

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) provides information and accomplishment data related to Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funded activities that took place during the 2013 Program Year (PY) of July 1, 2013 – June 30, 2014.

Washtenaw County government, primarily through the Office of Community and Economic Development (OCED), is the lead entity for the administration of the CDBG, HOME and ESG programs. Funding under these programs 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, Saline Township, Scio Township, Superior Township, Webster Township, York Township, Ypsilanti Township and Manchester Village.

Major accomplishments executed during PY 2013, the first year of the 2013 – 2017 Washtenaw County Consolidated Plan, include:

- 56 homeowners received services through the housing rehabilitation program
- 20 households received assistance to become first time homebuyers
- 32 rental units were rehabilitated for persons with special needs, experiencing homelessness and/or with incomes under 60% Area Median Income (AMI)
- 1 public facility improvement project was completed in the City of Ypsilanti
- 3,724 low- to moderate-income persons were provided with access to public services at 3 area non-profit agencies
- 52 low- to moderate-income persons received improved access to public services at 1 Community Based Development Organizations (CBDO)
- 128 surveys were collected in Northfield Township to establish the eligibility of a LMI census tract
- 2,793 persons were provided homeless prevention services, rapid re-housing services, or a night in a homeless shelter through the Emergency Solutions Grant (ESG).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance economic development activities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	0	0.00%		0	
Improve public facilities and infrastructure	Non-Housing Community Development	CDBG: \$415431	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	34000	5825	17.13%	6800	5825	85.66%
Improve public facilities and infrastructure	Non-Housing Community Development	CDBG: \$415431	Buildings Demolished	Buildings	10	0	0.00%	2	0	0.00%
Increase quality affordable homeowner opportunity	Affordable Housing	CDBG: \$781040 / HOME: \$269500	Homeowner Housing Added	Household Housing Unit	39	0	0.00%	10	0	0.00%

Increase quality affordable homeowner opportunity	Affordable Housing	CDBG: \$781040 / HOME: \$269500	Homeowner Housing Rehabilitated	Household Housing Unit	210	56	26.67%	45	56	124.44%
Increase quality affordable homeowner opportunity	Affordable Housing	CDBG: \$781040 / HOME: \$269500	Direct Financial Assistance to Homebuyers	Households Assisted	80	20	25.00%	20	20	100.00%
Increase quality affordable rental housing	Affordable Housing	CDBG: \$385300 / HOME: \$638271	Rental units constructed	Household Housing Unit	75	0	0.00%	15	0	0.00%
Increase quality affordable rental housing	Affordable Housing	CDBG: \$385300 / HOME: \$638271	Rental units rehabilitated	Household Housing Unit	175	32	18.29%	35	32	91.43%
Promote access to public services & resources	Homeless Non-Homeless Special Needs	CDBG: \$360408	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15055	3776	25.08%	3011	3776	125.41%
Support homelessness prevention & rapid re-housing	Homeless	ESG: \$145542	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	0	0.00%	400	0	0.00%

Support homelessness prevention & rapid re-housing	Homeless	ESG: \$145542	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	0	0.00%	10	0	0.00%
Support homelessness prevention & rapid re-housing	Homeless	ESG: \$145542	Homeless Person Overnight Shelter	Persons Assisted	3500	232	6.63%	700	232	33.14%
Support homelessness prevention & rapid re-housing	Homeless	ESG: \$145542	Homelessness Prevention	Persons Assisted	15000	1541	10.27%	3000	1541	51.37%
Support homelessness prevention & rapid re-housing	Homeless	ESG: \$145542	Housing for Homeless added	Household Housing Unit	500	0	0.00%	150	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The highest priorities identified in the Action Plan include the items below. Each of these priorities were addressed by CDBG funding.

