



WASHTENAW URBAN COUNTY

FINAL CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

July 1, 2006 - June 30, 2007

Urban County Executive Committee Reviewed: 8/28/07

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INTRODUCTION

The Washtenaw Urban County's 2003-2008 Updated Consolidated Strategy and Plan, which was approved by the Department of Housing and Urban Development (HUD) in July 2006, detailed the comprehensive housing and community development needs of the Washtenaw Urban County areas. As of July 1st of 2003, the Washtenaw Urban County was designated as a new Entitlement Community for the Community Development Block Grant (CDBG) Program. While all jurisdictions within Washtenaw County were given the chance to participate, only the following seven Townships elected to participate at that time: Ann Arbor, Bridgewater, Northfield, Pittsfield, Salem, Superior, and Ypsilanti. Starting July 1, 2006, the following additional jurisdictions joined the Urban County: City of Ypsilanti and the Townships of Scio and York.

Since the 2003-2008 Consolidated Plan was written by the County for the ten jurisdictions participating in the Urban County, its main focus was to develop realistic strategies to address the housing and community development needs in those particular jurisdictions, rather than to develop a larger strategy for the County as a whole. The Urban County's FY 2006-07 Annual Action Plan—the fourth of five one-year action plans to achieve the goals outlined in the five-year consolidated strategy and plan—was approved by HUD in June of 2006.

The Consolidated Annual Performance and Evaluation Report (CAPER) contains **ten** main sections, the content of which are largely determined by HUD. These sections detail the housing and community development achievements (completions) and plans (commitments) within the Urban County boundaries during the time period July 1, 2006- June 30, 2007. They also summarize Washtenaw County's activities to promote fair housing, efforts to improve opportunities for minority and women-owned businesses, other housing and community development-related initiatives within or encompassing the Urban County areas.

EXECUTIVE SUMMARY

The Washtenaw Urban County Consolidated Annual Performance and Evaluation Report (CAPER) mainly describes program year 2006-07 (July 1, 2006- June 30, 2007) accomplishments resulting from the use of Community Development Block Grant (CDBG), American Dream Down Payment Initiative (ADDI), and Home Investment Partnerships Program (HOME) funding, which are important components of the local strategy to address the housing and community development needs of the Urban County jurisdictions. In program year 2006-07, the County received \$1,181,560 in CDBG and \$690,920 in HOME/ADDI funding.

Accomplishments noted in the report include the following:

- Public services funded with CDBG dollars served 413 Urban County lower-income residents with transportation, child care scholarships, home maintenance, meal delivery, and payee services.
- 100% of CDBG and HOME funds were used to serve households with incomes below 72% of Area Median Income;
- ETCS & OCD completed 5 owner-occupied HOME/CDBG housing rehabilitation projects and 7 more were in process.
- Neighborhood Senior Services/ Rebuilding Together rehabilitated 21 houses in the County and 12 for lower-income Urban County residents.
- 4 lower-income households were assisted by CHA and Habitat to purchase their first homes with HOME and ADDI down payment assistance, and 1 more was in process.
- 3 units were rehabilitated by CHA, and re-sold with a HOME subsidy to lower-income households that were first-time homebuyers, and 3 more were in process.
- 2 new units of housing were constructed by Gateway in the City of Ypsilanti on vacant lots and sold to lower-income homebuyers.
- 5 housing units were completed by Habitat for very low-income homebuyers and 3 were in process.
- The County OCD worked with several organizations and residents to complete the YHFAI Market Study regarding the need for healthy food in the City of Ypsilanti.
- The County worked with the West Willow neighborhood to assess housing and community development needs and create a community plan.
- Foreclosure prevention services were provided to 362 households in the County and 14 loans provided to prevent tax foreclosure.
- Helpsource finished the rehabilitation of 2 rental units that were specifically reserved for youth group homes in Pittsfield Township.
- Ypsilanti Township completed park improvements at West Willow and Lakeside Parks and had nearly completed the park improvements at Harris and Community Center Parks.
- Superior Township completed a non-motorized trail on Macarthur Blvd.
- Avalon Housing partnered with Ozone House and Safe House Center to start the rehabilitation of 10 housing units for permanent supportive housing.
- The HCLT began the process to develop permanently affordable housing units in Pittsfield Twp and the City of Ann Arbor.
- The County and City of Ypsilanti started the rehabilitation of the Ypsilanti Pool, Senior Center, and Community Center.
- The County and Pittsfield Township started planning for the replacement of 3 sidewalk segments in the Township to enhance accessibility for lower-income residents.
- Dawn Farm purchased and rehabilitated a housing unit in the City of Ann Arbor for transitional housing.
- The Shelter Association provided warming center services for 374 homeless individuals.
- The Fair Housing Center received a total of 92 fair housing complaints and provided investigation and follow-up services for County residents
- The County partnered with Ozone House, Dos Hermanos, and Abe's Coney Island to complete a clean-up, the main purposes of which were to support the food store that came in on that corner and promote walkability in downtown Ypsilanti.
- Washtenaw Affordable Housing completed the rehabilitation of 43 units of rental housing at Gateway Apts.
- Michigan Ability Partners completed 10 units of permanent supportive housing at Maple View.

