the extremely low-income category, whether they are homeowners or renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Families at imminent risk of residing in shelters or becoming unsheltered may include those facing unemployment and/or eviction, having substance abuse problems, and lacking access to affordable transportation and housing options.

Through the Homelessness Prevention and Rapid Re-housing Program (HPRP), a two-year HUD pilot program, Washtenaw County served 583 families at-risk of homelessness. On average the households received \$2,483 to prevent their eviction. The Blueprint to End Homelessness identifies the need for affordable and permanent “housing plus services” for persons experiencing homelessness or at immediate risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The HUD definition of individuals or families that are considered at risk of homelessness include individuals/families whose annual income is below 30% of the median family income for the area, who do not have sufficient resources or support networks to prevent them from moving to an emergency or other shelter, and meet one other condition, such as having moved 2 or more times in the last 60 days due to economic reasons, their current living situation will be terminated within 21 days of applying for assistance, they live in a hotel or motel not paid for by a low-income assistance program, etc.

Washtenaw County is in the process of developing a system to estimate the area’s at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The 2011 Homeless Data Report, pulling information from HMIS, captured individuals identifying unemployment, jail/prison background, and substance use disorder as the top three causes for homelessness. Households identified eviction, unemployment/underemployment and family issues as the top three causes for homelessness.

NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD recognizes a “disproportionately greater need” when the members of a racial or ethnic group at a given income level experience housing problems at least 10 percentage points higher than the income level as a whole.

The following tables reflect the number of households experiencing one or more housing problems by race and ethnicity for extremely low-income, very low-income, low-income and moderate-income households. Housing problems include lacking complete kitchen or plumbing facilities, more than one person per room, and a cost burden greater than 30% of income.

In Washtenaw County, a disproportionately greater need of housing problems can be seen primarily with Asian and American Indian/Alaskan Native households between 30% - 80% of the area median income.

0%-30% of Area Median Income

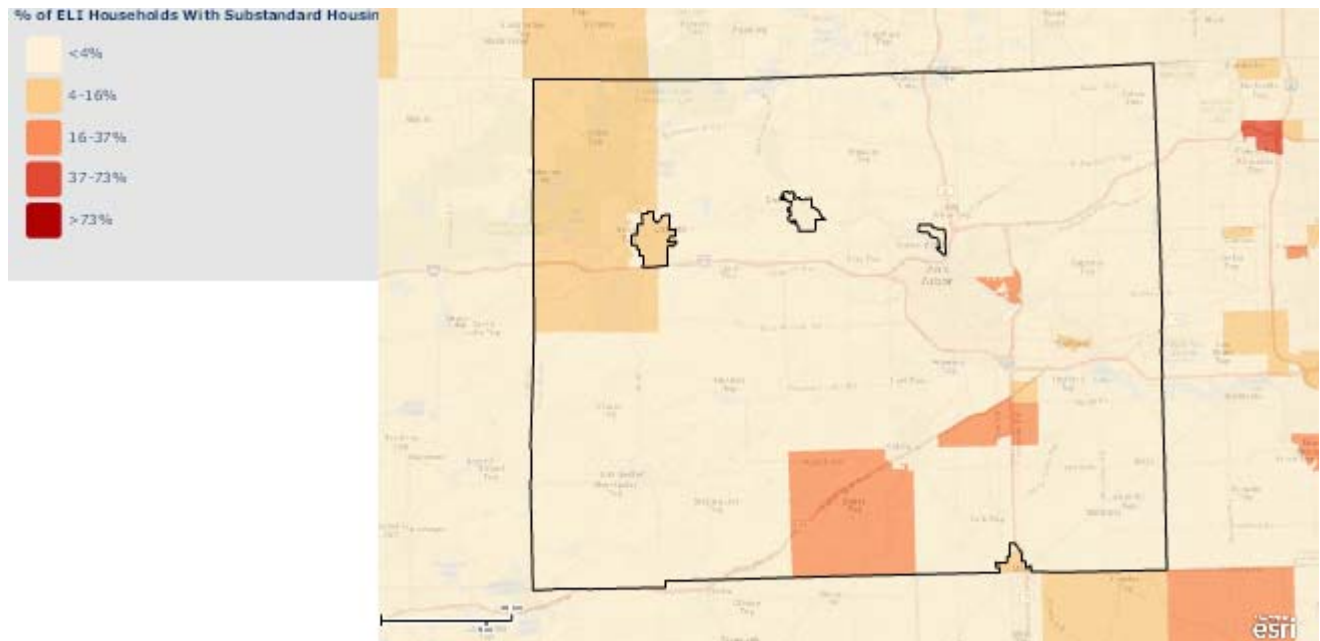
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,055	1,730	1,725
White	12,625	1,085	770
Black / African American	4,325	330	405
Asian	1,700	145	415
American Indian, Alaska Native	35	4	0
Pacific Islander	15	0	0
Hispanic	685	75	105

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Extremely Low Income Households with Substandard Conditions

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,250	4,745	0
White	7,800	3,600	0
Black / African American	2,105	685	0
Asian	750	125	0
American Indian, Alaska Native	14	49	0
Pacific Islander	0	0	0
Hispanic	315	165	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

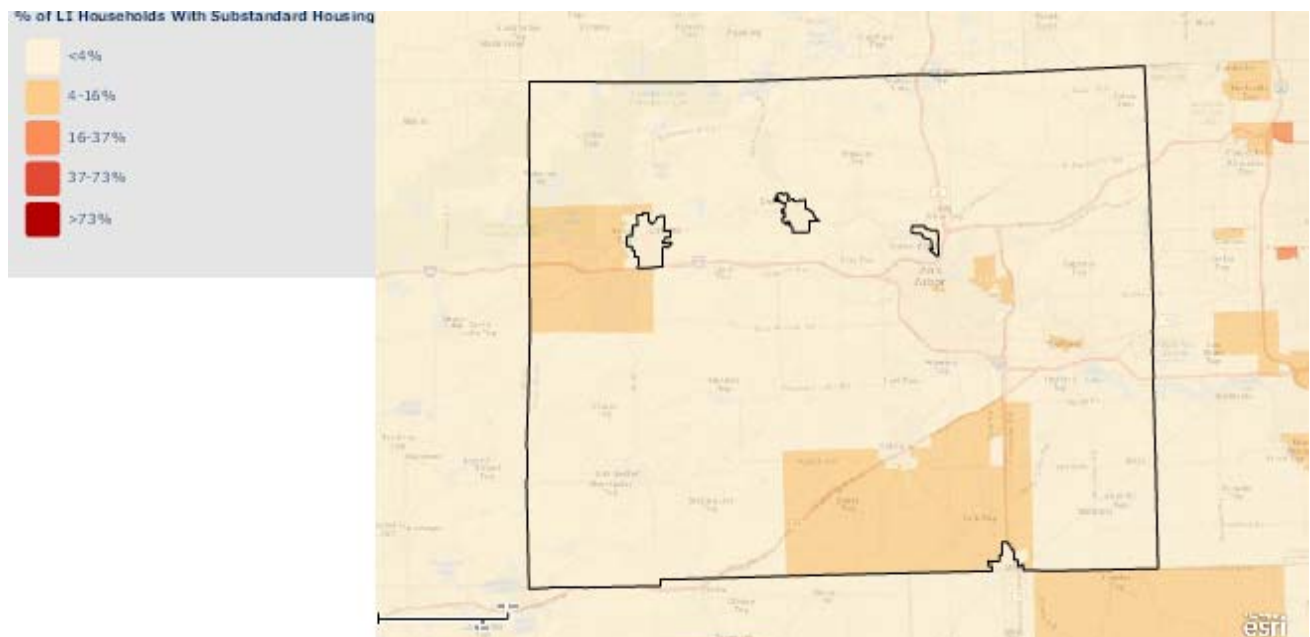
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,685	11,800	0
White	6,675	8,825	0
Black / African American	960	1,790	0
Asian	625	520	0
American Indian, Alaska Native	50	20	0
Pacific Islander	0	0	0
Hispanic	300	440	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



Low Income Households with Substandard Conditions

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,275	9,720	0
White	3,600	7,750	0
Black / African American	365	930	0
Asian	220	590	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	50	185	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income Households (0-30% AMI): The Comprehensive Housing and Affordability Strategy (CHAS) data reveals that 92% of extremely low-income households are experiencing housing problems. No race or ethnic groups show a need greater than 10% of this average. However, it may be worth noting that 100% of the 15 households identified as Pacific Islanders report one or more housing problems.

Very Low-Income Households (30-50% AMI): 70% of very-low income households are experiencing housing problems. At 86%, Asians have a disproportionate need within the very low-income range.

Low-Income Households (50-80% AMI): 42% of low-income households are experiencing housing problems. The Asian population is again showing a disproportionate need, with 55% of households experiencing housing problems. American Indian/Alaskan Natives in the low-income range display a more extreme disproportionate need, having 71% of this population's households reporting housing problems.

Moderate-Income Households (80-100% AMI): 31% of moderate-income households are experiencing housing problems, with no race or ethnic groups showing a disproportionately greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As previously stated, HUD recognizes a “disproportionately greater need” when the members of a racial or ethnic group at a given income level experience housing problems at least 10 percentage points higher than the income level as a whole.

The following tables reflect the number of households experiencing severe housing problems by race and ethnicity for extremely low-income, very low-income, low-income and moderate-income households. Severe housing problems include overcrowded households with more than 1.5 persons per room (not including bathrooms, porches, foyers, halls or half-rooms) and households with cost burdens of more than 50% of income.

In Washtenaw County, a disproportionately greater number of severe housing problems can be seen at the extremely low-income level (0-30% AMI) among American Indian/Alaskan Native and Pacific Islanders households.

0%-30% of Area Median Income

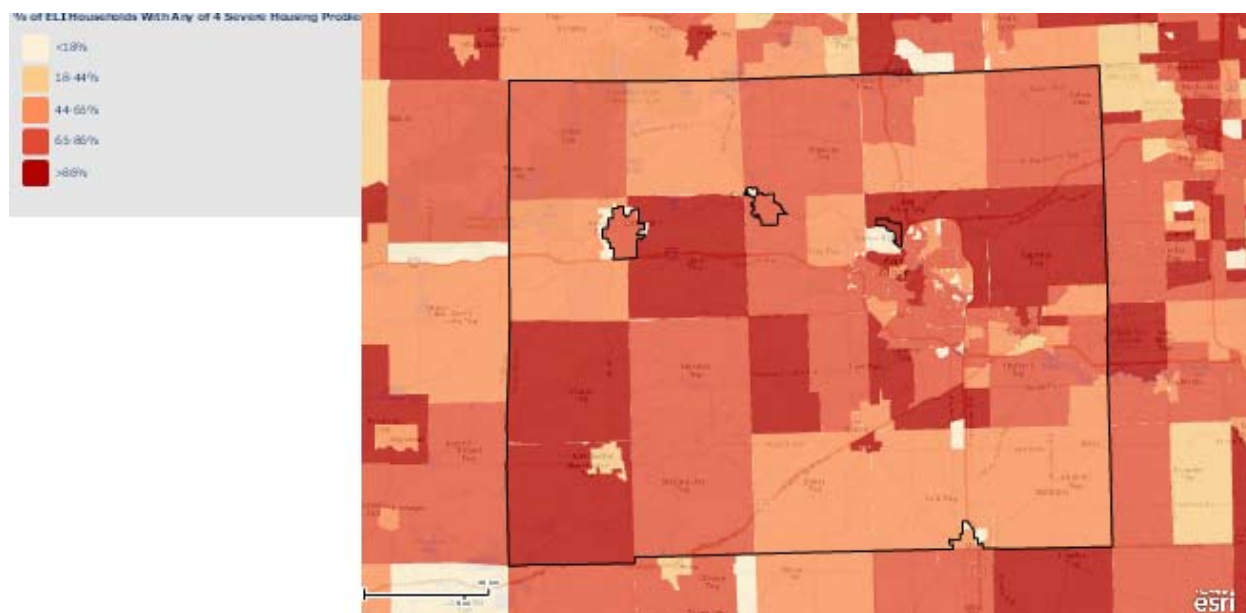
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,080	4,700	1,725
White	10,740	2,975	770
Black / African American	3,530	1,130	405
Asian	1,625	225	415
American Indian, Alaska Native	35	4	0
Pacific Islander	15	0	0
Hispanic	610	150	105

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



Extremely Low Income Households with Severe Housing Problems

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,565	11,425	0
White	3,175	8,230	0
Black / African American	860	1,935	0
Asian	320	550	0
American Indian, Alaska Native	14	49	0
Pacific Islander	0	0	0
Hispanic	120	360	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

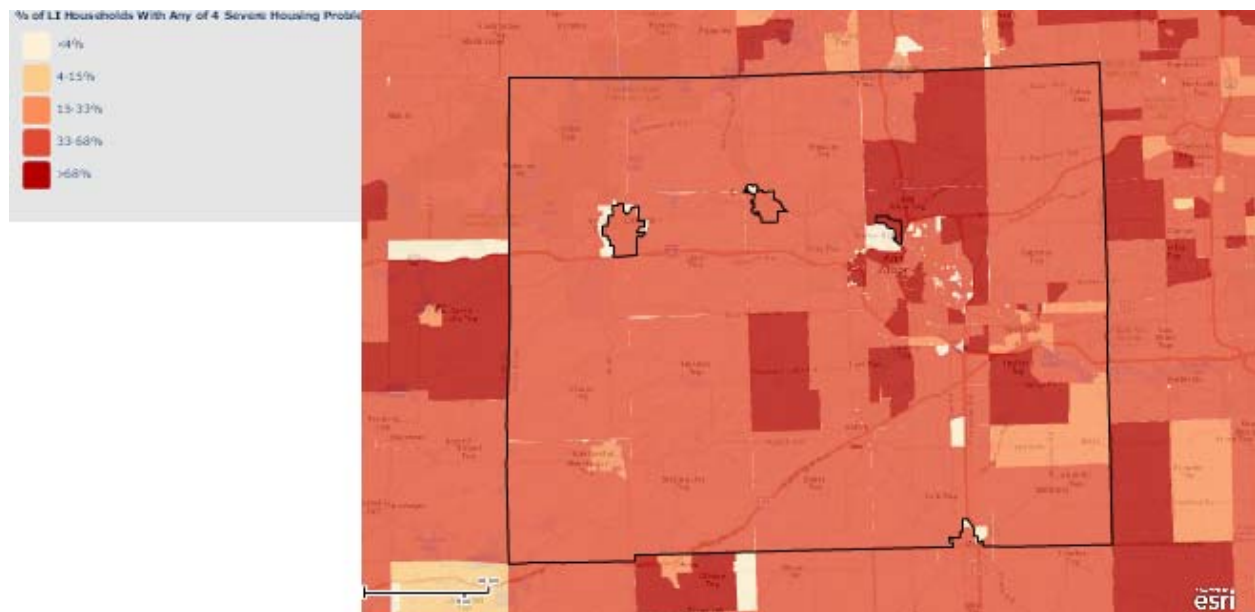
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,560	17,930	0
White	2,095	13,410	0
Black / African American	205	2,550	0
Asian	155	1,000	0
American Indian, Alaska Native	4	65	0
Pacific Islander	0	0	0
Hispanic	100	645	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



Low Income Households with Severe Housing Problems

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	955	13,035	0
White	795	10,545	0
Black / African American	55	1,240	0
Asian	60	760	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	25	205	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income Households (0-30% AMI): The Comprehensive Housing and Affordability Strategy (CHAS) data reveals that 78% of extremely low-income households are experiencing a severe cost burden, are severely overcrowded, or both. American Indian/Alaskan Native and Pacific Islanders household show a disproportionately greater number of severe housing problems than the income level as a whole, at 90% and 100% respectively.

Very Low-Income Households (30-50% AMI): 29% of very-low income households are experiencing severe housing problems. No race or ethnic group of this income range demonstrates a disproportionately greater number of severe housing problems.

Low-Income Households (50-80% AMI): 12% of low-income households are experiencing severe housing problems. No race or ethnic groups show a need greater than 10% of this average.

Moderate-Income Households (80-100% AMI): 7% of moderate-income households are experiencing severe housing problems, with no race or ethnic groups showing a disproportionally greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Households are considered to have a housing cost burden when the housing cost to income ratio is greater than 30%. That is to say, when a household is spending more than 30% of income on housing-related costs, a housing cost burden is experienced.

A “disproportionately greater number of cost-burdened households” are present when the members of a racial or ethnic group in a given housing cost to income ratio group experience housing cost burdens at least 10 percentage points different than the group as a whole. The following table reflects the number of households experiencing no cost burden (less than 30%), a cost-burden (30 – 50%) and a severe cost burden (more than 50%), by racial and ethnic group.

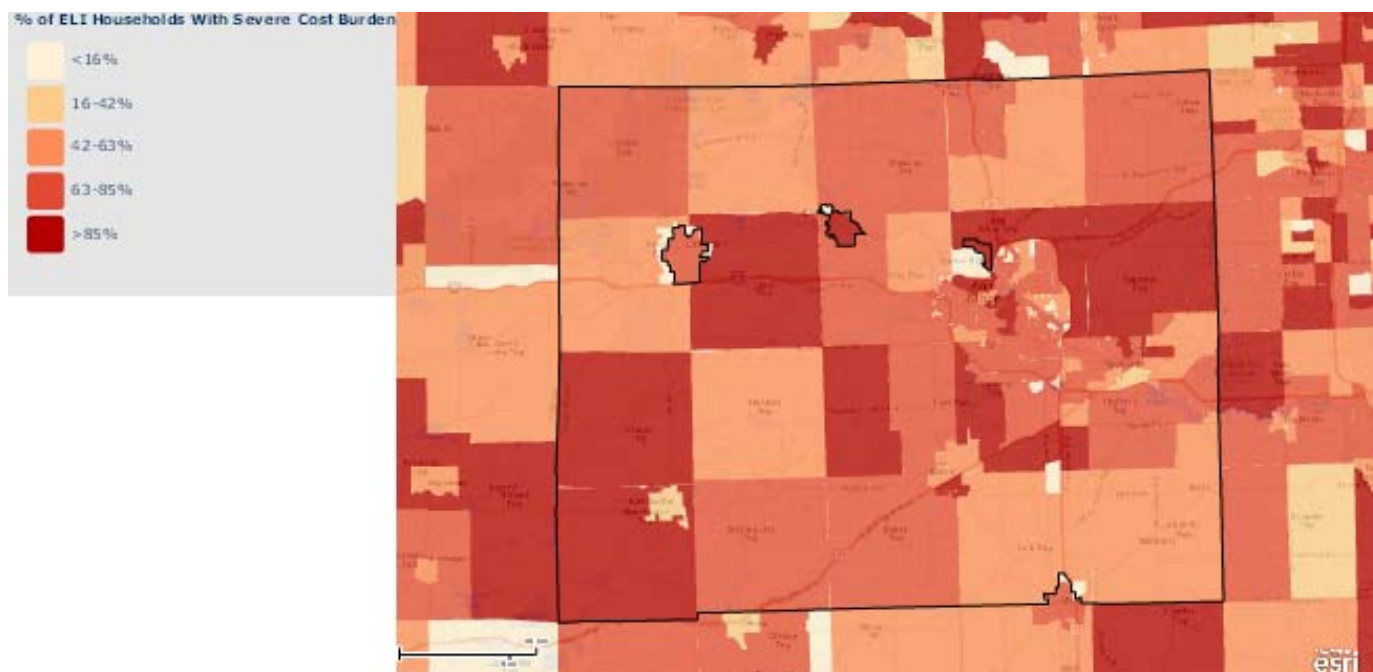
In Washtenaw County, 62% of households are not experiencing a housing cost burden. For those experiencing housing cost burdens, Pacific Islanders and Black/African Americans are disproportionately represented in the cost burdened and severely cost burdened categories, respectively.