- The Housing Rehabilitation program is designed to bring eligible property owners' dwellings into compliance with locally adopted housing standards, to reduce ongoing and future maintenance costs, and to preserve safe, decent and affordable housing.
- The Rental Housing Rehabilitation program is upgrading and extending the affordability period at Pauline Apartments.
- The Down Payment Assistance program and the Home Purchase and Rehabilitation Program assisted twenty households in becoming homeowners.
- The Accessibility/Barrier Free Improvements program offered grants up to \$5,000 for the installation of exterior ramps to homes occupied by very low-income persons (up to 50% Area Median Income) in order to improve their accessibility. Including the Mobile Home Rehabilitation Program and the Emergency Repair Program, over 50 households were assisted in improving their homes.
- Ypsilanti Township has committed local resources to acquiring, rehabilitating, and selling affordable single family homes.
- The City of Ypsilanti improved over 30 sidewalk ramps to make them ADA accessible.
- The ESG provided emergency shelters and homeless prevention services to over 2,500 people.
- Catholic Social Services of Washtenaw, the Domestic Violence Project, Inc., the HIV/AIDS Resource Center, and the Community Action Network provide early childhood education, safety net health services, shelter, housing assistance, and other crucial support services.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA
White	62	1	0
Black or African American	92	15	0
Asian	3	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	0
Hispanic	0	0	0
Not Hispanic	158	16	0
Total	316	32	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

These numbers represent the ESG programs as well as the Down Payment Assistance program, Housing Rehabilitation, and CBDO programs.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year X
CDBG		6,774,489	321,254
HOME		3,199,332	103,758
ESG		512,946	64,240

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Washtenaw Urban County does not have target areas in the Consolidated Plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

A premise of the HOME Investment Partnerships Program is that providing affordable housing to low-income persons is the responsibility of all levels of government. The HOME Program requires OCED to provide match in an amount equal to no less than 25 percent of the total HOME funds drawn down for project costs. The 2013-14 Matching contributions were satisfied with non-federal funds through owner contributions, non-profit funds, private contributions, donated labor & and construction materials, local Payment In Lieu of Taxes (PILOT) programs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,547,875
2. Match contributed during current Federal fiscal year	2,600,023
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,147,898
4. Match liability for current Federal fiscal year	107,845
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,040,053

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
12/31/1899	06/30/2014	0	690,855	0	0	0	0	690,855
11/22/1901	05/29/2014	114,371	0	0	0	37,500	0	151,871
01/10/1902	09/19/2013	105,508	0	0	0	23,669	0	129,177
01/11/1902	09/26/2013	112,805	0	0	0	13,295	0	126,100
01/12/1902	10/17/2013	123,624	0	0	0	10,923	0	134,547
02/14/1902	02/06/2014	69,939	0	0	0	38,849	0	108,788
02/27/1902	12/05/2013	1,686	0	0	0	0	0	1,686
02/28/1902	12/03/2013	1,324	0	0	0	0	0	1,324
03/01/1902	11/12/2013	702	0	0	0	0	0	702
03/15/1902	02/27/2014	116,395	0	0	0	12,430	0	128,826
03/30/1902	06/11/2014	130,171	0	0	0	13,608	0	143,779
03/31/1902	06/05/2014	133,142	0	0	0	12,211	0	145,353
04/10/1902	03/19/2014	124,131	0	0	0	12,509	0	136,640
04/11/1902	06/12/2014	139,807	0	0	0	11,473	0	151,208
04/12/1902	06/17/2014	97,609	0	0	0	56,899	0	154,508
04/13/1902	06/18/2014	138,907	0	0	0	11,059	0	149,966
04/14/1902	06/26/2014	79,134	0	0	0	48,024	0	127,157
04/15/1902	06/26/2014	107,743	0	0	0	9,718	0	117,462

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	147,938	0	0	0	0	147,938
Number	3	0	0	0	0	3
Sub-Contracts						
Number	29	0	0	0	0	29
Dollar Amount	108,450	0	0	0	0	108,450
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	147,938	112,596	35,342			
Number	3	2	1			
Sub-Contracts						
Number	29	3	26			
Dollar Amount	108,450	14,030	94,420			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0

Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
Total		

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units		
Number of households supported through the acquisition of existing units		
Total		

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

There are numerous affordable rental rehabilitation projects in motion. The Low Income Housing Tax Credit (LIHTC) process dictates the timeline of development. The early HOME financing increases the competitiveness of projects and makes it easier to leverage other resources. Both the Ann Arbor Housing Commission and the Ypsilanti Housing Commission are going through a RAD conversion and will be bringing rehabilitated affordable units on line in the next couple of years. These projects take multiple years to complete due to complex financing, land acquisition, relocation plans, and many other issues.