This report has ten main sections that detail the County's efforts to address those needs identified and documented by the 2003-2008 Washtenaw Urban County Consolidated Strategy and plan.

Section One of the plan lists resources obtained and/or used during the program year to fund housing and community development projects within or encompassing the Urban County.

Section Two of the plan assesses the County's progress in achieving its five-year goals and objectives and provides a summary of all of the affordable housing produced with federal, state, and local funds during the program year.

Section Three provides a narrative for the HOME program, which includes information about the geographic distribution of projects, an analysis of projects by type and priority need, and a list of the projects committed and completed during the program year. **Section Four** lists the other affordable housing projects completed or committed by the County and local nonprofits using non-federal funds during the period. **Section Five** is the Continuum of Care narrative and provides information about local efforts to address homelessness. **Section Six** includes the CDBG program narrative, which includes an assessment of the relationship of CDBG funding to priority needs, a list of current projects, and information about the implementation of the five-year consolidated plan.

Section Seven includes the County's self-evaluation of the administration of the CDBG and HOME programs. **Section Eight** details the County's other efforts to address the housing and community development needs in the five-year consolidated plan, including program compliance, governmental cooperation, fair housing, and lead-based paint reduction. **Section Nine** summarizes citizen comments received from this annual report. **Section Ten** is the attachments to this report, including the HUD-required Integrated Disbursement and Information System (IDIS) reports, the Annual Performance Report, the HUD Match Report, and the County's Fair Housing Recommendations.

SECTION I. DESCRIPTION AND USE OF AVAILABLE RESOURCES

FEDERAL RESOURCES

Other Federal Funding- Housing, Community, & Economic Development		
Source	Use	Amount
LIHEAP	2005-06 ETCS Weatherization Program	\$129,000
Department of Energy	2005-06 ETCS Weatherization Program	\$344,425
HUD Capital Funds	2005-06 Ypsilanti Housing Commission Public Housing	\$300,815
HUD Operating Subsidies	2005-06 Ypsilanti Housing Commission Public Housing	\$508,988 (1/2 year)
HUD Section 8 Vouchers	2005-06 Ypsilanti Housing Commission	\$1,573,415
HUD SHP & SPC Grants	2005-06 homeless projects	\$3,788,818
HUD HOPWA Grant	2005-06 HARC HIV/AIDS housing support	\$125,595
Community Services Block Grant (increased)	2005-06 ETCS Community Services 10/05- 9/06	\$546,219 (federal portion)
EPA	Brownfield Redevelopment- Revolving Loan Fund	\$1,500,000
US Department of Labor (ETCS)	WIA Adult, Dislocated Worker, Youth, Admin	\$1,939,280
	WIA Capacity Building	\$24,000
	WIA Displaced Homemaker	\$35,872
	Activities for WIA-eligible Youth	\$32,163
	WIA - Statewide A: One Stop Operation	\$144,439
	WIA - Statewide A: Incumbent Worker	\$182,444
U.S. Department of Health & Human Services	Senior Nutrition	\$902,312
	Foster Grandparent	\$447,675
Total Other Federal Funding:		\$12,525,460

STATE AND LOCAL RESOURCES

State & Local Funding- Housing, Community, & Economic Development		
Source	Use	Amount
MSHDA ESG	2006 Emergency Shelter Grants	\$401,900
MEDC	City of Ypsilanti Cool Cities Grant- Riverside Art Center	\$100,000
MSU/ Kellogg Foundation	Market Analysis- Food Access (City of Ypsilanti)	\$5,000
Michigan Public Service Commission	2005-06 ETCS Weatherization Program	\$95,353
MDLEG	Reemployment Services Initiative (ETCS)	\$23,308
	Work First Plan (ETCS)	\$1,675,051
County Housing Contingency	Avalon & WAHC Eagle Pointe Pre-development	\$25,900
	Housing Bureau Foreclosure Prevention	\$11,000
	Nonprofit TA Mini-grants	\$6,398
	Hamilton Anderson W. Willow Plan	\$16,020
	LISC Nonprofit TA & Community Planning	\$25,000
	HCLT 14 Metroview- MSHDA Match	\$25,000
	Growing Hope W. Willow Garden	\$6,000
	WHEP (Homebuyer Education)	\$25,000
	SAWC Warming Center	\$10,000
	MAP Maple View Apartments	\$50,000
	Dawn Farm Summit St. Apts.	\$67,000
	NSS/ Rebuilding Together Annual Event	\$23,000
County General Fund	Outside Agency Human Services Funding	\$770,000
	Community Development Admin/ HMIS Match	\$35,000
	Legal Services of S. Michigan Landlord Tenant	\$60,000
	Legal Services of S. Michigan Tenants Union	\$15,000
	Fair Housing Center	\$35,050
	MSU Extension	\$679,359
	Head Start	\$600,971
	Community Corrections	\$153,434
	Mental Health Treatment	\$3,414,814
	Department of Human Services (formerly FIA)	\$54,109
	Technology & Telecommunications	\$2,319,746
	Child Care	\$5,212,261
	County Health Care	\$710,000
	Public Health	\$3,287,693
	Substance Abuse Treatment	\$826,248
	Environmental Health	\$1,258,392
	County Library for the Blind & Disabled	\$790,035
	PORT (homeless)	\$169,478
	Violence Against Women (SACC)	\$75,000
	LAWNET	\$30,000
	SPARK (Washtenaw Development Council)	\$50,000