Housing Cost Burden

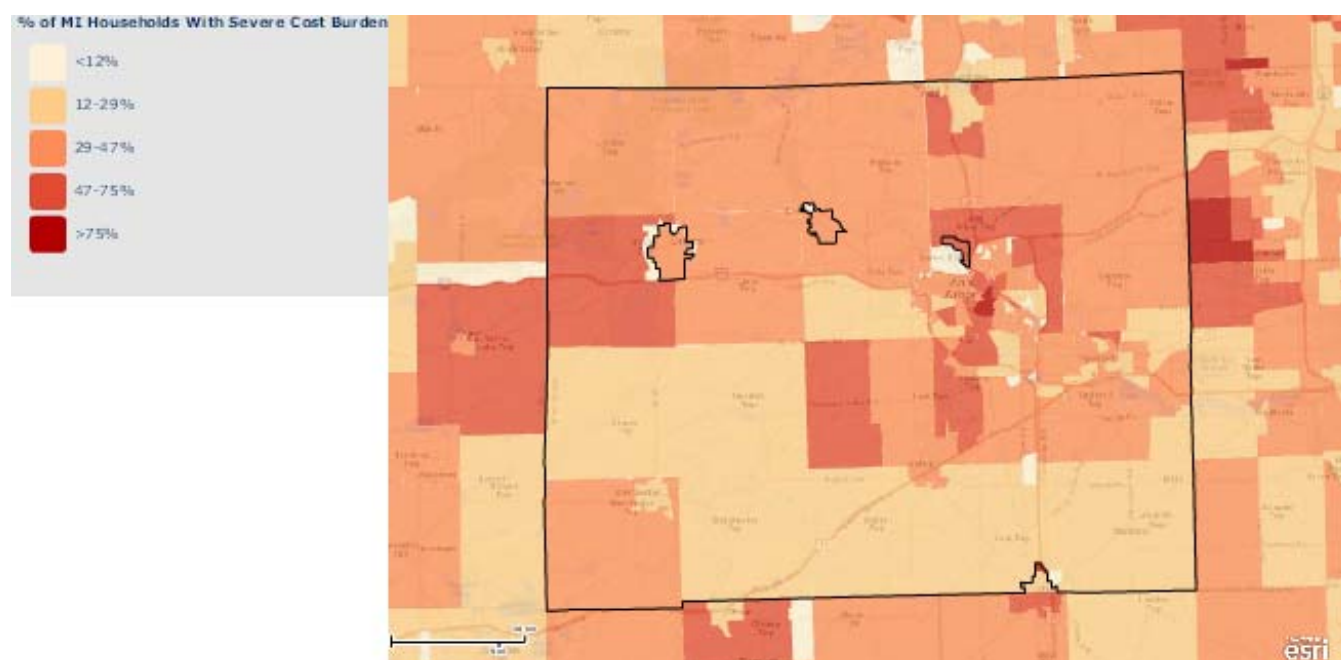
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	82,585	25,435	24,130	1,780
White	66,695	18,870	16,365	770
Black / African American	7,155	3,595	4,345	425
Asian	5,270	1,830	1,965	450
American Indian, Alaska Native	190	55	39	0
Pacific Islander	0	15	0	0
Hispanic	2,085	590	765	105

Table 20 – Greater Need: Housing Cost Burdens AMI

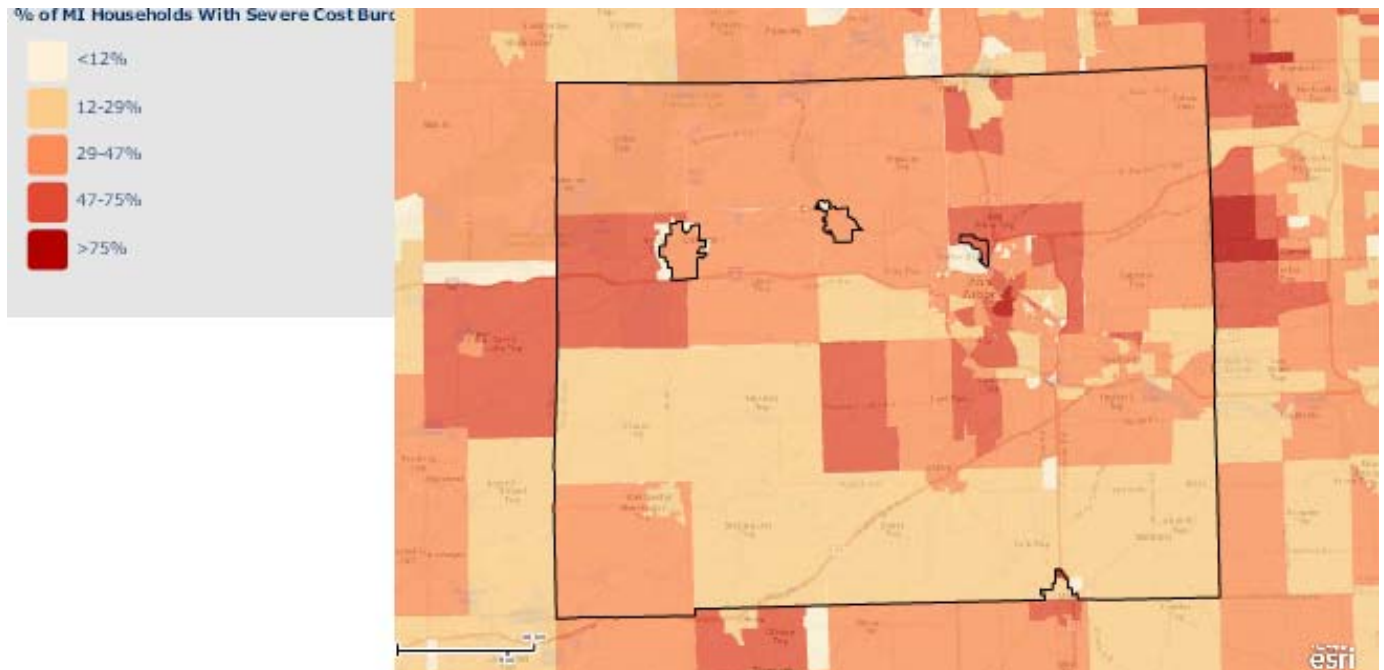
Data Source: 2005-2009 CHAS



Extremely Low Income Households with Severe Cost Burden



Low Income Households with Severe Cost Burden



Moderate Income Households with Severe Cost Burden

Discussion

Housing Cost to Income Ratio Less Than 30% (No Cost Burden): 62% of the jurisdiction's households are not experiencing a housing cost burden. Only 47% of Black/African American households have a housing cost to income ratio below 30%, meaning more than half of this population is experiencing a housing cost burden. Likewise, the data points to all Pacific Islanders experiencing housing cost burden.

Housing Cost to Income Ratio Between 30% and 50% (Cost Burdened): 19% of the jurisdiction's households are experiencing a housing cost burden, paying between 30% and 50% of their income on housing-related costs. 100% of the 15 Pacific Islander households fall within this cost burden category.

Housing Cost to Income Ratio Greater Than 50% (Severely Cost Burdened): 18% of the jurisdiction's households pay more than 50% of their income on housing-related costs. This severe housing cost burden is particularly prominent in the Black/African American group, with 29% of the population having a housing cost to income ration greater than 50%. For comparison, 16% of white households pay more than 50% of income on housing costs.

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

Extremely Low-Income Households (0-30% AMI): The Comprehensive Housing and Affordability Strategy (CHAS) data shows that, regardless of race, extremely low-income households in the Washtenaw Urban County are highly susceptible to housing problems and severe housing problems. With that, American Indian/Alaskan Native and Pacific Islanders of extremely low-income households are experiencing severe housing problems at an even greater, disproportional rate than the income category as a whole. 90% of American Indian/Alaskan Natives and 100% of Pacific Islanders in the very low-income group are experiencing severe housing problems, compared to 78% for the income group as a whole.

Further, 100% of all Pacific Islander households experience a housing cost burden between 30% - 50% of household income and 29% of the Black/African America households are experiencing a housing cost burden greater than 50% of household income.

Very Low-Income Households (30-50% AMI): CHAS data reflects similar challenges among extremely low- and very low-income households, in regards to cost burdens and housing problems. At the very low-income level, Asians have a disproportionate need (86%) in regards to housing problems, compared to the category as a whole (70%).

Low-Income Households (50-80% AMI): Overall, the CHAS data indicates a lower incidence of housing problems for low-income households (42%). However, among the Asian and American Indian/Native Alaskan populations for this income group, a disproportionate number of households are experiencing housing problems, at 55% and 71% respectively.

Needs not previously identified

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A significant portion of the low- to moderate-income block groups in the Washtenaw Urban County are located in the City of Ypsilanti and along the surrounding eastern County border. These areas are also areas of high concentration for minority households. These neighborhoods generally include older housing stock and a large number of rental units. It is likely, then, that the housing needs may be greater in these areas.

NA-35 Public Housing

Introduction

Washtenaw County has two public housing commissions: the Ann Arbor Housing Commission and the Ypsilanti Housing Commission. According to the AAHC, the commission operates 355 public housing units and administers 1,553 Section 8 vouchers. 33 of AAHC public housing units are accessible, with an additional 167 units that are accessible at the entrance and have common area handicap accessible bathrooms. The Ypsilanti Housing Commission operates 198 public housing units, 6 of which are accessible. There are over 3,000 applicants on the public housing waitlist.

The AAHC public housing units are in standard condition, receiving a score of 81 and 85 during the 2012 HUD inspection. YHC received a 2012 score of 74, a substandard rating. Many public housing units in both Ypsilanti and Ann Arbor are reaching the end of their useful life and could use major rehabilitation.

The AAHC has applied for and received approval to convert public housing units to project-based vouchers under the Rental Assistance Demonstration project. As part of this conversion, the AAHC will be rehabilitating the units and an updated physical needs assessment will be conducted in 2013. However, a 2009 physical needs assessment identified \$13,741,176 in public housing rehabilitation needs.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	527	1,499	17	1,330	59	0	92
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five year, and Nursing Home Transition									

Table 21 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	20,086	24,233	8,335	24,453	11,318	0	12,543
Average length of stay	0	0	10	11	0	11	0	0	8
Average Household size	0	0	4	4	1	4	1	0	1
# Homeless at admission	0	0	0	3	0	0	3	0	0
# of Elderly Program Participants (>62)	0	0	68	171	1	138	12	0	20
# of Disabled Families	0	0	164	526	7	415	32	0	72
# of Families requesting accessibility features	0	0	527	1,499	17	1,330	59	0	92
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	152	360	5	268	39	0	48
Black/African American	0	0	357	1,125	12	1,049	20	0	43
Asian	0	0	14	9	0	9	0	0	0
American Indian/Alaska Native	0	0	3	5	0	4	0	0	1
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	11	21	0	19	0	0	2
Not Hispanic	0	0	516	1,478	17	1,311	59	0	90
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

Section 504 of the Rehabilitation Act of 1973 requires that 5% of all public housing units be accessible to persons with mobility impairments and another 2% be accessible to persons with sensory impairments. 6 of YHC and 33 of AAHC public housing units are accessible, with an additional 167 units that are accessible at the entrance and have common area handicap accessible bathrooms.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In Washtenaw County, there are 3,651 applicants on the Housing Choice Voucher (HVC) waitlist, demonstrating an unmet need for affordable housing in Washtenaw County. 58% of HVC waitlist applicants are extremely-low income (making 30% or less of the area median income). An additional 37% are very-low income (50% or less the area median income). 25% of applicants on the HVC waitlist are disabled, compared to only 8.5% of the total population. 53% of applicants are one-person households. 77% of HVC waitlist applicants are minorities, with black applicants making up the largest minority group at 72%. 20% of HVC waitlist applicants are homeless.

60% of AAHC public housing tenants have an income below \$10,000 and can be considered extremely low. An additional 38 percent of tenants are very low-income. 46% of tenants are disabled and 59% have a female head of household. 61% of public housing households are black. By contrast, 13% of the population in Washtenaw County is African American.

How do these needs compare to the housing needs of the population at large

Affordable housing is an ongoing issue for residents across Washtenaw County, particularly those of extremely-low and very-low incomes. African Americans and disabled persons appear to be overrepresented in the population of persons in need of public housing. Certain high-risk public housing populations, such as youth aging out of foster care or persons with mental illness, may require crisis intervention and case management services to avoid homelessness.

NA-40 Homeless Needs Assessment

Introduction

The Washtenaw Housing Alliance (WHA) is the areas Continuum of Care agency. WHA, in partnership with the Office of Community and Economic Development (OCED), released a 2011 Homeless Data Report. The report is based on an in-depth analysis of Homeless Management Information System (HMIS) data for the 2011 calendar year, including a Point-in-Time (PIT) count. PIT counts are mandated by the U.S. Department of Housing and Urban Development (HUD) and include a count of all adults, households with children, and unaccompanied youth who are homeless, both sheltered and unsheltered, on the night of the count. This report found that, of persons receiving services related to homelessness in Washtenaw County, more than half are African American, 59% are individual adults (without children), and almost all (97%) were from urban areas. A more recent 2013 PIT count identified 251 sheltered and 154 unsheltered persons experiencing homelessness on a given night.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	41	5	460	89	451	75
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	209	149	210	89	123	120
Chronically Homeless Individuals	59	57	60	9	50	60
Chronically Homeless Families	0	0	0	0	0	0
Veterans	51	10	57	33	40	60
Unaccompanied	1	1	1	1	1	30

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Child						
Persons with HIV	0	1	1	1	1	30

Table 25 - Homeless Needs Assessment

Data Source

Comments:

Population includes Rural Homeless: Some

Jurisdiction's Rural Homeless Population

97% of persons receiving services were from urban areas, with the remaining 3% residing in rural areas.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

By comparing data from both the 2011 Data Report and 2011 Point-in-Time Count, the percentage of persons receiving services related homelessness are 52% African American, 35% white, 4% Hispanic/Latino, and 9% being other or refused/unknown.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is provided in the Homeless Needs Assessment table above.

Nature and Extent of Homelessness by Racial and Ethnic Group

By comparing data from both the 2011 Data Report and 2011 Point-in-Time Count, 41% were adults in households with children and 59% were individual adults. 95 unaccompanied youth were served in emergency shelter and transitional housing, with 88% between the ages to 10 and 17. Veterans made up approximately 6%, with over 90% being single males.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Non-homeless special needs groups include persons who are:

- Elderly (62 years of age and older)
- Frail elderly (an elderly person who requires assistance with 3 or more activities of daily living)
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Victims of domestic violence, dating violence, sexual assault, and stalking
- Persons with HIV/AIDS and their families

The following narrative will explore the characteristics of each non-homeless special needs population in Washtenaw County and summarize the housing and supportive needs of these groups.

Characteristics of Special Needs Populations

Elderly: According to the 2010 U.S. Census, there are 44,926 persons age 62 and older in Washtenaw County, or 13% of the total population. 45% of elderly persons are male and 55% are female. In Washtenaw County as a whole, 25,584 households, or 18.6%, have a person 65 years or older living in the household. The Washtenaw County Blueprint for Aging projects the 65 and older population to grow rapidly, reaching 73,000 by 2030.

Frail Elderly: A frail elderly person is defined an elderly individual requiring assistance with three or more activities of daily living (such as bathing, walking, performing light housework, etc.). If one uses the age of 75 to mark the beginning conditions associated with frailty, there are potentially 15,514 frail elderly persons in Washtenaw County (4.5% of the total population) according to the 2010 U.S. Census. The Washtenaw County Blueprint for Aging identifies frail elderly age 85 and older to be the fastest growing segment of older adults in the county.

Persons with mental, physical, and/or developmental disabilities: The U.S. Census Bureau's 2009-2011 American Community (ACS) reports 28,936 non-institutionalized persons with a disability in Washtenaw County, or 8.5% of the total population. This group includes persons having hearing, vision, cognitive, ambulatory, self-care and independent living difficulties. Nearly 58% of persons with a disability between the ages of 18-64 are not in the labor force. 19% of persons with disabilities had an income below the poverty level, compared to 14% of the population with no disability.

In 2012, the Washtenaw Community Health Organization (WCHO) provided services to 1,932 adults and 249 children with mental illnesses and 727 adults and 49 children with developmental disabilities.

Persons with alcohol or other drug addictions: The U.S. Department of Health and Human Services' 2011 National Survey on Drug Use and Health found that an estimated 20.6 million persons aged 12 or older in the U.S. were classified with substance dependence or abuse in the past year (or 8% of the population 12 years and older). Applying this rate to Washtenaw County's 2010 Census figures, a rough

estimate of 24,000 persons age 12 and older can be presumed to have had a substance dependence or abuse problem in the past year.

The Washtenaw & Livingston Substance Abuse Coordinating Agency identified the following groups to be the most likely to have past month substance use:

- Illicit Drugs: Age 18-20; Males; Persons of two or more races; Unemployed; Large metropolitan cities
- Alcohol: Age 21-25; Males; White; College educated; Employed; Large metropolitan areas

Victims of domestic violence, dating violence, sexual assault, and stalking: The National Intimate Partner and Sexual Violence Survey conducted by the Center for Disease Control and Prevention (CDD) found that nearly 1 in 5 women and 1 in 71 men reported experiencing rape at some time in their lives and that 79% of female victims experienced their first rape before the age of 25. The report also found that approximately 1 in 20 women and men experienced sexual violence other than rape in the past year and that 1 in 6 women and 1 in 19 men experienced stalking victimization at some point in their lifetime.

In 2011, 95,024 domestic violence offenses were reported to a Michigan law enforcement agency, according to the Michigan Incident Crime Reporting (MICR) by the Michigan State Police. 2,697 of these reported victims were from Washtenaw County.