Discuss how these outcomes will impact future annual action plans.

Future annual action plans will adjust to the statuses of the various development projects. For example, the LIHTC competitive process will be further along and projections will be more accurate.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2,724	77
Low-income	1,036	25
Moderate-income	72	3
Total	3,832	105

Table 13 – Number of Persons Served

Narrative Information

These numbers demonstrate that our services are targeted to those with the greatest needs. The programs included here include the Rental Rehabilitation program, the Down Payment Assistance program, the ESG programs, the Human Services programs, and the Single Family Rehabilitation program.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Project Outreach Team (PORT) is the primary resource for outreach of unsheltered, homeless persons, connecting them to mainstream services and housing. PORT is a part of our community mental health agency – CSTS – and provides outreach services county-wide. In addition to the SOAR program, they do County Jail in-reach for those dealing with mental illness or co-occurring disorders to reduce chance of discharge back to the streets. The single adult shelter also has outreach staff and a "non-residential" program (laundry, showers, and meals, medical clinic) to engage those sleeping on the streets. Additionally, our VA's Homeless Veterans' Program finds disenfranchised homeless veterans to connect them with VASH vouchers and other support.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Washtenaw County Continuum of Care provides housing-focused emergency shelter and transitional housing programs to households experiencing homelessness. Local shelters and transitional housing providers work with clients to increase income and secure affordable housing through a combination of rapid re-housing, permanent supportive housing, and housing at the market rate.

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

The CoC continues to provide ongoing training to the centralized intake agency, emergency shelters, and TH providers on expediting access to housing for HHs in ES, TH and unsheltered situations. Utilizing the HUD Opening Doors framework, the CoC has been working to increase the inventory of PSH and RRH units, through ESG & other state funds. The CoC and HMIS lead developed benchmarks/dashboards to be used by all agencies to evaluate LOS. Agencies were made aware of the tools and offered technical assistance. The CoC is committed to reducing returns to homelessness, and to that end monitoring recidivism rates is a focus area in our Continuous Quality Improvement (CQI) process. In an effort to evaluate program effectiveness, recidivism reports are reviewed quarterly by the Data Leadership Performance Team (DLPM). The CoC will continue to offer trainings to assist agencies in learning housing retention skills and strategies and how to work with landlords & property managers to improve housing

stability. Additionally, agencies are also providing more follow up post-exit from the system- which has been shown to be effective in reducing returns.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Washtenaw County Centralized Intake system, Housing Access for Washtenaw County (HAWC), provides a variety of services and referrals to households at imminent risk of experiencing homelessness. HAWC provides homelessness prevention and rapid re-housing financial assistance to those extremely low income households, below 30% of the area median income. Additionally through a formalized agreement with a number of publicly funded institutions, HAWC coordinates placements of those households exiting publicly-funded institutions into transitional housing programs.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The AAHC applied for and received approval to convert all of its public housing units to project-based vouchers under the Rental Assistance Demonstration project. The AAHC has secured over \$26 million to redevelop 5 of its larger properties and rehabilitation will begin in the fall of 2014 including funding from the City of Ann Arbor, Washtenaw County and the Ann Arbor DDA.

The Ann Arbor Housing Commission (AAHC) contracts with several local nonprofit agencies to provide services to tenants who are living in public housing units including: Community Support and Treatment Services, Catholic Social Services, Community Action Network, and Peace Neighborhood Center. In addition, the AAHC has a Memorandum of understanding with Ozone House and Interfaith Hospitality Network to provide housing for people who are receiving their services. The AAHC operates 355 public housing units and administers 1,503 Housing Choice vouchers.