State & Local Funding- Housing, Community, & Economic Development		
Source	Use	Amount
Community Services Block Grant	2005-06 ETCS Community Services	\$353,334 (County portion)
City of Ann Arbor General Fund	Outside Human Services	\$1,331,401
County ETCS	In-kind office & supplies	Varies
Habitat for Humanity Volunteers	Housing Construction	Varies
Community Residence Corporation/WCHO	Supportive Services to HOME-assisted unit tenants	Varies
Neighborhood Senior Services Volunteers	Chore Services	Varies
Michigan State University	Extension: In-kind Community Development Staffing Support	\$20,000
Total State & Local Funding:		\$24,852,255

LEVERAGING RESOURCES

Washtenaw County, in conjunction with Community Housing Development Organizations (CHDOs), other housing development organizations, and local units of government, made the following steps in the previous program year to develop partnerships and leverage resources that specifically address the housing and community development needs in the Washtenaw Urban County areas, which were identified in the 2003-2008 Consolidated Strategy and Plan:

- Several local nonprofit organizations have worked with LISC to obtain recoverable grants and/or project financing to bring \$934,900 in outside resources into Washtenaw County to promote their efforts in affordable housing & community development.
- The CHDO Washtenaw Affordable Housing Corporation (WAHC) requested technical assistance from MSHDA to build their financial management capacity.
- SOS Community Services received supportive housing technical assistance from MSHDA to develop its Housing First model for homeless families.
- CHA has continued its partnership with the Willow Run School System to promote homeownership and community stability in the Sugarbrook neighborhood.
- The County partnered with Habitat for Humanity to leverage the value of the volunteer labor on several HOME-assisted housing units for use as HOME match, which amounted to approximately \$15,000 per house in match.
- Community Residence Corporation continued to provide documentation for approximately \$53,000 in HOME match that consisted of supportive services for residents of the HOME-assisted unit at 3920 Cochran.
- Homeplace Community Land Trust (HCLT) and CHA each received grants from MSHDA to develop affordable homeownership units in the County.
- The Office of Community Development received approximately \$21,000 in grants from MSU/Kellogg Foundation, LISC, ETCS, Public Health/ Washtenaw Steps-up, and MSU Extension to complete the market study and focus groups for the Ypsilanti Healthy Food Access Initiative.
- Washtenaw County provided a total of \$332,868 in grants out of the Housing Contingency Fund and \$45,050 out of the Outside Agencies Fund to address the housing and community development needs of County residents.

SECTION II. ASSESSMENT OF FIVE-YEAR CONSOLIDATED PLAN GOALS AND OBJECTIVES

The goals identified in the 2003-2008 HOME/CDBG Consolidated Strategy and Plan and the FY 2006-07 One Year Action Plan and related annual progress in meeting the goals are as follows:

GOAL 1A: TO IMPROVE THE QUALITY, MANAGEMENT, AND SUPPLY OF EXISTING RENTAL PROPERTY AVAILABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS (TARGET: ~20 UNITS/ YEAR)

The County released a request for proposals in July of 2007 to select new rental projects, but has yet to award funding under that bid. However, the County completed two rental projects—Gateway Apartments and Helpsource Youth Rental Group Homes—during the period.

Helpsource completed the rehabilitation of **two (2) rental housing units** in Pittsfield Township that were serving **12 youths** at the end of the program year with incomes below 30% of AMI.

Washtenaw Affordable Housing (WAHC) completed the rehabilitation of the **forty-three (43)** Gateway Apartments rental units in Ypsilanti Township. Residing in these units were 24 households with incomes below 30% of AMI, 17 at 31-50% AMI, and 2 at 51-80% AMI.

The Office of Community Development also provided pre-development grants to WAHC and Avalon Housing to explore the preservation of **Eagle Pointe Apartments** in Scio Township, which was in bankruptcy during the program year. However, after some due diligence was completed, the current owners were able to develop a feasible preservation plan without additional intervention.

GOAL 2A: TO INCREASE HOMEOWNER REHABILITATION OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS (TARGET: ~13 UNITS/ YEAR)

The County continued to work to transition the owner-occupied housing rehabilitation program from the County Department of Employment Training & Community Services (ETCS) to the Office of Community Development (OCD). Therefore, ETCS continued to wrap up the projects started through the owner-occupied housing rehabilitation program. Together, County OCD and ETCS staff members completed a total of **five (5) owner-occupied housing rehabilitation projects** during the program year.