Housing and Supportive Service Needs and Determination

Elderly: The Washtenaw County Blueprint for Aging identifies appropriate housing as critical to the well-being of older adults, yet a survey of seniors identified affordable housing among their top concerns. Supportive service needs for the elderly, as identified by the Blueprint for Aging Services Partnership, include: management of personal and financial affairs, legal assistance, housekeeping and chore services, assistance navigating Medicare/Medicaid programs, nutritional programs, employment support, protection from abuse, and transportation assistance. Access to these types of services extend the amount of time older adults can continue living and aging in their own homes and are critical to maintaining independence.

Frail Elderly: The frail elderly are often in need of housing with a supportive services component. Assistance is frequently needed for daily living activities such as shopping, meal preparation, bathing, dressing, money management and transportation. According to the Blueprint for Aging Services Partnership, affordable housing offering specialized services, such as group homes or adult foster care, are in extremely short supply. Additional supportive service needs for the frail elderly are similar to those discussed for the elderly population, but frequently requiring a more intensive level of support. Related to the elderly and the frail elderly, caregivers can greatly benefit from respite care services, however, these services can be costly.

Persons with mental, physical, and/or developmental disabilities: With a majority of disabled persons not in the workforce or unemployed, many may rely on Supplemental Security Income (SSI). According

to the U.S. Social Security Administration, as of December 2012, the average monthly payment to SSI recipients is \$519.44. The Fair Market Rent (FMR) for a one-bedroom apartment in Washtenaw County is \$760, according to HUD.

The Ann Arbor Center for Independent Living conducted a survey of the local disabled community. The survey results identified accessibility to affordable healthcare, affordable housing, unemployment, and limited transportation options among the greatest issues facing disabled persons. These needs are often further impounded for persons with serious mental illness and it is not uncommon for individuals with serious mental illness to be precariously housed and/or homeless.

Persons with alcohol or other drug addictions: Individuals with substance abuse and dependence disorders often experience difficulties maintaining stable housing and employment, in addition to the physical and psychological problems relating to substance abuse itself. The Washtenaw County Health Organization works to address identified needs at all levels of substance abuse: outpatient, residential, detoxification, case management services, etc. However, there is a recognized need in the community for additional detoxification services, as well as transitional and permanent housing programs.

Victims of domestic violence, dating violence, sexual assault, and stalking: For persons escaping domestic violence, emergency shelters, like the SafeHouse Center, temporarily meet the needs of persons who are unsafe in their living situations and generally provide other support services like counseling, support groups, legal assistance, and referrals to other social service agencies. In the long-term, safe and affordable housing for survivors (and often their children) is needed but often challenging. The National Alliance to End Homelessness reports that domestic violence is the number one cause of homelessness for families. The CDC has identified some potential long-term consequences of sexual abuse, such as chronic pelvic pain, depression, strained relationships, and substance abuse, for which support services may also be needed.

Public Size and Characteristics of Population with HIV / AIDS

The Michigan Department of Community Health (MDCH) estimates that there are 660 persons living with HIV in Washtenaw County. MDCH has identified a disproportionate impact of HIV on black persons living in Washtenaw County. Approximately 13% of the county's population is African America, yet this group accounts for 42% of all reported HIV cases. The HIV/AIDS Resource Center (HARC) has found that 38% of all new HIV diagnosis in Washtenaw County are youth 24 years or younger.

As expressed in the National HIV/AIDS Strategy, the U.S. Department of Housing and Human Service (HUD) pointedly revealed the difficult and multifaceted nature of living with HIV/AIDS. It reads, "Many people living with HIV/AIDS face multiple life challenges – physical disabilities, mental illness, substance use disorders, co-morbidities and other health issues- the present unique barriers to accessing housing, health care and services. Such co-occurring conditions can limit their ability to function independently or to maintain steady employment. These challenges, especially if compounded by experiences of housing discrimination or limited local affordable housing options, often jeopardize individuals' chances of remaining stably housed." It adds that "approximately half of all persons diagnosed with HIV in the US

will face homelessness or experience unstable housing situation at some point over the course of their illness.”

Similarly, the Michigan Department of Community Health (MDCH) HIV/AIDS Comprehensive Plan 2012-2015 recognizes the many needs of persons living with HIV/AIDS. Needs discussed in the plan include: reducing the stigma attached to HIV/AIDS, more accessible testing, services to address mental health and substance abuse, and integrated care, among others. A MDCH needs assessment of persons living with HIV/AIDS further identified dental care, support group services, assistance meeting basic needs (such as housing), access to competent and culturally appropriate care and treatment services, and transportation as additional needs facing the HIV/AIDS population in Michigan.

NA-50 Non-Housing Community Development Needs

Public Facilities

Public facility needs identified in Washtenaw County include facilities for seniors and youth, parks and recreation facilities and fire stations/equipment.

Need Determination

Public facility needs were determined by surveying community leaders that sit on the Urban County Executive Committee (UCEC), the governing body of CDBG, HOME and EGS funding in Washtenaw County, and through public input sessions.

Public Improvements

Public improvement needs identified in Washtenaw County include sidewalk and street improvements, tree planting, and flood drainage improvements.

Need Determination

Public improvement needs were determined by surveying community leaders that sit on the Urban County Executive Committee (UCEC), the governing body of CDBG, HOME and EGS funding in Washtenaw County, and through public input sessions.

Public Services

Public service needs in Washtenaw County include early childhood and school-aged youth services, health care and nutrition, homelessness/housing programs, hunger relief and senior services.

Need Determination

Public service needs have been prioritized by coordinated funding partners in Washtenaw County, including the Ann Arbor Community Foundation (AACF), Office of Community and Economic Development (OCED), and United Way of Washtenaw County. Planning and coordination partners include the Blueprint for Aging, Food Gathers, Success by Six, Washtenaw Alliance for Children and Youth, Washtenaw Health Plan, and the Washtenaw Housing Alliance.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis section of this plan is intended to provide a clear picture of the local housing market, public and assisted housing needs, homeless and special needs facilities, barriers to affordable housing and characteristics of the local economy and workforce.

Key points of the Housing Market Analysis include:

- More than half of the County's residential housing stock are detached, single-family homes.
- The median home value in Washtenaw County is \$208,800.
- Census data shows 81,001 owner-occupied units and 47,637 renter-occupied units in Washtenaw County.
- Washtenaw County has two public housing commissions: the Ann Arbor Housing Commission (AAHC) and the Ypsilanti Housing Commission (YHC). The AAHC operates 355 public housing units and administers 1,553 Section 8 vouchers and The YHC operates 198 public housing units.
- The community's homeless facilities inventory is made up of various resources, including Public Housing Authorities (PHA), Veterans Affairs Supportive Housing (VASH), Shelter Plus Care (SPC) program, Supportive Housing Program (SHP), and other non-HUD funded units.
- Currently, there are 197 emergency shelter beds and 165 transitional housing beds in the community.
- Washtenaw County has a strong network of public, private and non-profit organizations offering facilities and services for persons with special needs (elderly or frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons living with HIV/AIDS and victims of domestic violence and sexual assault).
- There is a need for affordable housing and affordable healthcare for special needs populations.
- The top five employment sectors in Washtenaw County are Education and Health Care Services (39%), Retail Trade (12%), Arts, Entertainment and Accommodations (11%), Manufacturing (7%), and Professional, Scientific, Management Services (6%).

MA-10 Number of Housing Units

Introduction

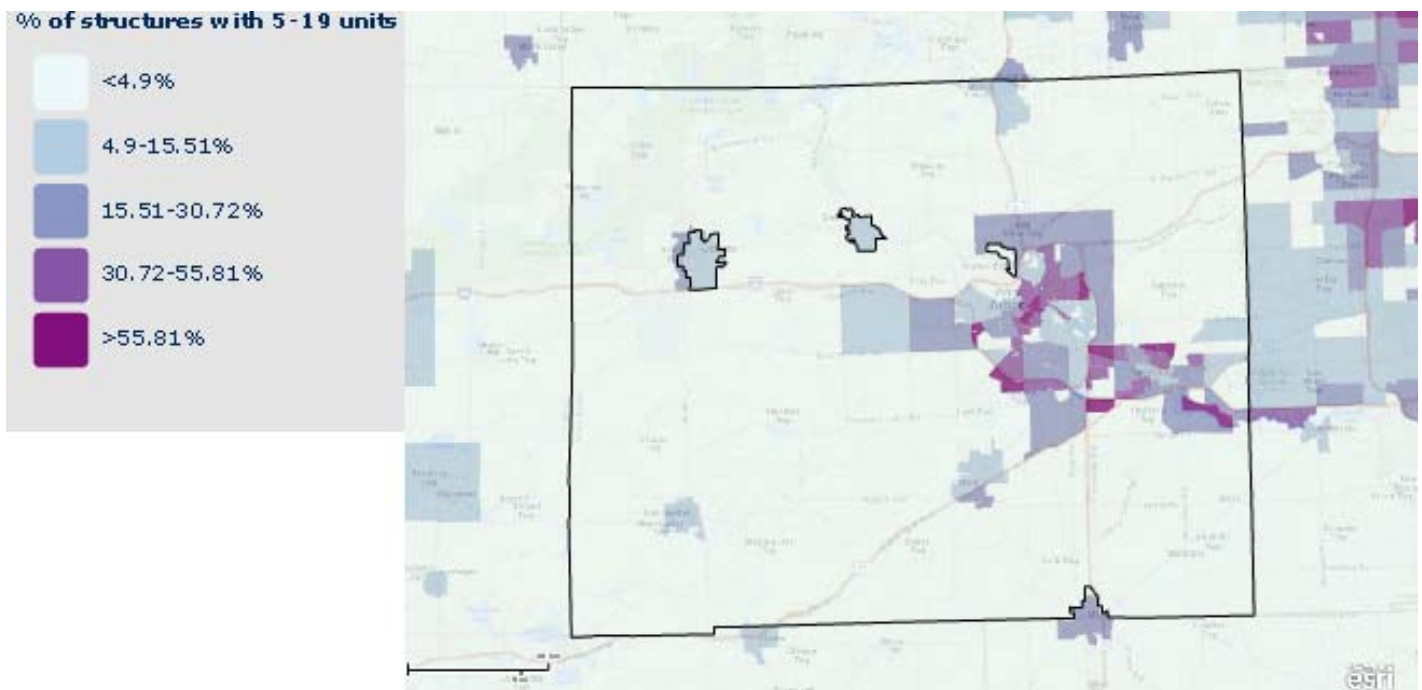
There are 140,971 housing units in Washtenaw County, of which more than half are detached, single-family homes.

All residential properties by number of units

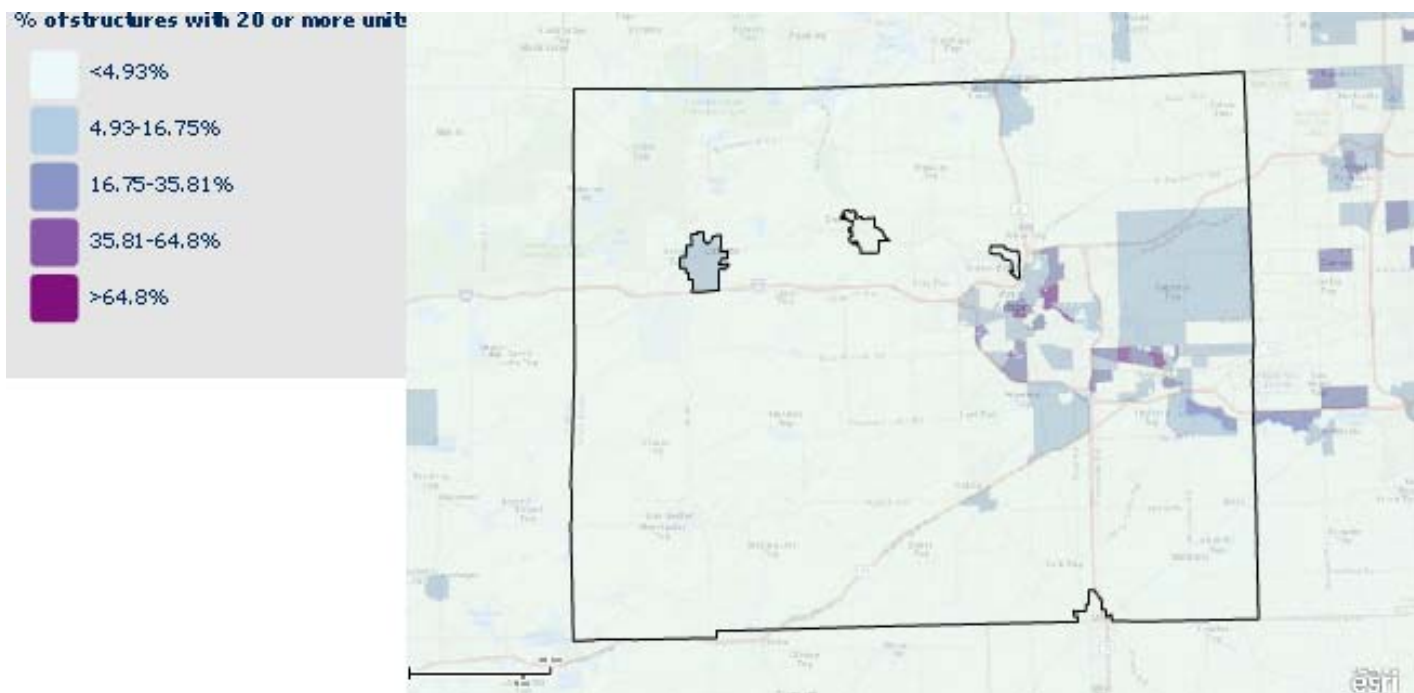
Property Type	Number	%
1-unit detached structure	78,801	56%
1-unit, attached structure	7,573	5%
2-4 units	10,731	8%
5-19 units	26,800	19%
20 or more units	10,811	8%
Mobile Home, boat, RV, van, etc	6,255	4%
Total	140,971	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data



Percent of Structures with 5-19 Units



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	84	0%	1,487	3%
1 bedroom	1,239	2%	14,620	31%
2 bedrooms	12,791	16%	21,311	45%
3 or more bedrooms	66,887	83%	10,219	21%
Total	81,001	101%	47,637	100%

Table 29 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Number and Targeting of Units

The 2005-2009 American Community Survey (ACS) reported 140,971 housing units in the Washtenaw Urban County. More than half of the County's residential housing stock are detached, single-family homes, 40% are multi-unit structures and the remaining properties are mobile homes. Over 80% of owner-occupied units have 3 or more bedrooms, while 76% of rental units are 1 -2 bedrooms.

Units Expected to be lost from Inventory

Washtenaw County is not expected to lose any affordable housing as a result of expiring Section 8 contracts. However, it has been estimated that, as a result of funding cuts, the AAHC could lose funding for approximately 89 affordable housing units.

Does the availability of housing units meet the needs of the population?

A 2007 Affordable Housing Needs Assessment for Washtenaw County identified an affordable housing ‘crunch’ problem for residents. Years later, housing affordability is still an issue for residents, particularly those for persons of low income, as evidenced by the 3,651 applicants on the Housing Choice Voucher (HVC) waitlist for Washtenaw County. According to the 2007-2011 ACS, more than half of all rental units in Washtenaw County are not affordable, as occupants are spending more than 30% of household income on rent.

Need for Specific Types of Housing

The Washtenaw County Affordable Housing Needs Assessment identified the need for new multi-family subsidized housing units in areas that do not already have high concentrations of poverty, yet are close to public transportation, jobs and services.

Additionally, both the Washtenaw County Blueprint for Aging and the Southeast Michigan Council of Governments’ (SMCOG) Regional Housing Needs and Neighborhood Resiliency Strategy for Southeast Michigan reflect a growing need for housing that meets the needs of the rapidly growing senior population. According to SMCOG, “As the population’s health, lifestyle, and preferences change due to age and physical ability, certain barriers including second floor bedrooms, large yards, narrow hallways and doorways, and subdivisions located far from amenities and services may become impediments to the well-being of the aging population.”

MA-15 Cost of Housing

Introduction

Since 2000, the cost of housing has increased for both owner and rental occupants. The median home value in Washtenaw County, according to the 2007 – 2011 American Community Survey (ACS), is \$208,800. This dollar amount represents a 23% increase from 2000. More dramatically, the median contract rent is \$879, up 39% from 2000.

The affordable housing supply for households at 0-30% of the Area Median Income (AMI) does not meet the demand for this population. Many households in this income category are paying rents that are not affordable.

Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	170,100	0	(100%)
Median Contract Rent	633	0	(100%)

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,638	16.0%
\$500-999	29,375	61.7%
\$1,000-1,499	7,830	16.4%
\$1,500-1,999	1,794	3.8%
\$2,000 or more	1,000	2.1%
Total	47,637	100.0%

Table 31 - Rent Paid

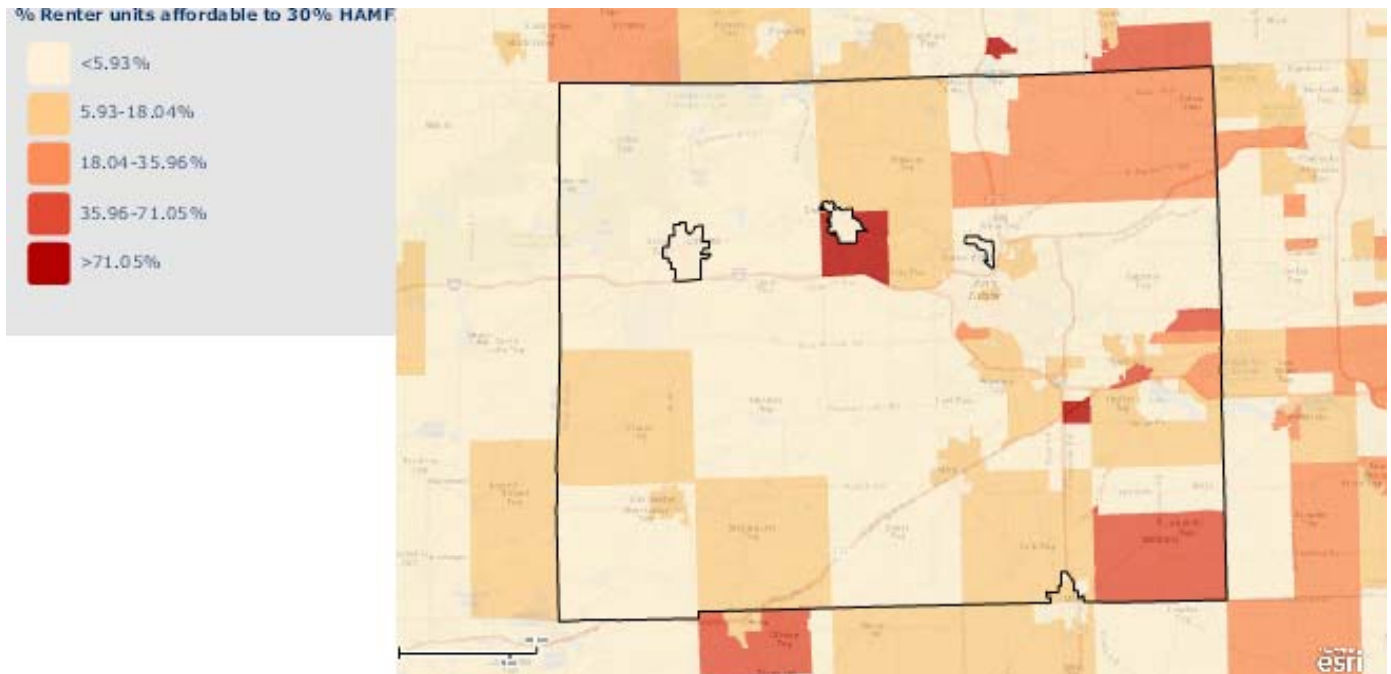
Data Source: 2005-2009 ACS Data

Housing Affordability

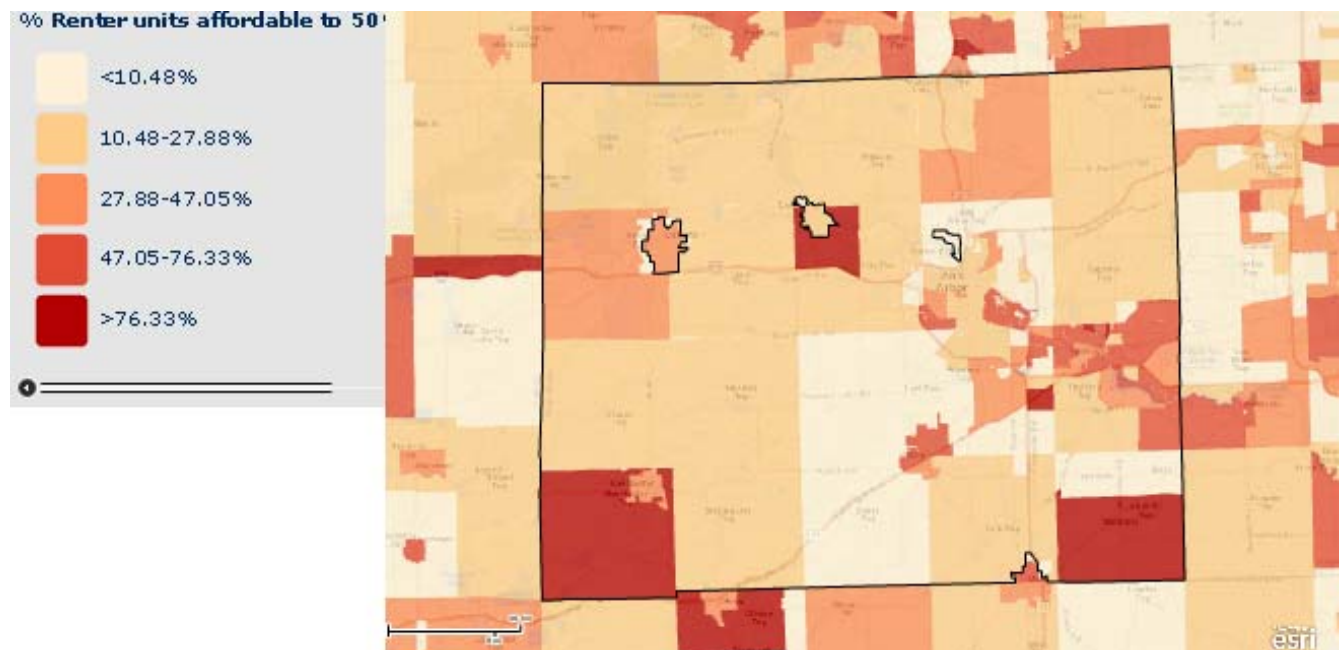
% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,030	No Data
50% HAMFI	18,645	5,338
80% HAMFI	32,930	11,826
100% HAMFI	No Data	18,851
Total	55,605	36,015

Table 32 – Housing Affordability

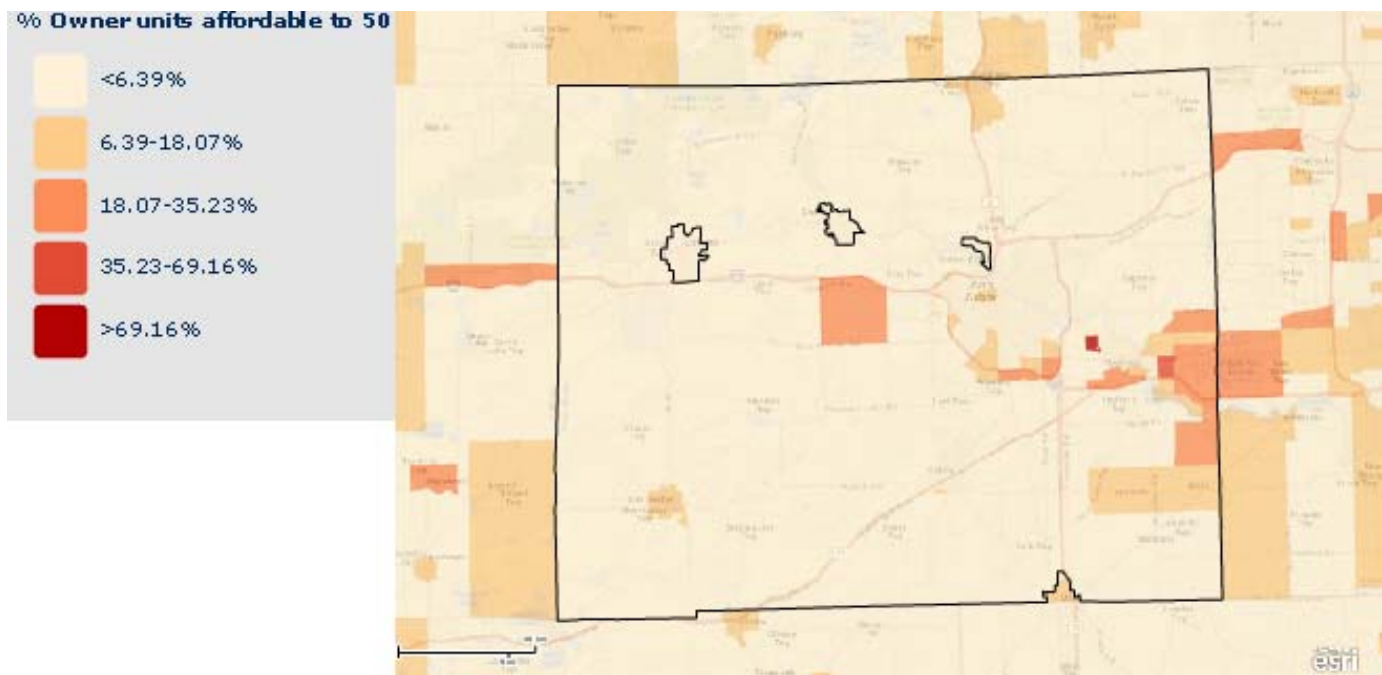
Data Source: 2005-2009 CHAS



Percent of Renter Units Affordable to Households Earning 30% HAMFI



Percent of Renter Units Affordable to Households Earning 50% HAMFI



Percent of Owner Units Affordable to Households Earning 50% HAMFI

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	630	760	901	1,232	1,596
High HOME Rent	689	773	940	1,183	1,217
Low HOME Rent	689	773	940	1,122	1,217

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Availability of Sufficient Housing

2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data revealed that 4,030 rental units were affordable to the 18,389 renter households in the 0-30% Area Median Income (AMI) range. This equates to an affordability mismatch of 14,359 units for the 0-30% AMI population. These households are still living in Washtenaw County but, they are living in units that are not affordable.

Expected Change of Housing Affordability

The cost of housing in Washtenaw County has increased for both homeowners and renters. As the cost of housing increases, the portion of a household's income needed to pay housing costs also rises. Housing is no longer considered affordable if more than 30% of household income is attributed to

housing costs. Additional affordable housing will be needed if the trend of increasing housing costs continues.

Rent Comparison

2007-2011 ACS data shows a median area rent of \$879. Fair Market Rent (FMR), as identified by HUD, ranges from \$630 for an efficiency to \$1,596 for a 4-bedroom. HOME rents average slightly higher, ranging from \$689 for an efficiency to \$1,217 for a 4-bedroom. The area median rent is higher than both efficiency and 1-bedroom FMR and HOME rent. These figures, combined with data that shows a majority of Washtenaw County Housing Choice Voucher (HVC) waitlist applicants are one-person households, may steer our strategy to preserve affordable housing towards smaller units.

MA-20 Condition of Housing

Introduction

According to 2005-2009 Census data, there were 81,001 owner-occupied units and 47,637 renter-occupied units in Washtenaw County. Over half of both owner-occupied and renter-occupied units were built prior to 1980, at 55% and 67% respectively. Routine maintenance is necessary to keep this older housing stock from becoming substandard. 2007-2011 American Community Survey data identified a homeowner vacancy rate of 2.5 and a rental vacancy rate of 7.1.

2007-2011 ACS data shows the median value of owner-occupied units in Washtenaw County was \$208,800. In 2012, the average selling price of a home listed with the Ann Arbor Area Board of Realtors was over \$210,000, compared to \$234,225 in 2007.

The Washtenaw County Affordable Housing Needs Assessment identified approximately 274 adult foster care beds and 1,874 HUD assisted housing units reserved for individuals with disabilities or older adults. The HIV/AIDS Housing Assistance program and related support services assists people living with HIV/AIDS, the majority of whom are very low to extremely low income residents, to acquire and maintain stable housing.

Definitions

“Standard condition” is defined as units that meet state and local building codes.

“Substandard condition but suitable for rehabilitation” is generally defined as units where the rehabilitation expenditure is less than 75% of the estimated post-rehabilitation appraised value. An estimate of the post-rehabilitation appraised value is made by taking the state equalized value of the unit from the tax records, doubling it, and adding the value of the rehabilitation expenditures need to bring it up to local housing code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	21,450	26%	26,229	55%
With two selected Conditions	344	0%	681	1%
With three selected Conditions	46	0%	76	0%
With four selected Conditions	0	0%	48	0%
No selected Conditions	59,161	73%	20,603	43%
Total	81,001	99%	47,637	99%

Table 34 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,406	15%	2,569	5%
1980-1999	24,080	30%	12,964	27%
1950-1979	31,460	39%	24,254	51%
Before 1950	13,055	16%	7,850	16%
Total	81,001	100%	47,637	99%

Table 35 – Year Unit Built

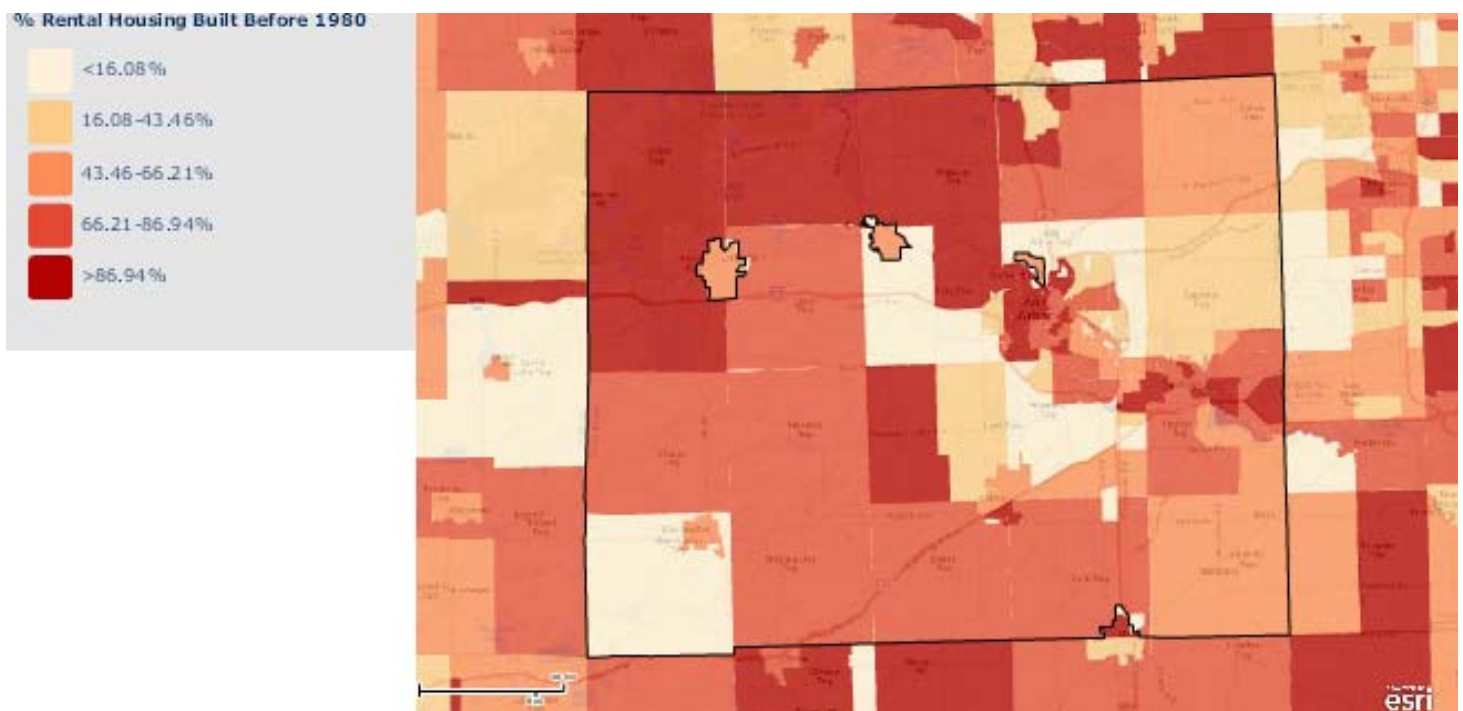
Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	44,515	55%	32,104	67%
Housing Units build before 1980 with children present	9,099	11%	5,219	

Table 36 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)



Percent of Rental Housing Built Before 1980

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Selected housing conditions such as lacking complete plumbing facilities, lacking complete kitchen facilities, more than one person per room, and a cost burden greater than 30%, may indicate substandard housing. According to Census data, 26% of owner-occupied housing units and 56% of renter-occupied units had 1 or more of these selected conditions. It is likely, however, that not all of these units are substandard or require rehabilitation.

During FY 2011-12, the average per unit cost of OCED Housing Rehabilitation Program projects were:

Single Family Rehabilitation:	\$26,866
Ramp Projects:	\$ 4,838
Emergency Rehabilitation:	\$ 5,070
Manufactured Housing Rehabilitation:	\$ 8,356
Energy Efficiency:	\$17,333
Weatherization:	\$ 4,589
Rental Rehabilitation:	\$ 6,025

The majority of rehabilitation projects were completed for single family rehabilitation and weatherization.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD defines a low-income household as a household whose income does not exceed 80% of the median income for the area. 2005-2009 CHAS data show there were 57,628 households below 80% area median income (AMI) in Washtenaw County. This same data identifies 60% of units as being built prior to 1980 and therefore, at risk for having a lead-based paint hazard. Applying this percentage to the number of low-income households, one can assume that at least 34,577 low-income households in Washtenaw County are at risk for lead hazards. Of the units at risk, those that are older and of substandard condition are the most likely of all households to actually contain a lead hazard.

MA-25 Public and Assisted Housing

Introduction

Washtenaw County has two public housing commissions: the Ann Arbor Housing Commission (AAHC) and the Ypsilanti Housing Commission (YHC). The AAHC operates 355 public housing units and administers 1,553 Section 8 vouchers. 33 of AAHC public housing units are accessible, with an additional 167 units that are accessible at the entrance and have common area handicap accessible bathrooms. The YHC operates 198 public housing units, 6 of which are accessible. There are over 3,000 applicants on the public housing waitlist.

The AAHC public housing units are in standard condition, receiving a score of 81 and 84 during the 2012 HUD REAC inspection. YHC units have been deemed substandard, with an inspection score of 74 out of 100. Many of the units in both Ann Arbor and Ypsilanti are reaching the end of their useful life and in need of major rehabilitation.

The AAHC applied for and received approval to convert public housing units to project-based vouchers under the Rental Assistance Demonstration project. As part of this conversion, the AAHC will be rehabilitating the units and an updated physical needs assessment will be conducted in 2013. However, the 2009 physical needs assessment identified over \$13 million in public housing rehabilitation needs.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	557	1,774	16	1,417	528	0	899
# of accessible units									
# of FSS participants									
# of FSS completions									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Supply of Public Housing Development

The AAHC operates 355 public housing units and administers 1,553 Section 8 vouchers. 33 of AAHC public housing units are accessible, with an additional 167 units that are accessible at the entrance and have common area handicap accessible bathrooms. The YHC operates 198 public housing units, 6 of which are accessible.

The AAHC public housing units are in standard condition, receiving a score of 81 and 85 during the 2012 HUD inspection. YHC received a 2012 score of 74, a substandard rating.

Public Housing Condition

Public Housing Development	Average Inspection Score
AAHC Scattered Sites East	81
AAHC Scattered Sites West	85
YHC Sites	74

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

The AAHC applied for and received approval to convert public housing units to project-based vouchers under the Rental Assistance Demonstration project. As part of this conversion, the AAHC will be rehabilitating the units and an updated physical needs assessment will be conducted in 2013. However, a 2009 physical needs assessment identified \$13,741,176 in public housing rehabilitation needs. Many public housing units in both Ypsilanti and Ann Arbor are reaching the end of their useful life and could use major rehabilitation.

Strategy of Improving the Living Environment of low- and moderate Income Families

The AAHC's strategy for improving the living environment of low- and moderate-income families is to continue ongoing maintenance, as well as to rehabilitate units under the Rental Assistance Demonstration project using low-income housing tax credits, grants and loans. The AAHC coordinates closely with the Ann Arbor Police Department for safety and crime prevention measures and is also assessing the need for the implementation of a non-smoking policy. Likewise, the Ypsilanti Housing Commission coordinates with the Ypsilanti Police Department and Crime Stoppers.