See below for funding

FY 14 Ann Arbor Housing Commission Public Housing Operating Funds \$1,059,167

FY 14 Ann Arbor Housing Commission Public Housing Capital Fund (CFP501-14) \$476,920

FY 14 Ann Arbor Housing Commission Housing Choice Voucher/S8 & VASH HAP Grant \$9,647,816

FY 14 Ann Arbor Housing Commission Housing Choice Voucher/S8 Admin \$946,000

FY 14 AAHC Family Self Sufficiency Grant \$107,546

The Ypsilanti Housing Commission (YHC) provides affordable housing opportunities within the City of Ypsilanti. It operates 198 units of public housing, consisting of four housing complexes and multiple scattered sites throughout the City. The YHC is also the project sponsor and general partner of Hamilton Crossing, a 144-unit mixed-income affordable housing project located at the I-94 "Gateway to Ypsilanti".

The YHC has been approved by HUD to convert all of its 198 public housing units to project-based rental assistance via the Rental Assistance Demonstration (RAD) Program. The conversion is split into two projects: (1) the intensive rehabilitation of 118 units, named the Strong Housing project in honor of the late Deborah Strong, former Board Chairperson of the YHC, and (2) the demolition and redesign of the 80-unit Parkridge Homes site.

The Strong Housing project has received an allocation of low-income housing tax credits, bringing in approximately \$15 million for redevelopment. Financing for the redevelopment project is expected to close in the Spring of 2015, with an anticipated construction period of 12 months. The Parkridge Homes project is reapplying for 9% low-income housing tax credits in October, 2014.

The Office of Community and Economic Development has assisted the YHC in its redevelopment efforts with a planning grant of approximately \$150,000 for predevelopment costs and resident engagement and an award of HOME funds of approximately \$400,000 towards the redevelopment of Parkridge Homes.

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

The YHC has active resident councils at its Paradise Manor and Hollow Creek complexes. The resident councils help provide a voice for residents, help communicate pertinent information from management back to residents, and plan and organize resident community events such as National Night Out. A portion of the planning funds provided by OCED will help to further build the capacity of the YHC's resident councils, providing leadership and governance training to council members.

Actions taken to provide assistance to troubled PHAs

YHC was designated "Troubled" for FY2013, but they have submitted an appeal to HUD and are currently awaiting a decision.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Washtenaw County Office of Community and Economic Development (OCED) has initiated a countywide affordable housing needs assessment. The final report will provide a clear, easy to understand assessment of the local housing market, identify current and future housing needs, and provide specific and implementable policy recommendations to advance affordable housing. A major goal for this study is to include an analysis that links transportation cost and accessibility, as well as other environmental and quality of life issues to the location of affordable housing. Ultimately, this report will provide numerical targets, budget needs, and policy recommendations related to affordable housing in Washtenaw County, as well as individually for the communities that make up the County's urban core.

The Ann Arbor Housing and Human Services Advisory Board (HHSAB) has formed a joint committee with the City's Planning Commission to discuss potential new approaches to addressing affordable housing challenges.

The Washtenaw County OCED has led a multi-jurisdictional cooperative initiative to transform Washtenaw Avenue around efficient mass transit into an attractive, vibrant, walkable, mixed-use corridor, with a sense of place. Recently, a transit millage passed that will improve transit service - particularly on the eastern side of county where many transit-dependent riders live.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The HOME Request for Proposals (RFP) is an open process that looks to the community for guidance on what needs aren't being met. The scoring rubric that is shared with bidders values projects that address unmet needs.

OCED is planning to host a community conversation this fall around affordable housing and homelessness. The forum will bring together community leaders and residents to discuss the most pressing needs related to housing and what can be done to address those needs.