County ETCS used CDBG funding to complete **two (2) comprehensive rehab project** in Ann Arbor and Salem Townships that served one household at 31-50% AMI and one household at 51-80% of AMI. Seven (7) more HOME and CDBG- assisted rehab units were in progress at the end of the program year. These rehabilitation projects generally totaled up to \$25,000 each, and were typically provided in the form of 0%-interest grants, recoverable at time of sale or transfer.

County OCD served two **(2) households** in Bridgewater Township—one at 51-80% and one at 31-50% AMI—by completing the on-site **sewer connection work** for these lower-income residents to connect to the new sewer system in Bridgewater Hamlet.

Neighborhood Senior Services and Rebuilding Together (formerly known as “Christmas in April”) partnered with Washtenaw County and utilized County Housing Contingency Funding and volunteer labor and supplies to rehabilitate **twelve (12) units of housing** for residents of the Urban County. Three (3) of the households had incomes under 30% of AMI, six (6) had incomes at 31-50% of AMI, and three (3) had incomes between 51-80% of AMI.

GOAL 2B: TO INCREASE HOMEOWNERSHIP OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS (TARGET: ~10 UNITS/YEAR)

The County continued to provide funding out of its Housing Contingency Fund to support Washtenaw Housing Education Partners (WHEP)—a collaborative partnership between POWER, Inc. MSU Extension, Habitat for Humanity of Huron Valley, Homeplace Community Land Trust, and Community Housing Alternatives—for homebuyer counseling, homebuyer education, credit counseling, and financial management training to low-income homebuyers, including those assisted with grants from ADDI and HOME funds. The WHEP program also continued its lender/realtor training to educate lenders and real estate professionals on the program rules and process for down payment assistance. ***WHEP homebuyer education is a pre-requisite to any homeownership assistance through the Washtenaw Urban County.***

Four nonprofit organizations—Ypsilanti Gateway Community & Economic Development Corporation (Gateway), Homeplace Community Land Trust (HCLT-CHDO), Habitat for Humanity of Huron Valley (Habitat), and Community Housing Alternatives (CHA-CHDO)—currently work with the Urban County to develop safe, decent, and affordable units of housing for sale to eligible lower-income homebuyers. Their accomplishments for the year are listed below.

CHA had completed and committed the following projects during the program year:

- **Acquisition/Rehab/Resale: three (3) units of housing** rehabilitated and sold to two households at 31-50% AMI and one household at 51-80% AMI. In addition, they had completed the rehabilitation on three more (3) units and had a contract to sell one of those units. These units are projected for completion by December 31, 2007. Two of these units were located in the Sugarbrook neighborhood of Ypsilanti Township and the third was located in the Gateway neighborhood of the City of Ypsilanti.
- **Down Payment Assistance: three (3) households** with incomes at 51-80% of AMI received down payment assistance and one more was in process by the end of the year. These units were located in the Gateway neighborhood of the City of Ypsilanti and in Ypsilanti Township. (Note: one DPA was provided to a Gateway Homebuyer, so it is not counted on the 215 Completions chart.)

Habitat had completed and committed the following projects during the program year:

- **Homeownership-New Construction: five (5) units of housing** constructed and sold to households with incomes under 50% AMI. In addition, three (3) more units were under construction at the end of the program year. These units are projected for completion by December 31, 2007. Four of these units were urban in-fill lots located in the Gateway neighborhood of the City of Ypsilanti and one was located on the West side of Ann Arbor City.
- **Down Payment Assistance: one (1) household** with income between 31-50% of AMI received down payment assistance by the end of the year. (Note: DPA was also provided to 2 Habitat Homeownership participants, but they will not be included here or in the 215 Completions chart to avoid double-counting.) This unit was an urban in-fill lot located in the Washtenaw Autumn neighborhood of Superior Township.

Gateway completed the following projects during the program year:

- **Homeownership-New Construction: two (2) units of housing** constructed and sold to one household at 31-50% AMI and one at 51-80% of AMI. These units were urban in-fill lots located in the Gateway neighborhood of the City of Ypsilanti.

The HCLT continued to use its HOME Technical Assistance/ Site Control Loan for a proposed homeownership- new construction project in Pittsfield Township, which would serve approximately **ten (10) households** with incomes between 31-80% of AMI. By the end of the program year, the HCLT had developed site plan drawings and a preliminary development budget, and was working with the Township, the landowner, and a church that is located on the site to continue negotiations on density, design, infrastructure, etc. In addition, HCLT had

acquired one **(1) unit of homeownership housing** in the City of Ann Arbor for rehabilitation and re-sale in perpetuity for a lower-income household.

GOAL 3A: TO PROMOTE COMMUNITY & NEIGHBORHOOD STABILITY THROUGH THE IMPROVEMENT OF EXISTING OR THE CONSTRUCTION OF NEW COMMUNITY FACILITIES, PARKS, & GREEN SPACES IN LOW- AND MODERATE-INCOME NEIGHBORHOODS (TARGET: ~5 IMPROVEMENTS/YEAR)

Ypsilanti Charter Township and the County OCD partnered to begin the **rehabilitation** of the **Ypsilanti Township Community Center** on Clark Road, which serves a neighborhood that is approximately 55% low-mod households. This rehabilitation involves work to repair a leaking window wall, renovations to the park shelter, accessibility features, and air conditioning; and is projected for completion by December 31, 2007.