MA-30 Homeless Facilities

Introduction

The community's homeless facilities inventory is made up of various resources, including Public Housing Authorities (PHA), Veterans Affairs Supportive Housing (VASH), Shelter Plus Care (SPC) program, Supportive Housing Program (SHP), and other non-HUD funded units. All units are recorded in HMIS through the Housing Inventory Chart (HIC), which is completed in partnership with the Continuum of Care (CoC), locally called the Washtenaw Housing Alliance (WHA). Currently, there are 197 emergency shelter beds and 165 transitional housing beds in the community. Of the transitional housing beds, 103 are set aside for households with children, 23 for veterans and 6 for unaccompanied children. Of the 305 permanent supportive housing beds, 93 are set aside for families with children, 82 for the chronically homeless, 95 for veterans, and 5 for unaccompanied youth.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	108	0	103	93	0
Unaccompanied Youth	89	0	62	212	5
Households with Only Adults	0	0	0	82	0
Chronically Homeless Households	0	0	23	95	5
Veterans	6	0	6	5	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: HMIS Housing Inventory Chart

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Access to mainstream resources is a critical step for homeless persons to achieve greater self-sufficiency. To that end, linkages to mainstream benefits are a key component in the local CoC ranking process and CoC agencies have been strongly encouraged to set memorandums of understandings with Community Support and Treatment Services (CSTS), the local mental health provider. Additionally, the community utilizes Michigan Department of Human Services' single application to determine eligibility for a number of benefits, including Supplemental Nutrition Assistance Program (SNAP) assistance, Medicaid, State Emergency Relief, and Temporary Assistance for Needy Families (TANF). Through this application, households are assessed and referred to the local Michigan Works PATH program for employment services. Lastly, nearly all case managers in the community are trained in the SSI/SSDI Outreach, Access and Recovery (SOAR) process to ensure that people who are eligible can receive disability payments.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Permanent Supportive Housing facilities and services include:

Ann Arbor Housing Commission (VASH program)
Avalon Housing Inc. (Ashley SHP units, Pear St. Apartments, Pontiac Trail SHP units, Third Street Apartments)
Avalon Housing Inc./ Ann Arbor Housing Commission (Scattered site apartments S+C vouchers, VASH)
Michigan Ability Partners/Ann Arbor Housing Commission (Mapleview Projects/S+S SRA Vouchers, Scattered Sites S+C SRA and TRA Vouchers, Whispering Creek PHS, Willow Pond/Section 8 Vouchers, Willow Pond S+C SRA Vouchers)
Ozone House (SOLO-Avalon-SHP)
POWER Inc. (LIGHT – Scattered Site SHP units)
Shelter Association of Washtenaw County / Ann Arbor Housing Commission (Scattered Site Apartments S+C Vouchers, Sponsored Site Based S+C Vouchers)

Transitional Housing facilities and services include:

Catholic Social Services (Fr. Patrick Jackson House, MPRI Scattered Site TH- Housing First)
Interfaith Hospitality Network of Washtenaw County (Rental Assistance for Families in Transition)
Michigan Ability Partners (GPD Home Zone TH with SPC TRAV, GPD Whispering Creek- TH with SPC, WISH- Cross Street)
Ozone House (Miller House)
Peace Neighborhood Center (Supportive Transitional Housing)
SOS Community Services (Transitional Housing)

The Salvation Army of Washtenaw County (GPD Staples Family Center – Vet, GPD Veterans Haven of Hope)

Emergency Shelter facilities and services include:

Interfaith Hospitality Network of Washtenaw County (Alpha House Emergency Shelter)

Ozone House (Emergency Youth Shelter)

Safe House Center (Safe House)

Shelter Association of Washtenaw County (Residential Program – Delonis Center)

SOS Community Services (Prospect Place)

The Salvation Army of Washtenaw County (Staples Family Center – Emergency Shelter)

-

MA-35 Special Needs Facilities and Services

Introduction

Washtenaw County has a strong network of public, private and non-profit organizations offering facilities and services for persons with special needs. The following section identifies specific agencies and services available to assist persons that are elderly or frail elderly, that have disabilities, alcohol or other drug addictions, or HIV/AIDS, as well as victims of domestic violence and sexual assault.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The Housing Bureau for Seniors, Neighborhood Senior Services, Catholic Social Services, Ypsilanti Meals on Wheels and OCED all provide needed services for seniors. Services include: eviction prevention, foreclosure prevention, housing counseling, home maintenance and repair program, accessible ramps, elder abuse preventions services, resource advocacy, substance abuse and misuse education and treatment, transportation to medical appointments, home injury prevention services for seniors, support group, MMAP, RSVP, tax assistance, foster grandparent volunteer program, congregate and home-delivered meals. In addition, over forty organizations developed a "Blueprint for Aging", to more effectively serve our older adults.

Frail Elderly: The frail elderly are often in need of housing with a supportive services component for daily living activities such as shopping, meal preparation, bathing, dressing, money management and transportation. CSSW provides respite services for families caring for full-time homebound older adults, such as Adult Day Services and Volunteer Caregivers.

Persons with Disabilities: A survey conducted by the Ann Arbor Center for Independent Living (AACIL) identified accessibility to affordable healthcare, affordable housing; unemployment, a lack of employers educated on hiring persons with disabilities, and limited transportation options as the greatest issues facing disabled persons in Washtenaw County.

The AACIL, Washtenaw County Health Organization, Community Support and Treatment Services, Community Alliance, Michigan Ability Partners (MAP), Power, Inc, Avalon Housing, Catholic Services of Washtenaw County, Synod Community Services, the Shelter Association of Washtenaw all provide a wide range of services including: employment access, educational, vocational and financial services, recreational opportunities, physical adaptations to the home, workplace or vehicle affordable housing opportunities, homeless services, housing and support services, personal care, meals, transportation, prescription management, and more.

Alcohol or Other Drug Addictions: Individuals with substance abuse and dependence disorders often experience difficulties maintaining stable housing and employment, in addition to the physical and psychological problems relating to substance abuse itself. The Washtenaw County Health Organization

works with organizations, such as Dawn Farm and Home of New Vision, to provide residential treatment, transitional housing, rehabilitation, detoxification, integrated treatment options, outpatient, therapy, and recovery support services to persons with alcohol and drug addiction. Synod Community Services and Avalon Housing provide essential supportive housing services to individuals with addiction disorders. There is a recognized need in the community for additional detoxification services and housing programs for this population.

Victims of Domestic Violence and Sexual Assault: Emergency shelters, like the Safe House Center and Ozone House (for youth), temporarily meet the needs of persons who are unsafe in their living situations. These shelters generally provide other support services like counseling, support groups, legal assistance, case management, safe recreational activities, educational opportunities and referrals to other social service agencies. In the long-term, safe and affordable housing is needed, but often challenging.

Persons with HIV/AIDS: Housing services to persons with HIV/AIDS are provided through the HIV/AIDS Resource Center (HARC). HARC provides assistance with housing location, eviction prevention, and permanent housing plans, medication adherence, transportation to medical appointments, financial management, payee services, and in-home assistance when necessary.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Washtenaw County's Continuum of Care, in coordination with the University of Michigan Hospital systems and Saint Joseph Mercy Hospital system, approved a Hospital Discharge Planning Protocol designed to determine if a patient has housing options upon leaving the hospital. If the patient has no housing options or resources, she or he will be referred to the hospital social work department for assistance in addressing housing and related follow-up concerns. Both hospital-based social workers and community-based case management staff will collaborate in case-specific problem solving to achieve the best feasible outcome for addressing patient needs.

For persons returning from mental health institutions, Community Support and Treatment Services (CSTS) has an official discharge planning policy that initiates the discharge planning processes at the earliest feasible point during service delivery, based upon the client's level of functioning. Upon discharge or transfer of clients, CSTS case managers and a placement coordinator are responsible for ensuring that the client has a viable housing option available. Project Outreach Team (PORT), a division of CSTS, collaborates with the University of Michigan Hospital psychiatric unit to identify housing options for discharged patients. PORT also participates in ongoing work groups to address discharge planning issues.

Additionally, section 330.1209b of the State Mental Health Code, effective March 28, 1996, requires that "the community mental health services program shall produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual..." In addition, R 330.7199(h) of the Administrative Code says that the written plan must minimally identify "strategies for

assuring that recipients have access to needed and available supports identified through a review of their needs.” Housing, food, clothing, physical healthcare, employment, education, legal services, and transportation are all included in the list of needs that must be appropriately addressed as a function of mental health discharge planning.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the next year, funding will be provided to Catholic Social Services, HIV/AIDS Resource Center, SafeHouse Center and other housing agencies to provide housing and/or supportive assistance to special needs populations.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The development and preservation of affordable housing in the Washtenaw Urban County are affected by public policies and/or local market conditions, as described below.

Home Rule: The State of Michigan’s legal relationship with cities, townships and villages is one of ‘home rule’. In practice, this means that the majority of decisions affecting local communities, such as those related to master planning, zoning and ordinances, and housing policies are made at the local level. Michigan counties, as constitutional corporations of the state, have very little power to alter these local decisions. Effective cooperation and collaboration in the area of planning for affordable housing can, as a consequence, be challenging.

Zoning/Permit Process: Zoning policies are the most prevalent barrier to affordable housing in Washtenaw County. Certain residential zoning districts classifications contain provisions that limit densities, require large minimum lot sizes, large minimum setbacks and mandate certain housing types such that only low density single family dwelling units are permitted. Complicated permit processes and stringent site improvement standards for streets, sidewalks, lighting, parking, utilities, and drainage systems are other elements of the development process can also drive housing costs up.

Neighborhood Resistance: Affordable housing often faces neighborhood resistance. People believe affordable housing is important, but often prefer that it be located outside of their neighborhoods. This neighborhood opposition can add to the cost and difficulty of development or redevelopment by delaying or stopping development altogether.

Lack of Regional & Public Transportation Options: Southeastern Michigan continues to lag behind other comparable urbanized areas for public and regional transportation, which are essential in the promotion of affordable housing, economic development, and healthy communities.

Reductions in Federal, State, and Local Resources for Housing & Community Development: Over the past 25 years, the U.S. Department of Housing & Urban Development has seen cuts in federal allocations to the Community Development Block Grant and Home Investment Partnerships Program funding, which adversely affects local efforts to build affordable housing and sustainable communities. In addition, recent cuts in revenue sharing payments through the State of Michigan have reduced the amount of general funding that is available to support housing, community development and human services for local residents.

Public Housing & Section 8 Waiting Lists: Public and subsidized housing funding reductions have become an increasing barrier to affordable housing in recent years and the waiting lists for the Ypsilanti and Ann Arbor public housing units and Section 8 vouchers are very long.

Property Taxes: The tax rate in certain areas of the Urban County, in conjunction with relatively high land and housing values, creates a barrier to housing affordability for nonprofit developers and lower-income residents. While all jurisdictions offer tax relief to households in poverty and some have

adopted Payment in Lieu of Taxes (PILOT) ordinances to decrease the tax benefit for rental properties, high taxes remain a barrier to the development of affordable, sustainable rental and homeownership housing.

MA-45 Non-Housing Community Development Assets

Introduction

The top five employment sectors in Washtenaw County are Education and Health Care Services (39%), Retail Trade (12%), Arts, Entertainment and Accommodations (11%), Manufacturing (7%), and Professional, Scientific, Management Services (6%).

Washtenaw County was increasingly experiencing job loss from 2006 until 2009. However, in 2010, the county's economy made a significant comeback with job growth continuing in 2011 and 2012, though at a slower rate than in 2010. This job growth was mainly taking place in the high-wage category (\$57,000 and over), and my fuel a need for more qualified workers locally.

Washtenaw County Michigan Works! Agency, local educational institutions and many other public, private and non-profit sector groups are actively involved in workforce training and development activities and other economic development opportunities in Washtenaw County. Some of these initiatives are targeted specifically at the eastern portion of the county, where many low-income and minority residents reside.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	624	627	0	1	1
Arts, Entertainment, Accommodations	14,889	12,780	10	11	1
Construction	5,449	3,649	4	3	-1
Education and Health Care Services	56,472	44,948	37	39	2
Finance, Insurance, and Real Estate	6,831	5,981	4	5	1
Information	3,671	2,273	2	2	0
Manufacturing	18,130	7,973	12	7	-5
Other Services	6,009	5,685	4	5	1
Professional, Scientific, Management Services	16,852	6,968	11	6	-5
Public Administration	3,823	4,490	2	4	2
Retail Trade	14,194	13,806	9	12	3
Transportation and Warehousing	4,226	1,994	3	2	-1
Wholesale Trade	2,905	3,527	2	3	1
Total	154,075	114,701	--	--	--

Table 42 - Business Activity

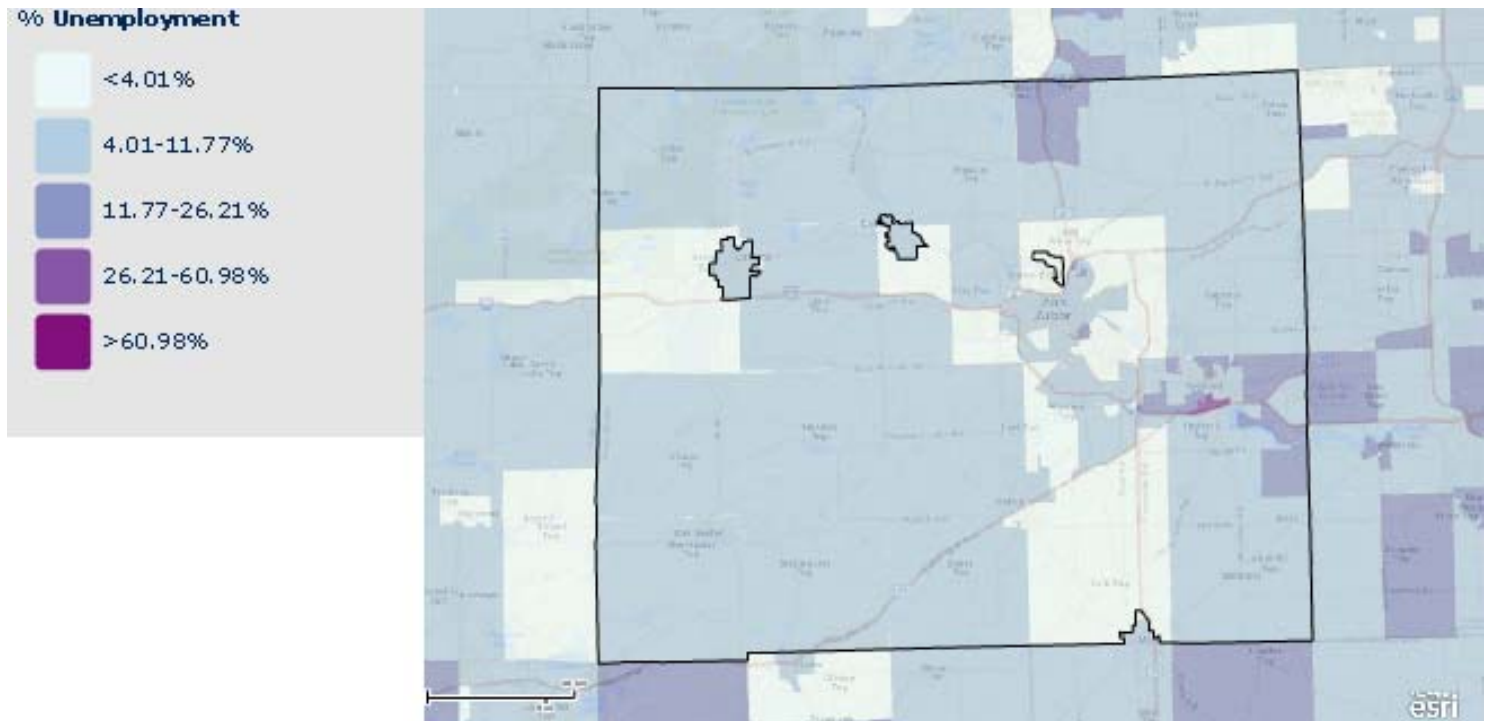
Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	176,845
Civilian Employed Population 16 years and over	163,823
Unemployment Rate	7.36
Unemployment Rate for Ages 16-24	20.40
Unemployment Rate for Ages 25-65	4.34

Table 43 - Labor Force

Data Source: 2005-2009 ACS Data



Percent Unemployment

Occupations by Sector

Management, business and financial	80,670
Farming, fisheries and forestry occupations	216
Service	26,564
Sales and office	35,385
Construction, extraction, maintenance and repair	8,433
Production, transportation and material moving	12,555

Table 44 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	108,228	72%
30-59 Minutes	35,691	24%
60 or More Minutes	7,362	5%
Total	151,281	100%

Table 45 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,635	695	4,164
High school graduate (includes equivalency)	15,737	1,940	7,991
Some college or Associate's degree	32,535	2,358	9,549
Bachelor's degree or higher	70,731	2,223	14,390

Table 46 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	293	281	750	890	1,928
9th to 12th grade, no diploma	3,097	1,483	1,505	3,585	3,155
High school graduate, GED, or alternative	11,800	4,615	7,068	13,995	7,797
Some college, no degree	38,411	8,650	8,066	15,747	4,408
Associate's degree	2,565	2,403	3,354	6,296	1,089
Bachelor's degree	11,183	12,612	12,517	17,668	4,275
Graduate or professional degree	683	9,700	13,317	21,593	6,967

Table 47 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top five employment sectors in Washtenaw County are Education and Health Care Services (39%), Retail Trade (12%), Arts, Entertainment and Accommodations (11%), Manufacturing (7%), and Professional, Scientific, Management Services (6%). The county's large number of Education and Care Services jobs can be attributed to the presence of two major universities, the University of Michigan and Eastern Michigan University, as well as Michigan University's Health System.

Describe the workforce and infrastructure needs of the business community:

A University of Michigan report, The Economic Outlook for Washtenaw County in 2012-14, shows Washtenaw County was increasingly experiencing job loss from 2006 until 2009, hitting an economic low in 2009 with the loss of 5,712 jobs. However, in 2010, the county's economy made a significant comeback, with a net gain of 5,178 jobs. Job growth continued in 2011 and 2012, though at a slower rate than in 2010.

UM's Economic Outlook report analyzed the type of jobs being created during the county's economic recovery. It found that strongest job growth was taking place in the high-wage category (\$57,000 and over), followed by middle-wage sectors (\$27,000 to \$57,000). The report forecasts that high-wage industry sectors will continue to show the most economic growth.

The Economic Outlook for Washtenaw County identified the need for more qualified workers, as the labor force continues to grow. The industries and associated job sectors that are predicted to show the most growth are:

Education and Health Services: Nursing and residential care facilities; Offices of physicians

Professional and Business Services: Computer system design; Testing laboratories; Scientific research and development; Engineering services; Employment Service

Trade, Transportation and Utilities: Wholesale trade; Retail; Trucking and warehousing

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

The Office of Community and Economic Development (OCED) is exploring a workforce development program, Seeds for Change: Growing Local Prosperity, that will provide training for unemployed workers and place them in jobs in the agribusiness and food services. The goal of this new program is to provide meaningful jobs for chronically unemployed workers, improve health and nutrition for low-income residents through the production of and access to local food, and improve the county's economic climate by fostering agri-business development.

Washtenaw County's workforce development team will continue to work with local and regional programs, such as: Business Services Outreach, Washtenaw County Education Advisory Group (EAG), Southeast Michigan Workforce Intelligence Network (WIN), Southeast Michigan Works Agency Collaboration (SWMWAC) and Jobs Alliance.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Washtenaw County Michigan Works! Workforce Development Strategy found that labor availability is satisfactory in most occupational categories, although computer and mathematical occupations appear to be in short supply. As the labor force continues to grow, the need for more math, science and computer training and requirements starting at the high school level will become increasingly important.