OCED received the HUD Sustainable Communities Planning Grant 2012-2014. That work was particularly focused on engaging populations that have traditionally been excluded from the planning process - low income, seniors, disabled, minorities, non-English speakers. The grant work was also focused on three communities in Washtenaw County that were particularly hard hit by the foreclosure crisis - Gault Village, West Willow, and South of Michigan Avenue (SOMA). The Sustainable Communities work

OCED, along with the Washtenaw County Public Health Department, the University of Michigan, and Casa Latina, a local non-profit, recently completed a Latino health survey that surveyed 500 Latino households in Washtenaw County. The results of the survey, related to public health, quality of life, and numerous other factors, will influence the future direction of policy to ensure underserved needs are being addressed.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Workforce development services target individuals living below or near the poverty level to provide them with skills needed to enter the job market or advance their career. Through the Michigan Works! Service Center, we offer a multitude of services, ranging from resume development, practice interviews and job training. Some of the workshops focus on teaching basic literacy and job readiness skills, while others are more advanced and focus on networking and using technology in job search. Many of the programs also provide supportive assistance, including assistance with clothing and transportation to overcome barriers to employment.

OCED pursues economic development activities to create jobs - particularly in the eastern part of the County where many poverty-level families live.

To help company start ups and expansions

- \$650,000 in micro loans and gap financing to 24 companies creating 267 new jobs and retaining 202 jobs
- \$562,000 in start up grants and 122,500 annually from government, state, education and private donors for the east side business incubator serving 49 tenants and creating 106 jobs

To revitalize core downtown areas and neighborhoods

- \$135,000 in building re-use grants to improve 13 properties creating 47 permanent jobs and 45 construction jobs
- \$120,000 in LiveYpsi homeownership grants to 16 EMU faculty and staff

To attract new investment in the community

- \$21,000 for township, UM, City economic development and wayfinding plans

To help our students succeed

- 3 new and expanded learning options in eastern County (Early College program at EMU, Washtenaw International Baccalaureate High , project-based New Tech High)
- Merger of the Willow Run and Ypsilanti School Districts

In sum, OCED assisted 86 companies, 465 new jobs, 202 jobs retained, \$785,000 working capital, \$4.5M leveraged funding, 13 commercial spaces renovated, 16 new homeowners, and 3 new education options.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The intent of the CIT is to create a cross-departmental partnership to facilitate and fund services and strategies to address issues of poverty in order to create strong, successful, and safe communities. The focus of the CIT is to identify, organize and deploy human service and infrastructure resources that can have positive and lasting impact on designated geographic areas.

Create and execute an implementation plan based on a common agenda, shared measurements, mutually reinforcing activities, coordinated services, and continuous communication. In addition to cross departmental coordination, the CIT will serve to solidify existing community partnerships that fit within the context of the implementation plan.

The Washtenaw County Office of Community and Economic Development is a recently merged department (housing infrastructure, human services, workforce and economic development) that intends to more efficiently and effectively serve low income families by streamlining customers access points, programs, and resources.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In an effort to further the improvements realized through the public coordinated funding process, representatives from the City, County, United Way of Washtenaw County, the Washtenaw Urban County, and the Ann Arbor Area Community Foundation came together to explore a public-private partnership to better organize investments in local human services. The group met regularly to discuss and research the potential benefits and costs of such a model. The work included examining the current system for funding non-profits; convening meetings with local non-profits to hear feedback and questions; meeting with key donors, business leaders, and other stakeholders to get feedback; and ultimately developing a plan to establish a formal *Coordinated Funding Model*.

The HUD Sustainable Communities Planning grant is supporting the RAD conversions of both the

Ypsilanti and the Ann Arbor Housing Commissions. The investments are focused on resident engagement and services. With the Ypsilanti Housing Commission, OCED supported the creation of a Family Empowerment Program at Hamilton Crossing that helps residents set and meet financial, academic and other goals. With the Ann Arbor Housing Commission, OCED is helping to engage the residents in the redevelopment of their properties, particularly through the investment of new green technologies on the site and opportunities for public art. These resident engagement opportunities are in partnership with on site social service providers.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

OCED is working to affirmatively further fair housing through a number of activities.