The City of Ypsilanti and the County OCD partnered to begin the **rehabilitation** of the **Parkridge Community Center, the Rutherford Pool, and the Ypsilanti Senior Center**, which all serve City of Ypsilanti residents (65% lower-income). The Parkridge project involves replacement of windows, new soffit & fascia, new exterior doors and lead remediation. The Pool project includes a new heat exchanger, shower columns, ceiling, and water heater. The Senior Center rehabilitation involves a new roof, insulation, ADA bathrooms, windows, ceiling and lighting. These projects are all projected for completion by December 31, 2007.

Northfield Township and the County OCD partnered to begin the **rehabilitation** of the **Northfield Township Senior Center** in Whitmore Lake. This rehabilitation involved site work to address drainage and accessibility hazards in the parking area. However, this project was cancelled due to Township budget shortfalls near the end of the program year. The remaining funding from this project (minus engineering fees) will be re-allocated to the 2006-07 Ypsilanti Township Community Center, and the City of Ypsilanti Pool, Senior Center, and Community Center Rehabilitation projects.

GOAL 4A: TO PROMOTE THE SAFETY & HEALTH OF RESIDENTS BY PROVIDING AND/OR IMPROVING INFRASTRUCTURE & OTHER PUBLIC FACILITY NEEDS IN LOW- AND MODERATE-INCOME AREAS (TARGET: ~3 IMPROVEMENTS/YEAR)

Superior Charter Township, the Washtenaw County Parks and Recreation Department, and the County OCD partnered to construct a **non-motorized trail in Macarthur Blvd**, which serves a neighborhood that is approximately 61% low-mod households. This trail connects other trails in the Border-to-Border Trail System and was completed by the end of the program year.

Ypsilanti Charter Township and the County OCD completed the **improvements of Lakeside and West Willow Parks**, which each serve neighborhoods, which are in excess of 53% low-mod households. The improvements included new play equipment, benches, paths, trash receptacles, and tables.

Ypsilanti Charter Township and the County OCD partnered to begin the **improvements of Harris and Community Center Parks**, which each serve neighborhoods that are approximately 55% low-mod households. The improvements include new play equipment, benches, paths, trash receptacles, and tables; and they are projected for completion by September 30, 2007.

Pittsfield Charter Township and the County OCD partnered to construct sidewalk segments in front of the low-mod apartment complexes on Carpenter Road, Packard Road, and Washtenaw Avenue, which serve apartment complexes that are in excess of 65% low-mod households. These sidewalks will provide accessibility to bus stops and shopping in the area; and are projected for completion by December 31, 2007.

The City of Ypsilanti, the Washtenaw County Parks and Recreation Department, and the County OCD had planned to partner to construct a **non-motorized trail in Riverside Park**. However, other funding sources fell through, so this project was cancelled and the CDBG allocation distributed to assist with the costs of the City of Ypsilanti public facility rehabilitation projects.

GOAL 5A: TO PROMOTE HOUSING & COMMUNITY STABILITY BY ADDRESSING IDENTIFIED GAPS IN PUBLIC/HUMAN SERVICES (TARGET: ~242 HOUSEHOLDS/YEAR)

The County bid out the entire allocation of CDBG public services funding and funded two projects to specifically support housing and community stability. The remainder of the public services funding was utilized to fund projects listed under Goals 5B & 5C.

Ypsilanti Meals on Wheels used CDBG funding to provide daily meal delivery to **26** older adults or persons with disabilities that had incomes below **50% of AMI**.

Neighborhood Senior Services used CDBG funding to provide injury prevention, preventative maintenance, home repairs, West Nile prevention, and resource advocacy for **190 older adult** residents, most of whose incomes did not exceed **50% of AMI**.

The U of M Housing Bureau for Seniors partnered with the Office of Community Development, the County Treasurer's Office, and MSU Extension to provide **tax foreclosure prevention** loans out of a Washtenaw County Housing Contingency Fund revolving loan account for **twelve (12) households** with low- or moderate-incomes.

GOAL 5B: TO PROMOTE ACCESS TO MAINSTREAM RESOURCES, IMPROVE SAFETY AND LIVABILITY, REDUCE ISOLATION, ENCOURAGE EMPLOYMENT, AND SUPPORT SPECIAL POPULATIONS & THE HOMELESS (TARGET: ~242 HOUSEHOLDS/YEAR)

Michigan Ability Partners (MAP) partnered with the City of Ann Arbor/County OCD, MSHDA, and the Federal Home Loan Bank to complete the Maple View Apartments project, which provides **ten (10)** new units of permanent supportive housing for County residents. Washtenaw County Housing Contingency Funding was used to leverage and match these other resources for the project. MAP also used CDBG funding to provide representative payee services to **59 older adults and persons with disabilities** that had incomes below **30% of AMI**.