The University of Michigan's Economic Outlook for Washtenaw County in 2012-14 found that the strongest job growth in Washtenaw County is taking place in high-wage job categories. Higher-wage positions typically require higher levels of education and job skills. Census data indicated that 58% of the population 25 years or older in Washtenaw County has an Associate's degree, Bachelor's degree or a Graduate or professional degree, compared to 34% of Michigan as a whole. Despite the strong local knowledge economy, the Economic Outlook also identifies a growing need for more qualified workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

Washtenaw County Michigan Works! Agency (MWA) offers employment training programs for clients referred from the Department of Human Services (DHS). These programs, such as Jobs, Education & Training (JET) program and the Food Assistance Employment & Training (FAE&T) program, are designed to assist participants in gaining employment that will lead to self sufficiency. JET and FAE&T offer participants an opportunity to work one-on-one with a career coach, receive a job skills and barriers assessment, receive supportive services to help remove barriers, learn job search techniques, receive assistance creating a job search plan, and gain valuable job experience through volunteer opportunities. Other services available through MWA include:

Michigan Works! Career Transition Center: a state of the art facility available to everyone in the community who is interested in exploring career options, searching for a new job, or starting a business. It is specifically designed for those experienced workers in the career transition process.

Michigan Works! The How to Get a Job in a Tough Economy Workshop Series: a comprehensive series of workshops that provide participants with an opportunity to learn the steps to an effective job change or career transition.

Michigan Works! Youth Services: offers mentoring, tutoring, career counseling, on the job experience for economically disadvantaged youth and other youth with barriers to employment.

Educational institutions in the county also provide workforce training initiatives, such as:

Early College Alliance at Eastern Michigan University: is a public early/middle college program in partnerships with local school districts offering college credits while students finish high school.

Washtenaw Community College Employment Services Center: provides students and alumni skill advancement opportunities, including workshops, internships and cooperative education, in addition to other job obtainment services.

Community College Consortium of Southeast Michigan "Centers of Excellence": focus training on high growth sectors such as: advanced manufacturing, advanced automotive technology, transportation and distribution logistics technology, nanotechnology and materials science, and alternative energy.

Ann Arbor SPARK, an organization dedicated to advancing the economy in the region, is another local workforce development resource, offering business development opportunities, entrepreneurial services and talent enhancement services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the Comprehensive Economic Development Strategy for Washtenaw County was released in June 2010.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Washtenaw County's \$3,000,000 HUD Sustainable Communities Challenge Planning Grant seeks to expand existing affordable and energy efficient housing options and to connect them to job centers and healthy food through an enhanced multi-modal transportation corridor. The goal is to rectify the disparity between isolated segments of the community by removing barriers and creating a coordinated approach to housing, transportation, environmental and economic development policies and programs. The grant is working to strengthen the economic vitality of the Washtenaw Corridor, the busiest road in the County, by linking the many diverse businesses along the corridor with new, close-by housing options.

The Eastern Leaders Group is a partnership between Eastern Michigan University and civic and private sector leaders who are collaborating to meet the immediate and long-term economic and quality of life needs of Eastern Washtenaw County. As presented as part of the CEDS strategy, Washtenaw County and Ann Arbor SPARK have agreed to establish the Eastern Washtenaw Microloan Fund to support

innovative, high-growth startup companies throughout eastern Washtenaw County as they near commercial viability.

On a larger scale, in December 2012, Governor Rick Snyder signed legislation establishing a Regional Transit Authority in southeast Michigan. The authority will include members from Washtenaw County, as well as Wayne, Oakland, Macomb and counties. The authority will be tasked with coordinating the and revitalizing the region's fragmented transit systems.

MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

Comprehensive Housing Affordability Strategy (CHAS) data reveals that cost burdens and housing problems are greatest for Washtenaw County's low-income homeowners and renters, particularly minority populations.

Are there areas in the Jurisdiction where these populations are concentrated?

Low-income residents are concentrated primarily in areas of Ann Arbor, Ypsilanti and Ypsilanti Township. These same areas also have richer concentrations of minority households.

What are the characteristics of the market in these areas/neighborhoods?

Generally speaking, these areas tend to include older housing stock and a strong presence of rental housing.

Are there any community assets in these areas/neighborhoods?

The long-term residents and homeowners are an asset in the community, as they have served to provide at least some stabilization in these areas. These residents are involved in numerous neighborhood associations throughout Washtenaw County. Other assets include the close proximity to major highways and arterial corridors such as I-94, Washtenaw Avenue and Michigan Avenue, public transportation that is available through the AATA and the broad range of housing types in the area. Vacant land from demolitions, while not always viewed as positive, may provide an opportunity for the creative redevelopment and infill development of areas.

Educational assets, such as Eastern Michigan University provide not only a community knowledge base but also provide education programs for high school students. The Early College Alliance allows high school students to earn college credits and EMU Gear Up helps students in Eastern Washtenaw County become more aware and better prepared for college opportunities. Recently, the Willow Run and Ypsilanti School Districts have joined, through voter approval, to form a single Ypsilanti Community Schools District, to realize both savings and provide an enhanced learning environment for residents of the area.

There are economic assets in these neighborhoods, as well. The Ypsilanti Farmer's Market increases access to fresh foods and attracts business to the area. The Michigan Works! Center is located near downtown Ypsilanti and there is a strong network of non-profit agencies in the area.

The Corner Health Center, Hope Clinic, St. Joseph Health Center, Washtenaw County Public Health Department are among some of the medical services agencies in the area that may assist persons without medical insurance.

There are also many recreational opportunities in the area including Parkridge and Waterworks Park, the Parkridge Community Center, Riverside Park and Recreation Park, to name a few.

Are there other strategic opportunities in any of these areas?

Downtown Ypsilanti and historic neighborhoods like Depot Town provide a unique opportunity for affordable housing for young professionals, live-work spaces for artists and spaces for creating supporting entrepreneurial efforts among a variety of disciplines and areas.

There are continual opportunities to further engage anchor institutions, such as Washtenaw Community College, University of Michigan, UM Health System, and Eastern Michigan University, in job-training, workforce development and job-placement programs.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Washtenaw Urban County is expected to receive an average of \$2.7 million in federal funding each year, over the next five years, through Community Development Block Grant (CDBG), HOME Partnership, and Emergency Solutions Grant (ESG) programs. These federal funds will be used to address the following priority needs in the community:

- Housing Rehabilitation
- Rental Housing Rehabilitation
- Down-payment Assistance
- Accessibility/Barrier Free Improvements
- Energy Efficiency Improvements
- Lead Paint Remediation
- Property Acquisition/Resale
- Code Enforcement
- Parks, Recreation and Community Facilities
- Street, Sidewalk, Water/Sewer Improvements
- Demolition, Clearance and Remediation
- Local and Regional Planning
- Transportation Services
- Senior and Youth Facilities and Services
- Permanent Supportive Housing
- Emergency Shelters/Transitional Housing
- Support Services
- Fair Housing
- Food Security
- Economic Development
- Job Training

Addressing these needs will assist the Washtenaw Urban County in achieving the over-arching housing and community development goals of:

1. Increasing quality, affordable homeownership opportunities
2. Increasing quality, affordable rental housing
3. Improving public facilities and infrastructure
4. Supporting homeless prevention and rapid re-housing services
5. Promoting access to public services and resources
6. Enhancing economic development activities

The Washtenaw County Office of Community and Economic Development (OCED) is responsible for the administration and oversight of these federal program funds. OCED will work with local units of government, housing agencies and public service providers to remove barriers to affordable housing, assist the homeless population, reduce the number of families experiencing poverty, and other efforts identified in this strategic plan.

SP-10 Geographic Priorities

General Allocation Priorities

Describe the basis for allocating investments geographically within the state:

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 population, particularly the low- to moderate-income population, is highest, as these 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. Lastly, the Urban County Executive Committee bylaws include a formula that guides the distribution of project funding each year, taking into account such factors as poverty, overcrowding, overall population, etc. To the greatest extent practical, it is the role of the Office of Community and Economic Development to balance projects across jurisdictions according to this formula.

SP-25 Priority Needs

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Housing Rehabilitation	High	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities	Increase quality affordable homeowner opportunity
Rental Housing Rehabilitation	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities	Increase quality affordable rental housing
Down Payment Assistance	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical	Increase quality affordable homeowner opportunity

		Disabilities	
Accessibility / Barrier Free Improvements	High	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development	Increase quality affordable homeowner opportunity Improve public facilities and infrastructure
Energy Efficiency Improvements	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development	Increase quality affordable homeowner opportunity Increase quality affordable rental housing Improve public facilities and infrastructure
Lead Paint Remediation	Low	Extremely Low Low Moderate Large Families Families with Children	Increase quality affordable homeowner opportunity Increase quality affordable rental housing Improve public facilities and infrastructure
Property Acquisition / Resale	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities	Increase quality affordable homeowner opportunity Increase quality affordable rental housing

		Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
Code Enforcement	Low	Extremely Low Low Moderate	Increase quality affordable homeowner opportunity Increase quality affordable rental housing
Parks, Recreation and Community Facilities	High	Extremely Low Low Moderate Non-housing Community Development	Improve public facilities and infrastructure
Street, Sidewalk, Water/Sewer Improvements	High	Extremely Low Low Moderate Non-housing Community Development	Improve public facilities and infrastructure
Demolition, Clearance and Remediation	High	Extremely Low Low Moderate Non-housing Community Development	Improve public facilities and infrastructure
Local and Regional Planning	Low	Extremely Low Low Moderate Non-housing Community Development	Improve public facilities and infrastructure
Transportation Services	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical	Promote access to public services & resources

		Disabilities Persons with Developmental Disabilities	
Senior and Youth Facilities and Services	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development	Improve public facilities and infrastructure Promote access to public services & resources
Permanent Supportive Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or	Increase quality affordable homeowner opportunity Support homeless prevention & rapid re- housing Promote access to public services & resources

		Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
Emergency Shelters / Transitional Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	Support homeless prevention & rapid re- housing
Supportive Services	High	Extremely Low Low	Promote access to public services & resources

		Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
Fair Housing	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental	Promote access to public services & resources

		Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
Food Security	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions	Promote access to public services & resources

		Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
Economic Development	Low	Extremely Low Low Moderate Non-housing Community Development	Enhance economic development activities
Job Training Activities	Low	Extremely Low Low Moderate	Enhance economic development activities

Table 50 – Priority Needs Summary

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Washtenaw County does not intend to use HOME funds for tenant-based rental assistance.
TBRA for Non-Homeless Special Needs	Washtenaw County does not intend to use HOME funds for tenant-based rental assistance.
New Unit Production	CHAS data shows a lack of affordable homeownership options, particularly for low-income families in the county. According to the 2007-2011 ACS, more than half of all rental units in Washtenaw County are not affordable, as occupants are spending more than 30% of household income on rent. More specifically, there is a need for more affordable units in the city of Ann Arbor and for public housing units. In 2012, there were 3,651 applicants on the Housing Choice Voucher (HVC) waitlist for Washtenaw County.
Rehabilitation	According to Census data, 26% of owner-occupied housing units and 56% of renter-occupied units had 1 or more of the following selected conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, more than one person per room, and a cost burden greater than 30%. Some of these conditions may indicate substandard housing in need of rehabilitation.
Acquisition, including preservation	The lack of quality and affordable homeownership and rental opportunities for low-income individuals in Washtenaw County make acquisition of low-income units a priority.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

The Washtenaw Urban County will primarily use Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) program funds to accomplish the specific objectives and outcomes over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,895,261	20,000	0	1,915,261	6,679,624	These funds will leverage other public investment through infrastructure projects investment of jurisdictions.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction	983,574	0	0	983,574	3,466,490	These funds will be matched with LIHTCs, FHLB, private financing, and donated materials and labor through the provision of affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		for ownership TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	163,691	0	0	163,691	576,908	These funds will leverage over \$2m annually via the Washtenaw County Coordinated Funding Process.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant funds will leverage additional resources as follows:

- Public Infrastructure & public facility projects will be supported with other funds from participating jurisdictions
- Rehabilitation funds will leverage Weatherization and other sources to expand the scope of rehabilitation assistance

HOME Investment Partnership Funds will leverage additional public and private investment:

- Homeownership investment will leverage funds from other agencies such as the Michigan State Housing Development Authority and other funds such as HUD SHOP and/or Community Challenge Planning Grant funds.
- Rental projects supported by HUD will leverage additional funding from Federal Home Loan Bank programs, the application of Low Income Housing Tax Credits and corresponding private equity investment, private construction and acquisition financing; and other sources.
- HOME match requirements are achieved via in-kind support of numerous agencies, general fund contributions from Washtenaw County, the donation of labor and materials on numerous homeowner projects, and the application of payments in lieu of taxes for affordable housing developments in numerous communities.

Emergency Solutions Grants will leverage additional investment as follows:

- The City of Ann Arbor will provide an estimated \$1 million in General funds for public/human services and housing on an annual basis through the planning period.
- The Coordinated funding model supports non-profits that apply for funding from local foundations such as the Knight Foundation, Ann Arbor Community Foundation and United Way.
- Washtenaw County will contribute approximately \$1 million in general funds for public/human services

Additionally, 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.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Washtenaw County owns land on Platt Road in the City of Ann Arbor that was the previous location of a juvenile detention and services facility. After these services were relocated, the property has remained vacant and is being considered in the context of furthering numerous goals, including additional office space and the provision of additional affordable housing. Washtenaw County looks forward to working with partner agencies and jurisdictions to further the goals of affordable housing through the utilization of this property.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Washtenaw County	Government	Affordable Housing – Ownership Affordable Housing – Rental Homelessness Community Development – Neighborhood Improvements Planning Non-homeless special needs	Region
Washtenaw Urban County Executive Committee	Regional Organization	Planning	Region
City of Ann Arbor	Government	Community Development – public facilities ; neighborhood improvements; economic development	Jurisdiction
City of Ypsilanti	Government	Community Development – public facilities ; neighborhood improvements; economic development	Jurisdiction
Pittsfield Township	Government	Community Development – public facilities ; neighborhood improvements; economic development	Jurisdiction
Superior Township	Government	Community Development – public facilities ; neighborhood improvements; economic development	Jurisdiction
Ypsilanti Township	Government	Community Development – public facilities ; neighborhood improvements; economic development	Jurisdiction
Habitat For Humanity	Non-profit Organization	Affordable Housing - Ownership	Region
Community Alliance	Non-profit Organization	Affordable Housing – Ownership; Affordable Housing – Rental; Non-homeless special needs	Region
Avalon Housing	Non-profit Organization	Affordable Housing-Rental; Non-homeless special needs	Region
Michigan Ability	Non-profit Organization	Affordable Housing – Rental; Non-homeless special needs	Region

Partners			
Ann Arbor Housing Commission	PHA	Affordable Housing – Rental	Jurisdiction
Community Action Network	Community-Based Development Organization	Non-homeless Special Needs; Community Development: neighborhood improvement	Jurisdiction
Peace Neighborhood Center	Non-homeless Special Needs; Community Development: neighborhood improvement	Non-homeless Special Needs; Community Development: neighborhood improvement	Jurisdiction
Catholic Social Services	Nonprofit Organization	Non-homeless special needs; homelessness	Region
HIV/AIDS Resource Center	Nonprofit Organization	Non-homeless special needs; homelessness	Region
SafeHouse Center	Nonprofit Organization	Non-homeless Special Needs	Region
Ypsilanti Housing Commission	PHA	Affordable Housing – Rental	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Washtenaw County Office of Community and Economic Development (OCED) administers CDBG, HOME and ESG programs for the Washtenaw Urban County.

The Washtenaw Urban County currently consists of the **City of Ann Arbor, City of Saline, City of Ypsilanti, Ann Arbor Township, Bridgewater Township, Dexter Township, Manchester Township, Lima Township, Northfield Township, Pittsfield Township, Salem Township, Saline Township, Scio Township, Superior Township, Webster Township, York Township, Ypsilanti Township and Manchester Village.**

Under the function of a Cooperation Agreement, communities in the Washtenaw Urban County created the **Urban County Executive Committee (UCEC)**. The UCEC is comprised of the mayors, supervisors and presidents of participating cities, townships and villages, and the Chairperson of the Washtenaw County Board of Commissioners. The UCEC meets monthly, sets policy, and determines how the CDBG, HOME, and ESG funding is spent to meet the needs of participating jurisdictions.

The County's institutional structure and delivery systems are well-coordinated and impactful. Public services in the community are prioritized through a unique model of coordinated funding partners. This

cooperative model minimizes duplicative work for applicants and maximizes the effectiveness funds by targeting investments.

In an effort to continuously improve services and service delivery, OCED will continue to find improved ways to interact more efficiently with customers, employees and partners, to streamline application, review and monitoring processes where possible, and to facilitate cooperation and partnerships within and between governmental, non-profit and private agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		
Transportation		X	
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Access to mainstream resources is a critical step for homeless persons to achieve greater self-sufficiency. To achieve these linkages and support the success of housing programs, all Continuum of Care (CoC) agencies are strongly encouraged to set a memorandum of understanding with Community Support and Treatment Services (CSTS), the local community mental health provider. Additionally, the community utilizes Michigan Department of Human Services' single application to determine eligibility for a number of benefits, including Supplemental Nutrition Assistance Program (SNAP) assistance, Medicaid, State Emergency Relief, and Temporary Assistance for Needy Families (TANF). Through this application, households are assessed and referred to the local Michigan Works PATH program for employment services. Lastly, nearly all case managers in the community are trained in the SSI/SSDI Outreach, Access and Recovery (SOAR) process to ensure that people who are eligible can receive disability payments.

For HIV/AIDS service delivery, the community relies on the HIV/AIDS Resource Center (HARC). HARC provides services to the people of Jackson, Lenawee, Livingston, and Washtenaw Counties. HARC has developed into a leading HIV/AIDS service provider in the state of Michigan. HARC provides assistance with housing location, eviction prevention, and permanent housing plans. 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 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.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

A well-rounded service delivery system has been established to meet the needs of persons experiencing homelessness. The community benefits from having major community providers as active members of the Washtenaw Housing Alliance, the local Continuum of Care (CoC). These providers are also a part of the Barrier Busters Network, a collaboration of over 58 human services agencies in the area. Front-line staffers meet monthly to share best practices, consult each other on difficult cases, and receive training from the communities experts.