- A Fair Housing Website for Washtenaw County - http://www.ewashtenaw.org/government/departments/community-and-economic-development/housing-and-community-infrastructure/urban_county/fair-housing/fair-housing-in-washtenaw-county
- The Urban County Executive Committee was provided training in fair housing this year.
- OCED staff attended a fair housing training at the Building Communities Conference.
- OCED staff attended the Fair Housing Center of Southeast Michigan's annual meeting.
- A log of concerns/issues that are raised in our community is kept in the OCED office. It is regularly reviewed and outstanding issues are addressed.
- OCED has funded work by the Fair Housing Center of Southeast Michigan.

CR-40 - Monitoring 91.220 and 91.230

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

OCED staff provides Subrecipients and contractors with technical assistance from project design through project completion. The OCED has a number of monitoring techniques ranging from onsite to remote monitoring allowing a consistent level of oversight to be maintained among all Subrecipients and contractors. On-site visits are conducted to evaluate project progress and determine compliance with applicable regulations, such as the Davis-Bacon Act. OCED staff also conducts desktop and remote monitoring reviews of project performance to ensure all financial and programmatic requirements are being met.

Remote monitoring of each Subrecipient or contractor occurs on a bi-annual basis, previous findings however can result in annual monitoring or an onsite visit. More in-depth onsite monitoring occurs with a smaller subsection of Subrecipients or contractors each year. Those Subrecipients or contractors chosen for onsite monitoring may be selected at random or chosen based on previous findings.

OCED monitoring ensures long-term compliance with requirements of the programs involved while simultaneously improving the ability of Subrecipients and contractors to perform for the county.

Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A notice of the public comment period for the Draft 2013 CAPER was published on Sunday, August 24, 2014 in the printed AnnArbor.com newspaper. Additionally, the 2013 CAPER was posted on the OCED website at www.ewashtenaw.org/oced for the length of the public comment period. The public was invited to comment on the Draft 2013 CAPER from August 26, 2014 – Friday, September 25, 2014.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Urban County Executive Committee solidified its commitment to acting on a more regional level by adopting a “Priority Project” policy. On an annual basis, the new policy allows for an optional 10% of CDBG project funding to be set aside during the allocation process for a priority project having a more regional impact. The UCEC has approved a 2014 pilot priority project that is multi-jurisdictional, enhances the walkability of one of the county’s major corridors, and is consistent with other regional planning efforts.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

OCED completed the affordable rental housing certification for more than 50 housing projects (over 600 units). The process examines tenant information including household size, subsidy source and income to ensure tenants income-qualify. It compares the units size and contract rent with applicable HOME High/Low or Fair Market rents to ensure compliance. It also collects race and ethnic data.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Affirmative marketing procedures are included in the Housing Affordability Agreements executed between the County and the housing provider. The HOME RFP requires that all HOME units are affirmatively marketed. Each rental project owner is required to develop an Affirmative Marketing Plan detailing efforts it will undertake.

OCED monitors compliance with the affirmative marketing efforts through documentation and site visits. OCED provides information about federal fair housing laws and the County's Affirmative Marketing Policy and requires the use of equal opportunity language in advertising by property owners and by encouraging property owners to follow their Affirmative Marketing Plans. Annually, program report forms will be used to monitor certification of tenant incomes and rent levels.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Any program income that is received by OCED is invested consistent with HOME regulations.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The Washtenaw County Office of Community and Economic Development has initiated a countywide affordable housing needs assessment. The final report will provide a clear, easy to understand assessment of the local housing market, identify current and future housing needs, and provide specific and implementable policy recommendations to advance affordable housing. A major goal for this study

is to include an analysis that links transportation cost and accessibility, as well as other environmental and quality of life issues to the location of affordable housing.