Dawn Farm, Inc. partnered with the City of Ann Arbor/County OCD to develop **two (2)** new units of transitional rental housing for persons in recovery from addiction. County Housing Contingency Funding was used to leverage the City investments and these units are available to County residents with incomes below 50% of AMI.

The Shelter Association of Washtenaw County partnered with the County using Housing Contingency funding to enhance their emergency warming shelter services for **374 homeless individuals** during the 2006-07 winter.

Avalon Housing partnered with **Safe House Center** and **Ozone House** to begin the development of **ten (10) units** of permanent supportive rental housing in the City of Ann Arbor for survivors of domestic violence and homeless youth. These units will be completed and reported in the 2007-08 CAPER.

GOAL 5C: TO PROMOTE COMMUNITY INCLUSION AND ACCESSIBILITY TO PUBLIC TRANSPORTATION, FAIR HOUSING CHOICE, AND ECONOMIC OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS (TARGET: ~242 HOUSEHOLDS/YEAR)

Northfield's Human Services used CDBG funding to provide door-to-door transportation for **105 residents** of the Urban County, the vast majority of which had incomes below **30% of AMI**.

The Child Care Network used CDBG funding to provide **child care scholarships** for **33 parents** that live in the Urban County with incomes below **80% of AMI**.

The Fair Housing Center of Southeastern Michigan partnered with Washtenaw County to provide fair housing testing services utilizing Outside Agencies funding. A total of 92 complaints were received during the program year and follow-up was completed or underway for those complaints.

GOAL 6A: TO ENCOURAGE THE DEVELOPMENT OF JOBS AND ECONOMIC OPPORTUNITIES FOR LOW- AND MODERATE-INCOME POPULATIONS (TARGET: ~1 BUSINESS ASSISTED/YEAR)

The Office of Community Development partnered with **Ozone House, Abe's Coney Island, Dos Hermanos Market, Local Initiatives Support Corporation and Ypsilanti Gateway C & EDC** to coordinate a clean-up day (Rock the Block) to increase the walkability and safety of the northwest corner of Hamilton and Michigan Avenues in the City of Ypsilanti. In addition, the group developed marketing flyers and English translation signs for the new grocery store that will serve the City of Ypsilanti, with particular emphasis on an underserved area downtown that previously lacked access to healthy food.

GOAL 7A: TO CREATE COMMUNITY PLANS THAT ADDRESS IDENTIFIED COMMUNITY & HOUSING DEVELOPMENT NEEDS (TARGET: ~1 PLAN/YEAR)

The Ypsilanti Healthy Food Access Initiative (YHFAI) Collaborative—Local Initiatives Support Corporation, Food Gatherers, ETCS, Public health, MSU Extension, Planning & Environment, the City of Ypsilanti, Hope Clinic, Ypsilanti Food Cooperative, and the University of Michigan Program for Multicultural Health—to perform focus groups regarding the demand for healthy food in the City of Ypsilanti, with particular emphasis on the underserved areas of downtown. In addition, the YHFAI received funding from a variety of sources for a market study to determine if a food enterprise could be supported. The focus groups indicated a serious shortage of fresh produce, dairy, fish, and meat products. The market study revealed that a small grocer, a mobile market, or partnerships with existing convenience stores would be feasible alternatives to address the need.

The New West Willow Neighborhood Association (NWWNA) partnered with the County OCD and Ypsilanti Charter Township to complete the New West Willow Neighborhood Needs Assessment and Strategic Plan. This plan details the steps for addressing a wide variety of housing and community development needs in this low-mod neighborhood of Ypsilanti Township, which is located east of the City of Ypsilanti and bounded by I-94, the US-12 Service Drive and McCartney Blvd. As of the end of the program year, implementation of the plan had begun with increased recreation programming (NWWNA, County Parks & Rec, and Ypsilanti Township Parks), a new youth employment program (ETCS), Ballin' in the Willow (NWWNA), MDOT safety enhancement planning for the Dorset/US-12 intersection, a neighborhood sign contest (NWWNA), a new community garden (Growing Hope/ NWWNA/OCD) and a proposed rental code enforcement program (Ypsilanti Township).

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The Office of Community Development partnered with various funding agencies to begin the development of a County-wide **Housing Needs Assessment**, which will include a GIS component to assist local nonprofit and for-profit housing developers with the analysis capability to select sites for affordable housing development. This plan is scheduled for completion by September 30, 2007.

SECTION 215 UNITS COMPLETED DURING PROGRAM YEAR

HUD outlines the criteria for local jurisdictions to qualify units assisted under the HOME program as “affordable housing” in Section 215 of the HOME Program regulations. To qualify as affordable, all rental and homeownership units constructed or rehabilitated with HOME funding must adhere to these regulations. It is the responsibility of each HOME participating jurisdiction to report to HUD the number of these affordable units completed on an annual basis. Also, even though the CDBG program does not require the qualification of units as “affordable” following the HOME Program Section 215 regulations, it is useful to keep track of all of the affordable units constructed or rehabilitated with CDBG and other types of funding. The Washtenaw Urban County Section 215 units completed during the period July 1, 2006- June 30, 2007 are summarized in the table below. Each of the projects is listed in more detail in Sections III and VI of this report.

