

SECTION 4. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

PART 1. ASSESS COMMUNITY DEVELOPMENT NEEDS

A. Data Collection

Public hearings, public comment, interviews, and continuous discussion with community leaders, service providers, and public officials provided qualitative data on the community development needs within the Urban County and HOME Consortium. This data took the forms of project proposals, identified needs for low-mod households, priorities for community building, and estimates of the total need (in dollars) for community development projects that will need to occur in the next five years.

In addition, in an effort to collect more feedback from key stakeholders about the community development and housing needs of the Urban County and HOME Consortium, Washtenaw County Community Development staff created a six-page survey that was given to the Urban County and HOME Consortium leadership. The final survey was sent out on February 5, 2003 and was designed to elicit information about the comparative prioritization of different types of housing and community development projects, as well as services to different income groups and populations. The results of this survey were used to compliment the key stakeholder interviews, as well as information collected from public hearings and other research regarding the housing, demographic, and economic data that was collected for this plan. A short summary of the non-housing community development needs assessment is shown below.

B. Needs by Jurisdiction

Ypsilanti Charter Township

The township has several privately owned Section 8 properties, which are owned by property owners far removed from this community. These private owners have not consistently addressed ongoing property maintenance and adherence to local ordinances. With respect to these properties, they will continue the work started by the HOME Consortium to improve the lives of low-income residents, and will not tolerate or support negligent property owners.

Ypsilanti Township leaders have also been searching for strategies to increase low-moderate households' ability to gain access to affordable homeowner rehabilitation resources. The township is very concerned about the needs of older citizen homeowners, both with respect to deteriorating housing conditions and, in some cases, becoming at risk of tax delinquency and possible foreclosure. While property tax payment is not a CDBG eligible activity, coordination with the CDBG Urban County program and nonprofit agencies will improve the ability of the township and low-moderate income senior citizens to act earlier to prevent senior housing crises. Township leaders have been very creative in their thinking about how the townships' Community Development department can work most effectively and collaboratively with the Urban County program.

Ypsilanti Township is currently undertaking a far-reaching commercial/residential redevelopment corridor study along the E. Michigan Avenue/Ecorse Road corridor. This corridor is within one of the low income and minority concentration areas of the Urban

County. CDBG eligible projects will be considered in the context of this corridor study. Feedback from citizens participating in the E. Michigan Avenue/Ecorse Road corridor Study Public Workshops reflects the need for affordable housing. In addition, Ypsilanti Township has each recently updated its Master Plan, which is the Community Development Department's responsibility to create and use. Ypsilanti Township adopted its "Ypsilanti Township 2020 Comprehensive Plan," November 23, 1999.

In particular, Ypsilanti Township would like to investigate the feasibility of using CDBG funds for the following projects: rental and mobile home rehabilitation; construction and/or rehabilitation of a recreation center; senior center; homeowner acquisition and rehabilitation; street lights; street improvements (Holmes Road); and sidewalks.

Pittsfield Charter Township

In particular, they have expressed interest in the maintenance of affordable housing, and increasing the quality of life for low-income areas.

In order to accomplish these goals, they have identified certain projects that would enhance the quality and safety of life for residents that live in several manufactured housing developments, low-income tax rental properties, and private rental communities that accept Section 8 vouchers. Examples of these projects include the following: sidewalks; public transportation subsidies; street lights; financial assistance for low income homeowners with special tax assessments for septic systems; enhanced law enforcement; senior nutrition programs; and landscaping.

Superior Charter Township

In particular, they would like to target older, low-income neighborhoods within the township for neighborhood revitalization and/or homeowner rehabilitation assistance. In addition, they would like to investigate the feasibility of utilizing CDBG funds for sidewalks; subsidies for public transportation; a senior center; a recreation/ youth center; and summer day camp services for youth.

Northfield Township

In particular, they have begun to target economic development opportunities, which they will cluster in a zone near one of the main roads of the township. In this way, they hope to build a tax base to support the development of their downtown area in Whitmore Lake, as well as additional public safety and human services.

Northfield Township suggests the following projects for possible implementation with CDBG funds: improvements to the senior center; rehabilitation of businesses in downtown; homeowner rehabilitation; recreational programming for youth; and financial assistance with improving the availability of parking in Whitmore Lake.

Salem Township

According to the current Township Supervisor, Salem Township would like to begin focusing any efforts for community development and housing improvements on the hamlet located within the township. In particular, they would suggest that these efforts involve homeowner rehabilitation, sidewalks, and neighborhood revitalization, in order to improve the living environment of residents.

Ann Arbor Charter Township

Township representatives would like to explore two types of potential projects for residents within this jurisdiction: 1) senior transportation, and 2) homeowner rehabilitation for rural and low to moderate income residents.

Bridgewater Township

With these goals in mind, the township would like to propose the following projects ideas for possible implementation with CDBG funds: financial assistance with sewer system hook-ups; financial assistance to the township for a new tile drain; homeowner rehabilitation; subsidies for medical emergency charge payments; septic system and/or well improvements; asbestos removal; and the construction of sidewalks. In addition, and although they are not eligible for this federal funding, they have expressed that historic preservation of bridges, the Township Hall, and barns are a priority.

