



**COUNTY ADMINISTRATOR**  
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**TO:** Al Robinson, Chair  
Ways & Means Committee

**THROUGH:** Robert E. Guenzel  
County Administrator

**FROM:** Trena Rusher, Director  
Employment Training/Community Service Group

**DATE:** September 1, 1999

**SUBJECT:** Resolution ratifying the signature of the Chair of the Board on the re-application grant to the Michigan State Housing Development Authority (MSHDA) for continuation of the Community Development Housing Rehabilitation and Emergency Service Program in Washtenaw County to serve low- income homeowners for the period of September 1, 1999 through August 31, 2001, in the amount of \$300,000. .

**Board Action Requested:**

The Employment Training/Community Service Group is requesting a Resolution ratifying the signature of the Chair of the Board on the re-application grant to the MSHDA for continuation of the Community Development Housing Rehabilitation and Emergency Service Program in Washtenaw County to serve low- income homeowners.

**Background:**

In 1994, the Michigan State Housing Development Authority awarded \$300,000 to Washtenaw County Employment Training and Community Services Group to develop and implement a County-wide Home rehabilitation program. The program targeted homeowners who live outside the cities of Ann Arbor and Ypsilanti because both cities administered their own CDBG home rehabilitation program. The funding was used to rehabilitate the homes of

residents of the County who earned 50-80 percent of the median for the area.

In addition to income qualifications, priority was given to homes that posed a health and safety problem for the homeowners. During the initial phase of this program, 21 homes received rehabilitation services at an average cost of approximately \$11,000 to meet local building codes as well HUD's Housing Quality Standards. For homes requiring repairs exceeding the CDBG maximum funding limit, when appropriate, Weatherization, LIHEAP, and Detroit Edison Project Care funds were also used to cover these additional costs.

In 1997, MSHDA approved a second grant in the amount of \$300,000 to the Employment Training/Community Service Group for the continuation of the program. Residents of the County residents whose income is 50 to 80 percent of the median for Washtenaw County were eligible for services including Moderate Rehab from \$15,000 to \$20,000 per unit for home rehabilitation; and, up to \$2,500 for emergency services. Two Hundred Twenty Nine Thousand and Five Hundred dollars (\$229,500) was allocated for Moderate Rehabilitation; \$25,500 for Emergency Service repairs and \$45,000 for administration. The grant was match by a total of \$90,000 with funds from the LIHEAP, and the Weatherization programs.

During the program period from January 1, 1997-December 31, 1998, 16 units received rehab services at an average cost of \$14,655 and emergency repairs were perform on two units at an average cost of \$2,500.

### **Discussion:**

Because of our success in administering the CDBG home rehabilitation program, the Employment Training/Community Service Group is eligible to reapply for continuation of funding from MSHDA. We are requesting \$300,000 over a two-year period to be used as follows:

\$229,500 for Moderate Rehabilitation

\$ 25,500 Emergency Service Repairs

\$ 45,000 Administration

The program will continue to target residents who reside outside the cities of Ann Arbor and Ypsilanti, whose income is 50 to 80 percent of the median for Washtenaw County. The additional request in funds will be used to assist first time homebuyers either through the Downpayment Assistant and/or the Acquisition/rehab/Resale program. Providing Affordable Housing is consistent with the County's goal as outlined in the Consolidated Housing Plan.

### **Impact on Human Resources:**

The requested Board action has no impact on Washtenaw County positions, personnel policies or procedures.

### **Impact on Budget:**

The requested Board action will approve the budget in the amount of \$300,000. There will be \$45,000 in administrative costs for this action.

**Impact on Indirect Costs:**

There are no indirect costs associated with this budget.

**Impact on Other County Departments or Outside Agencies:**

In order to successfully implement this program, we must rely on the services offered by the County's purchasing department which involves adherence to the County's procurement process for obtaining bid quotes for rehabilitation work on homes, and securing qualified Contractors to perform the work.

**Conformity to County Policies:**

This matter has been reviewed by the Washtenaw County Community Action Board, the County Administrator's Office, Corporation Counsel, the Office of Finance, Human Resources, and the Ways and Means Committee. The requested Board action is in conformity with County policies.

**Attachments/Appendices:**

Re-Application

Budget

**Prepared by:**

Trenda Rusher, Director

Employment Training/Community Service Group

A Resolution ratifying the signature of the Chair of the Board on the GRANT application to the Michigan State Housing Development Authority (MSHDA) for continuation of the Community Development Housing Rehabilitation and Emergency Service Program in Washtenaw County to serve low income homeowners in the amount of \$300,000 for the period of September 1, 1999-August 30, 2001; authorizing the county administrator to sign the notice of grant award; aMENDING the budget; AUTHORIZING THE ADMINISTRATOR TO SIGN DELEGATE CONTRACTS

WASHTENAW COUNTY BOARD OF COMMISSIONERS

September 15, 1999

WHEREAS, the Employment Training/Community Service Group has successfully administered the Michigan State Housing Development Authority (MSHDA) Home Rehabilitation and Emergency Services programs since 1994; and,

WHEREAS, residents of the County whose income is 50 to 80 percent of the median for the area are eligible for services; these services include Moderate Rehab from \$15,000 to \$20,000 per unit for home rehabilitation; up to \$5,000 in down payment assistance for first time low income homebuyers; acquisition/rehab/resale; and up to \$2,000 for emergency services for qualified homeowners; and,

WHEREAS, the County will continue to service residents who reside outside the cities of Ann Arbor and Ypsilanti; and,

WHEREAS, the Home rehabilitation program is consistent with goals of encouraging the creation of safe, decent and affordable housing as outlined in the Consolidate Housing Plan as adopted by the Washtenaw County Metropolitan Planning Commission December 11, 1997; and,

WHEREAS, there are no County funds required for this grant; and,

WHEREAS, this matter has been reviewed by the Washtenaw County Workforce Development Board, Corporation Counsel, the Finance Department, Human Resources, the County Administrator's Office and the Ways and Means Committee.

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby ratifies the Chair of the Board's signature on the continuation application to the Michigan State Housing Development Authority for the Community Development Block Grant funds in the amount of \$300,000 for the period of September 1, 1999-August 30, 2001 for the Employment Training/Community Services Group, as on file with the County Clerk

BE IT FURTHER RESOLVED that the Board of Commissioners takes the following actions contingent upon receipt of the grant award in conformity with the application:

1. Authorize the Administrator to sign the Notice of Grant Award
2. Amending the budget, as attached hereto and made a part hereof

3. Authorizing the Administrator to sign the delegate contracts upon review by Corporation Counsel, to be filed with the County Clerk.

Washtenaw County Employment Training/Community Service		
Summary Budget		
Fund #2700 - CDBG		
Period Ending December 31, 2001		
Revenues		
50000	Federal Revenue	\$ 300,000
Expenditures		
72600	Supplies/Other Services and Charges	\$ 300,000

INDIRECT COSTS: 0