2006-07 WASHTENAW URBAN COUNTY SECTION 215 COMPLETIONS							
URBAN COUNTY HOUSING GOALS	ORIGINAL TARGET # OF UNITS	UNITS COMPLETED 2006-07	OWNER OCCUPIED	RENTER OCCUPIED	PERCENT OF AMI		
					0-30%	31-50%	51-80%
GOAL 1A: TO IMPROVE THE QUALITY, MANAGEMENT, AND SUPPLY OF EXISTING RENTAL PROPERTY AVAILABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS	20 UNITS	Helpsource Rental Project		2	2		
		Avalon Broadway PSH (4 in process)					
		Avalon Third Street PSH (6 in process)					
		WAHC Gateway Apartments Rehab		43	24	17	2
GOAL 2A: TO INCREASE HOMEOWNER REHABILITATION OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS	13 UNITS	OCD Bridgewater	2			1	1
		Rebuilding Together	12		3	6	3
		ETCS HOME (3 in process)	0				
		ETCS CDBG (4 in process)	2			1	1
GOAL 2B: TO INCREASE HOMEOWNERSHIP OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS	10 UNITS	Gateway HOME New Construction/ CHA ADDI DPA (1)	2			1	1
		Habitat City of AA New Construction	1			1	
		Habitat UC HOME New Construction (3 in process)	4		2	2	
		CHA- MSHDA HOME ADR (1 in process)	1			1	
		CHA- UC HOME ADR (2 units in process)	2				2
		CHA HOME DPA (1 unit in process)	2				2
		Habitat HOME/ADDI DPA	1			1	
		HCLT- HCF Metroview (1 in process)					
GOAL 5B: TO PROMOTE ACCESS TO MAINSTREAM RESOURCES, IMPROVE SAFETY AND LIVABILITY, REDUCE ISOLATION, ENCOURAGE EMPLOYMENT, AND SUPPORT SPECIAL POPULATIONS & THE HOMELESS	5 UNITS	MAP Maple View Apartments - PSH		10	10		
		Dawn Farm Summit Apts.- TH		2	2		
TOTALS	48 UNITS		29	57	43	31	12

SECTION III. NARRATIVE: 2006-07 HOME/ADDI PROGRAMS
AMOUNT: \$690,920 (\$674,145 HOME/ \$16,775 ADDI)
GRANT NUMBER: M-06-UC-26-0220

The County's performance in meeting the housing needs of low-income households has continued to reflect the County's commitment to the goals outlined in the FY 2003-2008 Consolidated Strategy and Plan. The strategy outlined in the Plan as well as the continuing availability of HOME funds, local Housing Contingency Funds, state funds through MSHDA, and cooperation from local lenders will add resources to increase and/or improve the condition of the local affordable housing stock. The successes mentioned in this report are largely the result of the HOME and Housing Contingency funding available to the community and the local commitment to support affordable housing efforts.

ANALYSIS: DISTRIBUTION OF HOME/ ADDI FUNDS

The 2006-07 Plan identified the use of HOME funding for rental acquisition/rehabilitation (22%), grant administration (10%), CHDO operating (5%), CHDO reserve-rental or homeownership (26%), homeownership assistance-new construction (17%); and ADDI down payment assistance (20%) by nonprofit, for-profit, and governmental organizations. All HOME and ADDI funding expended this year was used to serve households with incomes below 80% of AMI.

The following housing project types were given a "High Priority" ranking in the 2003-2008 Consolidated Strategy and Plan: special needs housing for the elderly, homeowner projects (rehabilitation and/or homeownership) and lead paint remediation. Rental projects to serve most of the household sizes, special populations, and income levels were given a "Medium Priority" ranking. Rental projects that serve small families, the elderly, and "other" households at 51-80% of AMI were given a "Low Priority" ranking. In general, the 2006-07 HOME-funded projects all addressed High or Medium Priority needs from the Consolidated Plan, as illustrated below.

Three (3) Rental Rehabilitation projects were completed during the period with Urban County HOME funding that involved 45 units of rental housing. The first two projects involved the rehabilitation of two (2) rental housing units that act as group homes for youth that typically have no income (Medium Priority). The third rental project had been in process for the past two program years and was completed. This project, which provides housing for 43 households that have incomes below 60% of AMI (Medium Priority).

Eight (8) Homeownership Assistance—acquisition/rehabilitation/resale and new construction—projects were completed during the period with Urban County HOME funding for households with incomes under 80% of AMI (High Priority). In addition, five (5) more were under construction for resale to lower-income homebuyers (High Priority) later in the 2007-08 program year.

Four (4) Down Payment Assistance projects were completed during the program year with Urban County HOME/ADDI funding to assist households with incomes below 80% of AMI (High Priority). One (1) additional unit was underway at the end of the program year (High Priority).

