

**2003-2008 Combined Washtenaw Urban
County & HOME Consortium
Consolidated Strategy and Action Plan**

**Community Development Block Grant (CDBG) &
Home Investment Partnerships (HOME) Programs**

May 14, 2003

**WASHTENAW COUNTY URBAN COUNTY & HOME CONSORTIUM
CONSOLIDATED STRATEGY AND PLAN**

DATES: JULY 1, 2003 – JUNE 30, 2008

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THE WASHTENAW URBAN COUNTY (CDBG) & HOME CONSORTIUM CONSOLIDATED STRATEGY AND PLAN

Executive Summary

The National Affordable Housing Act enacted in November 1990 required communities to develop a Comprehensive Housing Affordability Strategy (CHAS) to document community housing needs, market and inventory conditions and available resources. In 1994, the CHAS was replaced by a single document, the Consolidated Strategy and Plan, which consolidates the planning and submission of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs. The Consolidated Strategy and Plan (PLAN) serves as a comprehensive housing and community development plan for the community over a five-year period.

This Consolidated Plan summarizes the data and five-year goals and objectives for two related programs: the Washtenaw CDBG/HOME Urban County and the Washtenaw HOME Program Consortium. The Washtenaw Urban County is comprised of the Ypsilanti Charter Township, Pittsfield Charter Township, Ann Arbor Charter Township, Bridgewater Township, Salem Township, Superior Charter Township, Northfield Township, and Washtenaw County as the lead entity. This Urban County is formed to be a receiving community for the purpose of receiving an annual allocation of CDBG and HOME funds.

The Washtenaw HOME Consortium is made up of the City of Ypsilanti, Ypsilanti Charter Township, and Washtenaw County. Since Washtenaw County and Ypsilanti Charter Township are now participating in the Urban County, which is a CDBG Urban County, then this Five-Year Consolidated Strategy and Plan addresses use of both the CDBG and the HOME funds for those jurisdictions. However, because the City of Ypsilanti has chosen not to participate in the CDBG Urban County at this time, this plan only addresses the use of HOME funds for that jurisdiction. The Plan does, however, discuss the Washtenaw County CDBG Home Repair program in the context of HOME funds and CDBG funds being used in a coordinated manner.

The Plan is divided up into the following seven components:

- **Section 1- Urban County and Plan Development Process**
This part of the plan gives a description of the Washtenaw Urban County, its lead entity and partner local units of government. This section also describes the citizen participation process, including public hearings and input obtained from non-profit housing developers, as well as citizens. In addition, it details the plan development and approval process for the Washtenaw Urban County and the HOME Consortium.
- **Section 2- Housing Market Inventory and Analysis**
This part of the plan provides the information that was used to inform the housing and community development needs assessment and prioritization process. This section includes details about market conditions, as well as a demographic profile of the Urban County and the City of Ypsilanti (HOME), which includes population and household data.

- Section 3- Housing Needs Assessment

This component of the plan assesses the Urban County and City of Ypsilanti (HOME) needs for housing within the eight participating jurisdictions of these two programs, which are based on U.S. Census and other community information. This assessment includes four main parts. First, it provides the housing needs trend analysis. Second, it gives a prioritization of housing needs, along with the Priority Housing Needs Summary (Table 2A). Third, it includes a homeless needs assessment with the Homeless and Special Needs Population Summary (Table 1A). This assessment incorporates the work done by the countywide Continuum of Care Board and the various housing and services providers working with these populations. No Urban County or HOME funds are currently targeted for homeless populations.

Fourth, this part of the plan provides a discussion of other community housing needs, along with a section that details the Special Needs of the Non-homeless. In particular, it discusses the needs of public housing in the Urban County and City of Ypsilanti (HOME) area, lead-based paint, barriers to affordable housing, fair housing, and the institutional structure, through which the Urban County and the HOME Consortium will be managed. This section also addresses consultation and coordination with other entities in determining needs and strategies.

- Section 4- Non-housing Community Development Needs Assessment

This part of the consolidated plan utilizes interviews with key stakeholders to assess the community development needs of the Urban County. In addition, it describes the prioritization process of these needs, and summarizes the communities priority community development needs in Table 2B.

- Section 5- The 5-Year Housing & Community Development Strategic Plan

This section of the plan discusses objectives, funding resources, and potential obstacles for achieving the five-year strategies. The strategic plan also outlines priority areas for use of Urban County and HOME funds, and summarizes the specific homeless, special populations, housing, and community development objectives in Tables 1C and 2C.

- Section 6- The 1-Year Action Plan

This part of the plan summarizes the Urban County CDBG and the HOME Programs' spending plan for projects in the first year of implementation. This summary includes a discussion of needs and resources, relocation and displacement, amendments and modifications, geographic distribution, affordability, administration and monitoring, and affirmative marketing. In addition, Table 4 provides a list of proposed projects.

- Section 7-Citizen Participation

This component of the plan includes a summary of the minutes from the public hearings, written input from the community regarding proposed uses of Urban County resources, and the citizen participation plan.

Note: The term, "Affordable Housing," means different things to different people.

The working definition in this Plan, consistent with HUD guidelines, is that housing is affordable for a household when that household pays no more than 30% of its gross income on housing.

Based on federal policy, the issue of affordable housing has to do with housing for households at less than 80% of Area Median Income (AMI). The size of households is also a factor in determining what is affordable.

Because of HUD-determined dollar limits, the income limit in Washtenaw County, including the Urban County and Consortium areas, is in fact, 72.7% of AMI. This is because Washtenaw County is a high housing cost area. The Area Median Income table can be found in Section 2, Part 2. However, for simplicity, throughout this document the income limit will be listed as 80% of AMI.

Based on this definition, what is affordable for a household at one income level is different from what is affordable for another household of the same size, but at another income level.