City of Ypsilanti

With HOME program funding, the City would like to continue with its homeowner rehabilitation program, and begin other projects that support homeownership, since currently the City exhibits an increasing renter-occupied rate of 62%. The City also expresses interest in redeveloping the Parkridge public Housing site, in order to offer a mix of affordable rental and homeownership opportunities. In addition, the City maintains an interest in preserving its historic character, promoting infill, and the recruitment of business.

C. Needs by Category

Public Facilities

Interviews and surveys highlighted a need and/or desire for a variety of public facilities within the Urban County and HOME Consortium areas. This includes the development and/or improvement of senior, youth, and/or recreation centers, which serve a range of population groups. Specifically, jurisdictions have estimated the costs of the following projects:

Recreation/Youth Centers: 1) Ypsilanti Township- rehabilitating the Peters Branch Library for a recreation/youth center (\$750,000) & upgraded park equipment (\$500,000); 2) Superior Township: construction of a new center (\$300,000); and 3) repairs to 75 Barker Road building for use as a youth center (\$181,000).

Senior Centers: 1) Pittsfield Township- new senior/ recreation center (\$500,000); 2) Northfield Township- Rehabilitation/ addition to senior center (\$n/a); and 3) Superior Township- Rehab or construction of new senior center (\$200,000).

Health Care Facilities: were listed with a minimal level of need, due to the lack of data on these needs. However, since at least Ypsilanti Township is considered a medically underserved area by the Public Health Department, closer examination and analysis of need in this area will be completed in the years of this plan.

Child Care Facilities- were listed with a minimal level of need, due to information received from the Child Care Network. According to their figures, the need is greater for child care services (in the form of scholarships) than for more facilities.

Parking Facilities- were listed with a minimal level of need. However, these needs will be addressed by each jurisdiction from other sources.

Infrastructure Improvements

Surveys also reflected a need for infrastructure improvements, such as sidewalks, street lights, and other neighborhood improvement projects, which would affect the quality of life and/or address safety concerns for low income residents, seniors, or youth. In addition, water, sewer, road, and other infrastructure improvements at various locations were also identified as needs.

Flood Drain Improvements- Using estimates from the County's Deputy Drain Commissioner, the need for drain improvements and maintenance in the Urban County jurisdictions will total \$7,497,500 in the coming five years.

Water Improvements-The Washtenaw County Public Works Department roughly estimates that the water needs in the coming five years for the Urban County will be approximately \$37,500,000.

Street Improvements- Ypsilanti Township estimates a need for a local match of \$1,500,000 to reconstruct Holmes Road.

Sidewalk Improvements- The following Townships have estimated a need for sidewalk construction and/or improvement in their jurisdictions: Superior (\$100,000); Ypsilanti Township (\$1,000,000); Northfield (\$40,500); Bridgewater (\$160,875); Salem (\$42,780); and Pittsfield (\$106,000).

Sewer Improvements-The Washtenaw County Public Works Department roughly estimates that the sewer needs in the coming five years for the Urban County will be approximately \$37,500,000.

Asbestos Improvements- was listed with a minimal level of need, as these improvements will be part of homeowner and rental rehabilitation efforts, as needed.

Other Infrastructure Improvements- Three jurisdictions estimated a need for street lighting to increase the safety and security of their neighborhoods: Pittsfield Township (\$15,000); Superior Township (\$30,000); and Ypsilanti Township (\$750,000).

Public Services

Based on input from Township representatives and residents, there is a need for a variety of public services, including subsidies for child care, emergency services, supportive housing, youth programming, and senior programming. However, the most commonly mentioned services were child care, senior transportation, and nutrition services.

Senior Services- A combination of key informant interviews yielded an estimate of the need for supportive services to older adults at \$9,347,000. This reflects a need for caregiver assistance, projected cuts in nutrition programs, etc.

Services for Persons w/ Disabilities- Using information from the Ann Arbor Center for Independent Living, which also serves the wider Urban County area, the need for supportive services to assist persons with disabilities in their homes is approximately \$3,400,800.

Youth Services- a minimal level was listed for this type of service due to lack of data. More analysis will be done in this area in the coming five years.

Transportation Services- The Ann Arbor Transportation Authority estimates that it will cost approximately \$1,500,000 to extend varying levels of service to the Urban County jurisdictions.

Substance Abuse Services- Using population estimates for the U.S. Census and an estimate from the U.S. Surgeon General that 9% of the adult population experiences an addictive disorder in the space of one year, one can estimate that there are approximately 7,156 adults (over 20) that need varying levels of substance abuse treatment in the Urban County¹. According to Washtenaw Community Health Organization, approximately 60% of those calling for services need outpatient treatment, 20% need intensive outpatient treatment, and 20% need residential treatment. Taking into account the differential cost of each type of treatment, the total need for substance abuse treatment in the Urban County can be estimated at \$3,540,583.