The need for permanent affordable housing continues to be pressing issues for the homeless and other special needs populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The 10-Year Plan to End Homelessness specifically cites the need for increasing the community's affordable housing stock. Our Continuum of Care's (CoC) long-term, two-pronged strategy to meet this need includes the creation of new affordable housing units and engagement of existing housing. The 500-unit Action Plan tracks and advocates for new affordable housing construction. Further, the CoC's Housing Locators Group actively seeks methods to find and engage landlords. The next phase of the CoC's strategic planning will be focused on collaborations with our Public Housing Authority (PHA) for project-based Section 8-funded projects, as well as outreach to private developers looking to build new housing. Finally, of utmost importance is our CoC's focus on making more appropriate housing placements to specific households through a new, extensive assessment tool in our CoC's HMIS.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase quality affordable homeowner opportunity	2013	2017	Affordable Housing		Housing Rehabilitation Down Payment Assistance Accessibility / Barrier Free Improvements Energy Efficiency Improvements Lead Paint Remediation Property Acquisition / Resale Permanent Supportive Housing Code Enforcement		Homeowner Housing Added: 39 Household Housing Unit Homeowner Housing Rehabilitated: 210 Household Housing Unit Direct Financial Assistance to Homebuyers: 80 Households Assisted
Increase quality affordable rental housing	2013	2017	Affordable Housing		Rental Housing Rehabilitation Energy Efficiency Improvements Lead Paint Remediation Property Acquisition / Resale Code Enforcement		Rental units constructed: 75 Household Housing Unit Rental units rehabilitated: 175 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve public facilities and infrastructure	2013	2017	Non-Housing Community Development		Accessibility / Barrier Free Improvements Energy Efficiency Improvements Lead Paint Remediation Parks, Recreation and Community Facilities Street, Sidewalk, Water/Sewer Improvements Demolition, Clearance and Remediation Local and Regional Planning Senior and Youth Facilities and Services		Buildings Demolished: 10 Buildings
Support homeless prevention & rapid re-housing	2013	2017	Homeless		Permanent Supportive Housing Emergency Shelters / Transitional Housing		Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter:

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							3500 Persons Assisted Homelessness Prevention: 15000 Persons Assisted Housing for Homeless added: 500 Household Housing Unit
Promote access to public services & resources	2013	2017	Homeless Non-Homeless Special Needs		Transportation Services Senior and Youth Facilities and Services Permanent Supportive Housing Supportive Services Fair Housing Food Security		Public service activities other than Low/Moderate Income Housing Benefit: 15055 Persons Assisted
Enhance economic development activities	2013	2017	Non-Housing Community Development		Economic Development Job Training Activities		

Table 55 – Goals Summary

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

No additional accessible units are required under Section 504 of the Rehabilitation Act of 1973.

Activities to Increase Resident Involvements

The Ann Arbor Housing Commission (AAHC) has active resident councils at four of its largest public housing sites. When a single public meeting is required, AAHC will hold 6-8 meetings in order to maximize resident participation. AAHC also participates in the Family Self Sufficiency Program and the Washtenaw Housing Education Partnership program.

The Ypsilanti Housing Commission (YHC) provides has two active resident councils, Paradise Manor and Hollow Creek, in which all residents are encouraged to participate.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

AAHC and YHC are not designated as troubled, as defined under 24 CFR part 902.

SP-55 Barriers to affordable housing

Barriers to Affordable Housing

The development and preservation of affordable housing in the Washtenaw Urban County are affected by public policies and/or local market conditions, as described below.

Home Rule: The State of Michigan’s legal relationship with cities, townships and villages is one of ‘home rule’. In practice, this means that the majority of decisions affecting local communities, such as those related to master planning, zoning and ordinances, and housing policies are made at the local level. Michigan counties, as constitutional corporations of the state, have very little power to alter these local decisions. Effective cooperation and collaboration in the area of planning for affordable housing can, as a consequence, be challenging.

Zoning/Permit Process: Zoning policies are the most prevalent barrier to affordable housing in Washtenaw County. Certain residential zoning districts classifications contain provisions that limit densities, require large minimum lot sizes, large minimum setbacks and mandate certain housing types such that only low density single family dwelling units are permitted. Complicated permit processes and stringent site improvement standards for streets, sidewalks, lighting, parking, utilities, and drainage systems are other elements of the development process can also drive housing costs up.

Neighborhood Resistance: Affordable housing often faces neighborhood resistance. People believe affordable housing is important, but often prefer that it be located outside of their neighborhoods. This neighborhood opposition can add to the cost and difficulty of development or redevelopment by delaying or stopping development altogether.

Lack of Regional & Public Transportation Options: Southeastern Michigan continues to lag behind other comparable urbanized areas for public and regional transportation, which are essential in the promotion of affordable housing, economic development, and healthy communities.

Reductions in Federal, State, and Local Resources for Housing & Community Development: Over the past 25 years, the U.S. Department of Housing & Urban Development has seen cuts in federal allocations to the Community Development Block Grant and Home Investment Partnerships Program funding, which adversely affects local efforts to build affordable housing and sustainable communities. In addition, recent cuts in revenue sharing payments through the State of Michigan have reduced the amount of general funding that is available to support housing, community development and human services for local residents.

Public Housing & Section 8 Waiting Lists: Public and subsidized housing funding reductions have become an increasing barrier to affordable housing in recent years and the waiting lists for the Ypsilanti and Ann Arbor public housing units and Section 8 vouchers are very long.

Property Taxes: The tax rate in certain areas of the Urban County, in conjunction with relatively high land and housing values, creates a barrier to housing affordability for nonprofit developers and lower-income residents. While all jurisdictions offer tax relief to households in poverty and some have

adopted Payment in Lieu of Taxes (PILOT) ordinances to decrease the tax benefit for rental properties, high taxes remain a barrier to the development of affordable, sustainable rental and homeownership housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Office of Community and Economic Development (OCED) administers a homeownership program to provide down payment and closing cost assistance to first-time and lower-income homebuyers. This program provides an incentive for low-income renters to become homeowners in the Urban County. Without this incentive, many of these households would not be able to afford to purchase a decent, affordable home. Other strategies to remove barriers to affordable housing due to public policies and/or local market are described below.

Home Rule: The Washtenaw Urban County is taking a **regional approach** to affordable housing and community development, which continues to gain strength as new members join the collaboration.

Neighborhood Resistance: OCED encourages and facilitates partnerships between housing developers and neighborhood associations, local government officials, etc. to start conversations early and **encourage citizen participation** in the design and implementation of affordable housing developments.

Transportation: Washtenaw County's Sustainable Communities Challenge Planning Grant seeks to expand existing affordable and energy efficient housing options and to connect them to job centers and healthy food through an **enhanced multi-modal transportation corridor**. The goal is to rectify the disparity between isolated segments of the community by removing barriers and creating a coordinated approach to housing, transportation, environmental and economic development policies and programs. In addition, the County, WATS, and local jurisdictions have continued to work on developing non-motorized trails throughout the County, such as the Border-to-Border Trail initiative, which is lead by the Washtenaw County Parks and Recreation Commission.

Property Taxes: As of 2007, the Michigan legislature passed a law that allows for **tax abatement** on property owned by nonprofit housing developers for homeownership. This law could be used effectively to lower the development and carrying costs for acquisition, development, and resale projects in low-mod areas, the primary goals of which are to increase the homeownership rate and neighborhood conditions.

SP-60 Homelessness Strategy

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Washtenaw's Continuum of Care (CoC) agency has a cohesive and sophisticated group of outreach workers associated with the local shelter, homeless veteran's office and community mental health team. Outreach efforts are coordinated throughout the jurisdiction to reduce the possibility of duplicating counts in the same area or via known places where the same people congregate throughout the day. These efforts ensure the agency staff has detailed information and knowledge of where our unsheltered people congregate, receive meals, and get medical care. Further, through cooperation with local law enforcement, additional locations where homeless persons may be congregating have been identified. By coordinating with all of these providers, successfully outreach to homeless persons can be achieved and duplication can be avoided when assessing needs.

Addressing the emergency and transitional housing needs of homeless persons

Emergency needs are generally processed by a centralized intake and assessment agency called Housing Access for Washtenaw County (HAWC). In partnership with housing and service providers, including United Way's 211 line, all calls for housing resources are routed to the HAWC line. HAWC administers all eviction prevention services, as well.

The Continuum of Care's (CoC) 10-year plan to end homelessness specifically cites utilizing services and accessing affordable housing as the strategy for successful transition out of emergency shelters and transitional housing. To address the lack of affordable housing, a Targeting Housing Work Group is looking to target Housing Choice Vouchers for those people moving out of transitional housing. As these individuals build the necessary skills and are connected to mainstream services, most of the households exiting transitional housing should be able to manage their own housing situation with a permanent housing voucher. The Michigan State Housing Development Authority (MSHDA) has designated that all new Housing Choice Vouchers be dedicated to persons and households who were homeless, giving the Housing Access for Washtenaw County (HAWC) the responsibility to fill those wait list slots. By utilizing HAWC, people in transitional housing can be ensured a wait list slot for a Housing Choice Voucher, which will make it easier for them to exit the transitional housing program directly to permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

HAWC was designed with a commitment to housing first, with a specific focus on shelter diversion. A streamlined system to housing resources through HAWC is coordinated between staff at shelters,

permanent supportive housing providers, the Public Housing Authority (PHA), Shelter Plus Care (SPC) voucher program, and the homeless preference housing choice vouchers program. Further, a unique collaboration exists between HAWC and the state Department of Human Services, under which a go-to person from DHS is assigned specifically for HAWC screeners and assessors, which in turn expedites applications submitted through HAWC. This effort is supported by a Memorandum of Understanding and provides for a 24-48 hour turnaround. In a system that normally takes 10-14 days, this is a huge success. Additionally, nearly all case managers are trained in the SOAR process to ensure that people who are eligible can receive disability payments.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

HAWC is Washtenaw County's centralized intake and assessment agency. In partnership with housing and service providers, including United Way's 211 line, all calls for housing resources are routed to the HAWC line.

The Washtenaw Housing Alliance (WHA) has been leading the development and implementation of our community's Ten Year Plan to End Homelessness. This comprehensive plan has been adopted both by the Washtenaw County Board of Commissioners and the City of Ann Arbor Council. Multiple work groups continue to meet to focus on pressing concerns including: discharge planning, supportive housing development, use of existing housing resources, quality and standards, program research and evaluation, job development, and supportive housing services. As a result, Washtenaw Urban County relies on and fully expects the WHA to provide the majority of programs targeting homeless needs and prevention.

The following policies and protocols reflect efforts to coordinate with systems of care that may discharge persons into homelessness:

Washtenaw County's Continuum of Care, in coordination with the University of Michigan Hospital systems and Saint Joseph Mercy Hospital system, approved a Hospital Discharge Planning Protocol designed to determine if a patient has housing options upon leaving the hospital. If the patient has no housing options or resources, she or he will be referred to the hospital social work department for assistance in addressing housing and related follow-up concerns. Once referred to a hospital social worker/case manager, staff will assess whether or not the person is connected to the community-based social services system.

For persons returning from mental health institutions, Community Support and Treatment Services (CSTS) has an official discharge planning policy that initiates the discharge planning processes at the earliest feasible point during service delivery, based upon the client's level of functioning. Upon discharge or transfer of clients, CSTS case managers and a placement coordinator are responsible for

ensuring that the client has a viable housing option available. Project Outreach Team (PORT), a division of CSTS, collaborates with the University of Michigan Hospital psychiatric unit to identify housing options for discharged patients. PORT also participates in ongoing work groups to address discharge planning issues.

The Michigan Department of Human Services (DHS) has a written policy and protocol to ensure 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.

On a state-wide level, the Michigan Department of Corrections created the Prisoner Reentry Initiative (PRI) to assist with housing placement in private apartments that are willing to rent to individuals with criminal backgrounds. 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.

SP-65 Lead based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead risk assessments are completed for all housing units receiving assistance through the Office of Community and Economic Development's (OCED) Housing Rehabilitation Program. 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.

Information is available to any family who is concerned that they may be at risk and the County also has two HEPA vacuums available for public use.

How are the actions listed above related to the extent of lead poisoning and hazards?

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.

How are the actions listed above integrated into housing policies and procedures?

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. OCED Rehabilitation Specialists attend HUD sponsored "Lead Safe Work Practices Training for Trainers Course" and refresher courses on lead safe work practices, and are qualified to teach a one day course to approved contractors and subcontractors addressing lead-based paint hazards during renovation, remodeling, and rehabilitation in federally owned and assisted housing.

OCED will continue working closely with HUD and other regional agencies to obtain necessary training, information, and funding for these required efforts. OCED staff conducts an annual training session with all active contractors and contractors interested in becoming approved to bid on housing projects. During these trainings, contractors are made aware of the EPA Lead-Based Paint Renovation, Repair and Painting requirements. 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.

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.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

It is the goal of the Washtenaw Urban County to connect families with economic opportunities, human services and affordable housing options, in order to enhance self-sufficiency and reduce the number of persons living in poverty.

Washtenaw County will enforce its **Living Wage Ordinance** with all companies contracting with the County, which requires all employees of these companies be paid, at a minimum, the current area living wage rate as set by the Health and Human Services poverty guidelines.

The Urban County will encourage CHDO and other non-profit agencies to **hire low-income residents** and local contractors for CDBG and HOME funded projects.

The County and City of Ann Arbor will continue to support a variety of outside **human service programs** through general fund dollars, including permanent supportive housing services, food distribution, preventative health care 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 Office of Community and Economic Development (OCED) will continue to partner with the Department of Human Services and Michigan Rehabilitation Services to provide the **PATH Program**. PATH partners assist families with removing barriers to work and providing connections to jobs, education and training that will allow for long term self-sufficiency.

Washtenaw County's **Sustainable Communities Challenge Planning Grant** seeks to expand existing affordable and energy efficient housing options and to connect them to job centers and healthy food through an enhanced multi-modal transportation corridor. The goal is to rectify the disparity between isolated segments of the community by removing barriers and creating a coordinated approach to housing, transportation, environmental and economic development policies and programs. The advancement of affordable housing and transportation options will save families time and money, ultimately assisting in the movement out of poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Providing access and opportunities to affordable housing options is integral to reducing the number of families in poverty. The three divisions of OCED (Housing and Community Infrastructure, Economic and Workforce Development, and Human Services) are in constant communication and continually looking to enhance coordination related to service delivery. The down-payment assistance and housing rehabilitation programs, essential to providing affordable housing, are provided through the Housing

and Community Infrastructure team. However, these programs are only effective in creating affordable housing options if residents are also connected to other opportunities such as employment, living wages, workforce development, child-care services, transportation options and more. OCED will continue to coordinate these services within the agency, throughout the county, and on the regional and state level, when possible.

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

With a focus on ensuring compliance, the Office of Community and Economic Development (OCED) includes program requirements in all contractual agreements (including outreach to women and minority owned businesses), sponsor orientation sessions and provides technical assistance. OCED defines clear expectations regarding performance standards, policies and procedures.

OCED staff conducts annual on-site programmatic and fiscal monitoring reviews of CDBG human services 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 ensures systems are in place to verify income eligibility and Urban County residency and 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.

OCED will ensure compliance with all program regulations for all funding sources, including CDBG, HOME, NSP and ESG. Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements, as well as 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. Rehabilitation Specialists conduct on-site inspections, lead-based paint assessments, monitor the progress of construction and rehabilitation completed by contractors and subcontractors, and ensure code-compliance.

On-site HQS inspections of HOME-funded rental housing developments are conducted by Rehabilitation Specialists each year based on the number of units, in compliance with Federal regulations and during the applicable period of affordability. 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.

Expected Resources

AP-15 Expected Resources

Introduction

The Washtenaw Urban County will primarily use Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) program funds to accomplish the specific objectives and outcomes over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,895,261	20,000	0	1,915,261	6,679,624	These funds will leverage other public investment through infrastructure projects investment of jurisdictions.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction	983,574	0	0	983,574	3,466,490	These funds will be matched with LIHTCs, FHLB, private financing, and donated materials and labor through the provision of affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Multifamily rental rehab New construction for ownership TBRA						
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	163,691	0	0	163,691	576,908	These funds will leverage over \$2m annually via the Washtenaw County Coordinated Funding Process.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant funds will leverage additional resources as follows:

- Public Infrastructure & public facility projects will be supported with other funds from participating jurisdictions
- Rehabilitation funds will leverage Weatherization and other sources to expand the scope of rehabilitation assistance

HOME Investment Partnership Funds will leverage additional public and private investment:

- Homeownership investment will leverage funds from other agencies such as the Michigan State Housing Development Authority and other funds such as HUD SHOP and/or Community Challenge Planning Grant funds.
- Rental projects supported by HUD will leverage additional funding from Federal Home Loan Bank programs, the application of Low Income Housing Tax Credits and corresponding private equity investment, private construction and acquisition financing; and other sources.
- HOME match requirements are achieved via in-kind support of numerous agencies, general fund contributions from Washtenaw County, the donation of labor and materials on numerous homeowner projects, and the application of payments in lieu of taxes for affordable housing developments in numerous communities.

Emergency Solutions Grants will leverage additional investment as follows:

- The City of Ann Arbor will provide an estimated \$1 million in General funds for public/human services and housing on an annual basis through the planning period.
- The Coordinated funding model supports non-profits that apply for funding from local foundations such as the Knight Foundation, Ann Arbor Community Foundation and United Way.
- Washtenaw County will contribute approximately \$1 million in general funds for public/human services

Additionally, 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.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Washtenaw County owns land on Platt Road in the City of Ann Arbor that was the previous location of a juvenile detention and services facility. After these services were relocated, the property has remained vacant and is being considered in the context of furthering numerous goals, including additional office space and the provision of additional affordable housing. Washtenaw County looks forward to working with partner agencies and jurisdictions to further the goals of affordable housing through the utilization of this property.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase quality affordable homeowner opportunity	2013	2017	Affordable Housing		Housing Rehabilitation Down Payment Assistance Accessibility / Barrier Free Improvements Energy Efficiency Improvements Lead Paint Remediation Property Acquisition / Resale		Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 45 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
Increase quality affordable rental housing	2013	2017	Affordable Housing		Rental Housing Rehabilitation Energy Efficiency Improvements Lead Paint Remediation		Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 35 Household Housing Unit
Improve public facilities and	2013	2017	Non-Housing Community		Accessibility / Barrier Free Improvements		Buildings Demolished: 2 Buildings

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
infrastructure			Development		Energy Efficiency Improvements Lead Paint Remediation Parks, Recreation and Community Facilities Street, Sidewalk, Water/Sewer Improvements Demolition, Clearance and Remediation Local and Regional Planning Senior and Youth Facilities and Services		
Support homeless prevention & rapid re-housing	2013	2017	Homeless		Permanent Supportive Housing Emergency Shelters / Transitional Housing Supportive Services		Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted Homeless Person Overnight Shelter: 700 Persons Assisted Homelessness Prevention: 3000

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							Persons Assisted Housing for Homeless added: 150 Household Housing Unit
Promote access to public services & resources	2013	2017	Homeless Non-Homeless Special Needs		Senior and Youth Facilities and Services Supportive Services Food Security		Public service activities other than Low/Moderate Income Housing Benefit: 3011 Persons Assisted
Enhance economic development activities	2013	2017	Non-Housing Community Development				

Table 57 – Goals Summary

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
CDBG Administration		Increase quality affordable homeowner opportunity Improve public facilities and infrastructure Promote access to public services & resources Enhance economic development activities		CDBG: \$379,052
CDBG Single Family Housing Rehabilitation		Increase quality affordable homeowner opportunity	Housing Rehabilitation Accessibility / Barrier Free Improvements Energy Efficiency Improvements Lead Paint Remediation	CDBG: \$485,243
CDBG Single Family Rehabilitation Service Delivery		Increase quality affordable homeowner opportunity	Rental Housing Rehabilitation	CDBG: \$132,668
CDBG Rental Housing Rehabilitation		Increase quality affordable rental housing	Housing Rehabilitation Rental Housing Rehabilitation Property Acquisition / Resale	CDBG: \$326,756
CDBG Public Facilities/Infrastructure Improvements		Improve public facilities and infrastructure	Accessibility / Barrier Free Improvements Street, Sidewalk, Water/Sewer Improvements	CDBG: \$273,855
CDBG Demolitions		Improve public facilities and infrastructure	Demolition, Clearance and Remediation	CDBG: \$13,398
CDBG Public Services		Promote access to public services & resources	Supportive Services	CDBG: \$284,289
HOME Administration		Increase quality affordable homeowner		HOME: \$98,537

		opportunity Increase quality affordable rental housing		
HOME Down Payment Assistance		Increase quality affordable homeowner opportunity	Down Payment Assistance	HOME:\$242,550
HOME Rental Housing Rehabilitation		Increase quality affordable rental housing	Rental Housing Rehabilitation Property Acquisition / Resale	HOME: \$437,300
HOME CHDO Reserve		Increase quality affordable rental housing	Rental Housing Rehabilitation Property Acquisition / Resale	HOME: \$156,188
HOME CHDO Operating		Increase quality affordable homeowner opportunity Increase quality affordable rental housing	Housing Rehabilitation Rental Housing Rehabilitation Property Acquisition / Resale	HOME: \$49,179
ESG Administration and Rapid Re-Housing		Support homeless prevention & rapid re-housing	Permanent Supportive Housing Emergency Shelters / Transitional Housing Supportive Services	ESG: \$163,691

Table 58 – Project Summary

AP-35 Projects

Introduction

The following projects are intended to meet the needs identified in the Washtenaw Urban County 2013 - 2017 Consolidated Plan.