Ultimately, this report will provide numerical targets, budget needs, and policy recommendations related to affordable housing in Washtenaw County, as well as individually for the communities that make up the County's urban core.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	WASHTENAW COUNTY
Organizational DUNS Number	022011969
EIN/TIN Number	386004894
Identify the Field Office	DETROIT
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Ann Arbor/Washtenaw County CoC

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code -
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2013
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CAPER

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Program Year End Date

06/30/2014

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	870
Children	667
Don't Know/Refused/Other	0
Missing Information	4
Total	1,541

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	876
Children	190
Don't Know/Refused/Other	0
Missing Information	5
Total	1,071

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	123
Children	109
Don't Know/Refused/Other	0
Missing Information	0
Total	232

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,833
Children	951
Don't Know/Refused/Other	0
Missing Information	9
Total	2,793

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	1,260
Female	1,520
Transgender	3
Don't Know/Refused/Other	10
Missing Information	0
Total	2,793

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	951
18-24	452
25 and over	1,381
Don't Know/Refused/Other	0
Missing Information	9
Total	2,793

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	19	88	2	109
Victims of Domestic Violence	210	211	232	653
Elderly	16	35	3	54
HIV/AIDS	2	3	0	5
Chronically Homeless	126	0	0	418
Persons with Disabilities:				
Severely Mentally Ill	199	391	0	590
Chronic Substance Abuse	21	226	0	247
Other Disability	199	362	0	561
Total (Unduplicated if possible)	534	776	232	1,542

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

10. Shelter Utilization - this table is in place of the one above

Washtenaw County has adopted the Michigan State Housing Development Authority’s (MSHDA) statewide performance standards, which include 1) percent of clients discharged to stable housing 2) percent of clients with “known” exit destination 3) percent of adult clients with income at exit 4) percentage of adult clients with cash/noncash income at exit 5) Percentage of adult clients with employment at exit.

Additionally, the Continuum of Care (CoC) Funding Review Team (FRT), appointed by the CoC Board, is responsible for monitoring HUD CoC and ESG reports. The FRT 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 Office of Community and Economic Development (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.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2009	FY 2010	FY 2011
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	112,589
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	24,039
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	30,660	0
Subtotal Homelessness Prevention	0	30,660	136,628

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2009	FY 2010	FY 2011
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2009	FY 2010	FY 2011
Essential Services	0	42,722	0
Operations	0	19,280	3,660
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	62,002	3,660

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2009	FY 2010	FY 2011
HMIS	0	0	0
Administration	0	4,877	4,853
Street Outreach	0	0	0

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2009	FY 2010	FY 2011
242,680	0	97,539	145,141

Table 27 - Total ESG Funds Expended

11f. Match Source

	FY 2009	FY 2010	FY 2011
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2009	FY 2010	FY 2011
242,680	0	97,539	145,141

Table 29 - Total Amount of Funds Expended on ESG Activities

ESG Contact Name and Address

Andrea Plevak, Human Services Manager
PO Box 8645
110 N. Fourth Ave
Ann Arbor, MI
48107-8645
734-622-9007
pleveka@ewashtenaw.org

ESG secondary contact

Laura Urteaga-Fuentes, LMSW, Human Services Policy Specialist
(734) 222-6586
(734) 222-6531
urteagal@ewashtenaw.org

Subrecipient Form

Interfaith Hospitality Network @ Alpha House
Ann Arbor, MI 48103
Non-Profit
VAWA-DV provider: N
DUNS Number: 959376385
Award Amount: 35,000

Ozone House
Ann Arbor, MI 48104
Non-Profit
VAWA-DV provider: N
DUNS Number: 966272387
Award Amount: \$29,204

SOS Community Services
Ypsilanti, MI 48197
Non-Profit
VAWA-DV provider: N
DUNS Number: 958313942
Award Amount: \$30,000

Safe House Center
Ann Arbor, MI 4810
Non-Profit
VAWA-DV provider: Y
DUNS Number: 167523711
Award Amount: \$31,277

The Salvation Army
Ann Arbor, MI 48103
Non-Profit
VAWA-DV provider: N

ESG subrecipients 1

DUNS Number: 108844262
Award Amount: \$3,061

Shelter Association of Washtenaw County
Ann Arbor, MI 48103
Non-Profit
VAWA-DV provider: N
DUNS Number: 607998762
Award Amount: \$42,000

ESG subrecipients 2