Employment Training- a minimal level of need was listed for this service, as it is already provided by the county for all qualifying residents in its ETCS Department. Additional employment training services will be paid for by other sources.

Crime Awareness- a minimal level of need was listed for this service, as it is already provided by local law enforcement. However, any additional crime awareness services will be paid for by other sources.

Fair Housing Counseling- The Fair Housing Center of Washtenaw County estimates the need for this service at \$150,000 in the next five years.

Child Care Services- The Child Care Network estimates that 1,620 children in Washtenaw County are in need of scholarships to pay for day care. Since the Urban County has approximately 35% of the total county population, then one can estimate that 567 children need those same scholarships within the Urban County. At \$3,168 per year, the total need for these scholarships is \$1,796,256.

Health Services- The Public Health Department of the County reports that Ypsilanti Township is a medically underserved area within the Urban County. However, they were unable to quantify the need for health services at this time. Further analysis into this need will occur in the coming five years. Other sources of funding will be used for health services in this area.

Accessibility

Based on the number of individuals with disabilities and the lack of adequate accessibility in much of their units, there is a need for rehabilitation assistance to attain barrier-free accessibility in the Urban County and HOME Consortium areas. The local Center for Independent Living estimates that approximately 200 units in the Urban County and HOME Consortium areas will need accessibility modifications.

Historic Preservation

Preservation of historic buildings has been identified as a need, but other sources of funding will need to be identified to address this need within the Urban County. However should certain projects present themselves in historic districts, staff will consult and work with the Historic Preservation program within the County to address those needs.

Economic Development

Assistance to small businesses with building rehabilitation costs has been identified as a minimal need. However, other sources of funding will be sought to address these needs.

Other Community Development Needs

Township representatives also recognized the need for addressing lead-based paint hazards and improving the system of code enforcement in certain jurisdictions, in order

¹ See section 3, part 4 for references.

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to increase the sense of community, safety, and standard of living. Lead-based paint has been listed as a minimal need because those needs will be addressed with homeowner and rental rehabilitation, as appropriate. Ypsilanti Township has estimated a start-up cost for code enforcement at \$200,000, which will then be financed by fines and fees.

Planning

Key stakeholders requested assistance with putting together information and plans that they have begun, in order to target specific neighborhoods for revitalization and/or wide-scale homeowner rehabilitation efforts. In addition, the community recognizes the need to complete an analysis to impediments to fair housing.

PART 2. PRIORITIZE NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

A. Non-housing Community Development Priority Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS - TABLE 2B	Priority Need Level High, Medium, Low, No Such Need	ESTIMATED DOLLARS NEEDED TO ADDRESS
PUBLIC FACILITY NEEDS		
Senior Centers	M	\$700,000
Youth Centers	M	See Recreation Ctrs.
Child Care Centers	M	1
Parks and/or Recreation Facilities	M	\$1,731,800
Health Facilities	L	1
Parking Facilities	L	1
INFRASTRUCTURE IMPROVEMENT		
Flood Drain Improvements	M	\$7,497,500
Water Improvements	M	\$37,500,000
Street Improvements	M	\$1,500,000
Sidewalk Improvements	H	\$1,450,155
Sewer Improvements	M	\$37,500,000
Asbestos Removal	M	1
Other Infrastructure Improvement Needs	L	\$795,000
PUBLIC SERVICE NEEDS		
Senior Services	H	\$9,347,000
Services for Persons w/ Disabilities	M	\$3,400,800
Youth Services	M	1
Transportation Services	H	\$1,500,000
Substance Abuse Services	L	\$3,540,583
Employment Training	M	1
Crime Awareness	M	1
Fair Housing Counseling	L	\$150,000
Child Care Services	M	\$1,796,256
Health Services	M	1
ACCESSIBILITY NEEDS		
Accessibility Needs	M	\$5,000,000
HISTORIC PRESERVATION NEEDS		
Residential Historic Preservation Needs	L	70,000
Non-Residential Historic Preservation Needs	L	1

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ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation	M	1
Micro-Business	M	1
Other Businesses	M	1
Other Economic Development Needs	L	1
OTHER COMMUNITY DEVELOPMENT NEEDS		
Lead Based Paint/Hazards	H	1
Code Enforcement	M	\$200,000
PLANNING		
Planning	M	\$75,300
TOTAL ESTIMATED DOLLARS NEEDED TO ADDRESS:		\$113,754,408

B. Explanation of Prioritization Process/ Table

Washtenaw County Community Development staff met with the Urban County Executive Committee and HOME Consortium leadership individually and in groups during early 2003 to discuss housing and community development needs. These meetings included a visioning process for the Executive Committee; a survey of their preferences regarding the provision of the different types of housing and community development projects that are allowed by HUD for CDBG; an assessment of their relative prioritization of these projects; and an assessment of their relative prioritization of projects that serve particular populations (i.e. seniors, persons with disabilities, different income groups, etc.).

Washtenaw County staff calculated the estimated total need in each category by consulting with local leadership; County, City, and Township staff; County plans; and Michigan State resources. When asking for these rough cost estimates of total need, Community Development staff requested an estimate of the need for the next 5 years.