#	Project Name
1	CDBG Administration
2	CDBG Single Family Housing Rehabilitation
3	CDBG Single Family Rehabilitation Service Delivery
4	CDBG Rental Housing Rehabilitation
5	CDBG Public Facilities/Infrastructure Improvements
6	CDBG Demolitions
7	CDBG Public Services
8	HOME Administration
9	HOME Down Payment Assistance
10	HOME Rental Housing Rehabilitation
11	HOME CHDO Reserve
12	HOME CHDO Operating
13	ESG Administration and Rapid Re-Housing

Table 59 – Project Information

AP-50 Geographic Distribution

Rationale for the priorities for allocating investments geographically

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 population, particularly the low- to moderate-income population, is highest, as these 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. Lastly, the Urban County Executive Committee bylaws include a formula that guides the distribution of project funding each year, taking into account such factors as poverty, overcrowding, overall population, etc. To the greatest extent practical, it is the role of the Office of Community and Economic Development to balance projects across jurisdictions according to this formula.

Affordable Housing

AP-55 Affordable Housing

One Year Goals for the Number of Households to be Supported	
Homeless:	101
Non-Homeless	54
Special-Needs	133
Total	288

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	285
Acquisition of Existing Units	1
Total	286

Table 62 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing

Introduction

Actions planned during the next year to address the needs to public housing

The AAHC applied for and received approval to rehabilitate and convert public housing units to project-based vouchers under the Rental Assistance Demonstration project.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Ann Arbor Housing Commission (AAHC) has active resident councils at four of its largest public housing sites and will continue to encourage resident participation. When a single public meeting is required, AAHC will hold 6-8 meetings in order to maximize resident participation. AAHC will also continue to participate in the Family Self Sufficiency Program and the Washtenaw Housing Education Partnership program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

AAHC and YHC are not designated as troubled, as defined under 24 CFR part 902.

AP-65 Homeless and Other Special Needs Activities

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's Continuum of Care (CoC) agency, or Housing Access of Washtenaw County (HAWC), has a cohesive and sophisticated group of outreach workers associated with the local shelter, homeless veteran's office and community mental health team. Outreach efforts will continue to be coordinated throughout the jurisdiction to reduce the possibility of duplicating counts in the same area or via known places where the same people congregate throughout the day. These efforts will ensure the agency staff has detailed information and knowledge of where our unsheltered people congregate, receive meals, and get medical care. Further, through cooperation with local law enforcement, additional locations where the homeless may be congregating will continue to be identified. By continually coordinating with all of these providers, successful outreach to homeless persons will be achieved and duplication avoided when assessing needs.

Washtenaw County also benefits from having HAWC as the centralized intake and assessment agency, widely marketed and well-known to local housing resource entities. In the coming year, the system will continue to be refined to allow for linkages and placements into the community's affordable and permanent housing inventory.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency needs are generally processed by HAWC, the centralized intake and assessment agency for Washtenaw County. HAWC administers all eviction prevention services, as well. In partnership with housing and service providers, including United Way's 211 line, all calls for housing resources will continue to be routed to the HAWC line.

The Continuum of Care's (CoC) 10-year plan to end homelessness specifically cites utilizing services and accessing affordable housing as the strategy for successful transition out of emergency shelters and transitional housing. To address the lack of affordable housing, a Targeting Housing Work Group is looking to target Housing Choice Vouchers for those people moving out of transitional housing. As these individuals build the necessary skills and are connected to mainstream services, most of the households exiting transitional housing should be able to manage their own housing situation with a permanent housing voucher. The Michigan State Housing Development Authority (MSHDA) has designated that all new Housing Choice Vouchers be dedicated to persons and households who were homeless, giving the Housing Access for Washtenaw County (HAWC) the responsibility to fill those wait list slots. By utilizing HAWC, people in transitional housing can be ensured a wait list slot for a Housing Choice Voucher, which will make it easier for them to exit the transitional housing program directly to permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

HAWC was designed with a commitment to housing first, with a specific focus on shelter diversion. A streamlined system to housing resources through HAWC will continue to be coordinated between staff at shelters, permanent supportive housing providers, the Public Housing Authority (PHA), Shelter Plus Care (SPC) voucher program, and the homeless preference housing choice vouchers program. Further, a unique collaboration exists between HAWC and the state Department of Human Services, under which a go-to person from DHS is assigned specifically for HAWC screeners and assessors, which in turn expedites applications submitted through HAWC. This effort is will continue to be supported by a Memorandum of Understanding and will provide for a 24-48 hour turnaround. In a system that normally takes 10-14 days, this is a huge success. Additionally, nearly all case managers will continue to be trained in the SOAR process to ensure that people who are eligible can receive disability payments.

The ten-year plan to decrease the number of homeless households with children revolves around creating more permanent supportive housing for households with children. One of our permanent housing developers is currently engaged in conversations with the City and the County to convert some county-owned property into a housing development for homeless families. The site is in a centralized location, on a bus line, and the developer has a long history of incredible success with this kind of housing. Commitments to move forward are expected in the next 12-24 months.

An experienced family shelter provider is responsible for our Rapid Re-Housing Housing (RRH) program for households experiencing homelessness. Within twelve months, 16 units of transitional housing for homeless families will be converted into Rapid Re-Housing for families. In addition, we have received a 2-year demonstration grant from CSH and the Social Innovation Fund to provide housing stability services for homeless frequent users of our hospital systems. In the next 8-14 months, 100 “frequent flyers” will receive housing and supportive services. The vast majority of these people will be chronically homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

HAWC is the centralized intake and assessment agency for Washtenaw County. In partnership with housing and service providers, including United Way's 211 line, all calls for housing resources will continue to be routed to the HAWC line.

The Washtenaw Housing Alliance has been leading the development and implementation of our community's "Ten Year Plan to End Homelessness". Multiple work groups continue to meet to focus on pressing concerns, including: discharge planning, supportive housing development, use of existing housing resources, quality and standards, program research and evaluation, job development, and supportive housing services.

The following policies and protocols, reflect efforts to coordinate with systems of care that may discharge persons into homelessness, will continue to be followed:

Washtenaw County's Continuum of Care, in coordination with the University of Michigan Hospital systems and Saint Joseph Mercy Hospital system, approved a Hospital Discharge Planning Protocol designed to determine if a patient has housing options upon leaving the hospital. If the patient has no housing options or resources, she or he will be referred to the hospital social work department for assistance in addressing housing and related follow-up concerns. Once referred to a hospital social worker/case manager, staff will assess whether or not the person is connected to the community-based social services system.

For persons returning from mental health institutions, Community Support and Treatment Services (CSTS) has an official discharge planning policy that initiates the discharge planning processes at the earliest feasible point during service delivery, based upon the client's level of functioning. Upon discharge or transfer of clients, CSTS case managers and a placement coordinator are responsible for ensuring that the client has a viable housing option available. Project Outreach Team (PORT), a division of CSTS, collaborates with the University of Michigan Hospital psychiatric unit to identify housing options for discharged patients. PORT also participates in ongoing work groups to address discharge planning issues.

The Michigan Department of Human Services (DHS) has a written policy and protocol to ensure 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.

On a state-wide level, the Michigan Department of Corrections created the Prisoner Reentry Initiative (PRI) to assist with housing placement in private apartments that are willing to rent to individuals with criminal backgrounds. 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 (JPOT) to ensure that no one is released into streets. JPOT screens individuals at booking to assess each person's

needs, which include housing, food, clothing, and employment.

In the coming year, these systems will be refined to increase awareness through Housing Access for Washtenaw County and further strengthen partner relationships.

AP-75 Barriers to affordable housing

Introduction

The Office of Community and Economic Development (OCED) will continue to administer a homeownership program to provide down payment and closing cost assistance to first-time and lower-income homebuyers. This program provides an incentive for low-income renters to become homeowners in the Urban County. Without this incentive, many of these households would not be able to afford to purchase a decent, affordable home. Other strategies to remove barriers to affordable housing due to public policies and/or local market are described below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Home Rule: The Washtenaw Urban County will continue to take a **regional approach** to affordable housing and community development, which gains strength as new members join the collaboration.

Neighborhood Resistance: OCED will encourage and facilitates partnerships between housing developers and neighborhood associations, local government officials, etc. to start conversations early and **encourage citizen participation** in the design and implementation of affordable housing developments.

Transportation: Washtenaw County's Sustainable Communities Challenge Planning Grant seeks to expand existing affordable and energy efficient housing options and to connect them to job centers and healthy food through an **enhanced multi-modal transportation corridor**. The goal is to rectify the disparity between isolated segments of the community by removing barriers and creating a coordinated approach to housing, transportation, environmental and economic development policies and programs. In addition, the County, WATS, and local jurisdictions have continued to work on developing non-motorized trails throughout the County, such as the Border-to-Border Trail initiative, which is lead by the Washtenaw County Parks and Recreation Commission.

Property Taxes: As of 2007, the Michigan legislature passed a law that allows for **tax abatement** on property owned by nonprofit housing developers for homeownership. This law could be used effectively to lower the development and carrying costs for acquisition, development, and resale projects in low-mod areas, the primary goals of which are to increase the homeownership rate and neighborhood conditions.

AP-85 Other Actions

Introduction

In addition to the projects and activities outlined in this plan, the Washtenaw Urban County will engage in a variety of other activities intended to further local housing and community development goals.

Actions planned to address obstacles to meeting underserved needs

The Office of Community and Economic Development (OCED) will continue to collaborate and partner with a wide network of housing and human service providers, government officials, business leaders and citizens to identify areas of need in the community. A coordinated effort will be made to continually improve service delivery systems, reduce duplicative services and to create a process that is flexible enough to meet new needs as they develop.

Actions planned to foster and maintain affordable housing

The Office of Community Development will provide down payment and closing cost assistance to first-time and lower-income homebuyers and operates a single-family rehabilitation program. Other planned actions that will foster affordable housing include public and rental housing rehabilitation programs.

Actions planned to reduce lead-based paint hazards

Lead risk assessments will be completed for all housing units receiving assistance through the OCED Housing Rehabilitation Program. 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.

Information is available to any family who is concerned that they may be at risk and the County also has two HEPA vacuums available for public use.

Actions planned to reduce the number of poverty-level families

Washtenaw County will enforce its **Living Wage Ordinance** with all companies contracting with the County, which requires all employees of these companies be paid, at a minimum, the current area living wage rate as set by the Health and Human Services poverty guidelines.

The Urban County will encourage CHDO and other non-profit agencies to **hire low-income residents** and local contractors for CDBG and HOME funded projects.

The County and City of Ann Arbor will continue to support a variety of outside **human service programs** through general fund dollars, including permanent supportive housing services, food distribution, preventative health care 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 Office of Community and Economic Development (OCED) will continue to partner with the Department of Human Services and Michigan Rehabilitation Services to provide the **PATH Program**. PATH partners assist families with removing barriers to work and providing connections to jobs, education and training that will allow for long term self-sufficiency.

Washtenaw County's **Sustainable Communities Challenge Planning Grant** will begin to work towards expanding existing affordable and energy efficient housing options and to connecting them to job centers and healthy food through an enhanced multi-modal transportation corridor. The goal is to rectify the disparity between isolated segments of the community by removing barriers and creating a coordinated approach to housing, transportation, environmental and economic development policies and programs. The advancement of affordable housing and transportation options will save families time and money, ultimately assisting in the movement out of poverty.

Actions planned to develop institutional structure

The County's institutional structure and delivery systems are well-coordinated and impactful. The Urban County Executive Committee (UCEC) is committed to creating housing and economic opportunities on a regional level. Public services in the community are prioritized through a unique model of coordinated funding partners. This cooperative model minimizes duplicative work for applicants and maximizes the effectiveness funds by targeting investments.

In an effort to continuously improve services and service delivery, OCED will continue to find improved ways to interact more efficiently with customers, employees and partners, to streamline application, review and monitoring processes where possible, and to facilitate cooperation and partnerships within and between governmental, non-profit and private agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

OCED regularly coordinates with service providers and housing developers by holding monthly public meetings, facilitating and participating in community-wide committees, and engaging local experts to recommend and provide programs for their target populations. OCED collaborates with and engages other funders and planning bodies through the Washtenaw Coordinated Funding for public services and with Michigan State Housing Development Authority (MSHDA), Ann Arbor Downtown Development Authority (DDA), Federal Home Loan Banks (FHLB), and Corporation for Supportive Housing (CSH) for housing projects. This coordinated funding model minimizes duplicative work for applicants and maximizes the effectiveness and impact of funds, including CDBG dollar, by targeting investments.

OCED will continue to work on the following activities to enhance coordination between public and assisted housing provides and private and governmental health, mental health and service agencies:

- “E-Government”: In order to disseminate information about County services 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, partners and constituents and to create new applications and services that were not previously possible.
- Consolidation: OCED is the result of a consolidation of three 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 continue to coordinate and streamline efforts to improve quality of life in Washtenaw County.
- Streamlining: The coordinated funding model has resulted in real and concrete savings of time and resources for applicant nonprofits, and funders. OCED will continue to eliminate artificial bureaucratic barriers for those in need by coordinating with other major public and private human service funders to create a streamlined application, review, and monitoring process.

Program Specific Requirements

AP-90 Program Specific Requirements

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	30,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	30,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220.(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of investment include HUD SHOP funds which are sought by Habitat For Humanity, Acquisition support through the HUD Office of Sustainable Housing and Communities Community Challenge Planning Grant, and a variety of other sources including private and other public investments.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Office of Community and Economic Development publishes comprehensive Program Guidelines which provide resale or recapture of HOME funds in compliance with the program requirements.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Office of Community and Economic Development publishes comprehensive Program Guidelines which provides for the appropriate affordability of units in compliance with HOME requirements.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Office of Community and Economic Development publishes comprehensive Program Guidelines which provides for the appropriate affordability of units in compliance with HOME requirements.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Please see the attached Housing Access for Washtenaw County (HAWC) Policies 2012-2013.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC-established centralized intake and assessment center, locally called Housing Access for Washtenaw County (HAWC), is primarily funded by ESG funding. As a result, all components of HAWC were designed in compliance with the ESG CFR. In reference to 576.400, (a) the Washtenaw Housing Alliance is the only authority that can allocate funding and approve plans and policies; (b) HAWC refers and fills SPC beds, Section 8 beds, education referrals to the McKinney-Vento agency, ESG Rapid Re-housing programs, HUD TH and PSH program, housing choice vouchers, public housing, EFSP linkages, and many other contacts; (c) HAWC has a direct, HAWC-only liaison with the Department of Human Services to expedite applications for mainstream benefits; (d) all housing agencies have formally agreed to not circumvent HAWC; (e) written standards for HAWC are in place and adopted by the CoC Board, and (f) HMIS participation is mandatory by all agencies associated with HAWC.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Washtenaw County receives two separate sources of ESG funding (directly from HUD to the Washtenaw Urban County and through a competitive process run by the State Housing Authority (MSHDA). In our community, the Washtenaw Housing Alliance runs the funding process from start to finish for both of these sources. Funding recommendations to either source is not approved until the WHA officially approves the submissions. Through a contractual relationship with Washtenaw Urban County, these activities include setting funding priorities, creating a funding process, reviewing and ranking of applications, recommending final funding allocations to both the Urban County and the CoC Primary Decision Group, fiduciary oversight of all ESG funding, site monitoring activities, and finally data reporting. Project priorities are designed with much feedback ranges from various sources, from the State Housing Authority, CoC membership agencies, to front-line workers.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets 24 CFR 576.405, the homeless participation requirement for ESG. In Washtenaw, ESG funding is primarily utilized to support the centralized housing assessment agency, called Housing Access for Washtenaw County (HAWC), which is under the purview of the Continuum of Care, called the Washtenaw Housing Alliance (WHA). The Michigan Itinerant Shelter System-

Interdependent Out of Need (MISSION) as well as the community's first grassroots camp community, called Camp Take Notice, are membership of the WHA Operations Committee, the CoC's primary decision group.

5. Describe performance standards for evaluating ESG.

Washtenaw County has adopted the Michigan State Housing Development Authority's (MSHDA) statewide performance standards, which include 1) length of stay, 2) recidivism, 3) housing retention, 4) engagement at exit, 5) discharge to housing, 6) income, 7) self-sufficiency matrix, and 8) achievement of case goals.

Additionally, the Washtenaw Housing Alliance (WHA) Funding Review Team, appointed by the WHA Board, is responsible for monitoring HUD CoC and ESG projects. The WHA dives into an array of data, including agency-wide and programmatic budgets, staff reports on prior year recommendations, and third party audits. This is achieved through a contractual relationship with OCED to conduct site-monitoring visits to review a variety of information, including HMIS data quality and regulatory compliance, financial and record-keeping systems, and compliance with grant terms and HUD requirements.