No Owner-occupied Housing Rehabilitation projects were completed during the period with Urban County HOME funding. However, at the end of June 2007, three (3) owner-occupied housing rehabilitation units (High Priority) were underway, the accomplishments of which will be reported in the 2007-08 CAPER.

GEOGRAPHIC DISTRIBUTION OF HOME-ASSISTED PROJECTS

The majority (59 out of 65 or 90%) of the HOME and ADDI program completions and commitments for the period July 1, 2006 to June 30, 2007 within the Urban County areas are in the Southern part of the City of Ypsilanti and in the eastern part of Ypsilanti Township. According to the 2000 Census, at least 51% of the residents of these areas in the City and the Township have incomes below 80% of the area median family income. In general, over a period of three years, the County OCD works to balance the distribution of projects across the Urban County by percentages outlined in the Washtenaw Urban County bylaws. These percentages are based a formula that weights for low-mod population, overcrowding, etc., as indicated in the table, below.

Urban County Funding Allocation/Spending Targets: July 1, 2006- June 30, 2009							
Urban County Jurisdiction	2004 Census Population Estimates	% Total UC Population	2006 HUD # LMI Population Estimates	% of UC LMI Population	2000 CHAS Total Households w/ Housing Problems	% of UC Unit w/ Housing Problems	Allocation Target (% of Total)
Ann Arbor Twp.	4596	3%	767	1%	462	3%	2%
Bridgewater Twp.	1700	1%	444	1%	153	1%	1%
City of Ypsilanti	22214	13%	12100	21%	3447	21%	19%
Northfield Twp.	8455	5%	2391	4%	764	5%	5%
Pittsfield Twp.	32456	20%	8645	15%	3523	21%	18%
Salem Twp.	6557	4%	1554	3%	496	3%	3%
Scio Township	18851	11%	2933	5%	1340	8%	7%
Superior Twp.	11864	7%	4116	7%	966	6%	7%
York Township	8061	5%	961	2%	314	2%	3%
Ypsilanti Township	51599	31%	22626	40%	5147	31%	36%
Totals:	166353	100%	56537	100%	16612	100%	100.00%

2006-07 COMPLETED & COMMITTED HOME-ASSISTED PROJECTS¹

Most of the 2006-07 HOME and ADDI projects involved public-private partnerships to develop affordable housing. In particular, the County worked with six different nonprofit entities to achieve this development- Helpsource, Inc., Community Housing Alternatives (CHDO), Homeplace Community Land Trust (CHDO), Washtenaw Affordable Housing Corporation (CHDO), Ypsilanti Gateway Community & Economic Development Corporation, and Habitat for Humanity of Huron Valley. The completed and committed HOME projects in 2006-07 follow below:

Community Housing Alternatives (CHA)

HOME Program Homeownership Assistance: The County Office of Community Development began the Homeownership Assistance Program with CHA in January of 2003. The County contracted with CHA to respond to the gaps in homebuyer assistance programs for lower income families in the Urban County areas. This program typically involves acquisition, rehabilitation, and resale of a unit to a lower-income homebuyer with a buy down of debt.

¹ Most of the actual street addresses for all HOME, County, nonprofit, MSHDA, and CDBG-assisted owner-occupied or homebuyer units will not be included, in order to preserve the privacy of those program participants.

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Completed- By June 30, 2007, CHA provided Homeownership Assistance to three (3) households (Census Tracts listed below). All three of the households had incomes between 51-80% of AMI. One household was a large family; one was a three-person household, and one was a single person. All three were African American.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 03 HOME Homeownership Funds 94X Madison Street, City of Ypsilanti (CT 4106)	\$76,524
Washtenaw County- FY 04 HOME Homeownership Funds Community Housing Alternatives- Ainsworth Proceeds	\$41,248 \$13,317
TOTAL FUNDING:	\$ 131,089

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04 HOME Homeownership Funds Washtenaw County- FY 05 HOME Homeownership Funds 171X Knowles Street, Ypsilanti Township (CT 4130)	\$32,682 \$36,268
LISC Loan	\$71,000
TOTAL FUNDING:	\$139,950

SOURCE OF FUNDS	FUNDING AMOUNT
MSHDA- FY 05 HOME Homeownership Funds 147X Harry Street, Ypsilanti Township (CT 4130)	\$60,000
LISC Loan	~\$90,000
TOTAL FUNDING:	\$150,000

Committed- CHA also made significant progress on the three (3) units listed below.

SOURCE OF FUNDS	FUNDING AMOUNT
MSHDA- FY 05 HOME Homeownership Funds 15XX Foley Street, Ypsilanti Township (CT 4130)	\$60,000
LISC Loan	~\$90,000
TOTAL FUNDING:	\$150,000

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04 HOME Homeownership Funds Washtenaw County- FY 05 HOME Homeownership Funds 34X Worden Street, City of Ypsilanti	\$39,244 \$16,000
Community Housing Alternatives- Proceeds	\$102,730
TOTAL FUNDING:	\$157,974

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04 HOME Homeownership Funds Washtenaw County- FY 05 HOME Homeownership Funds 177X Heatherridge Street, Ypsilanti Township (CT 4130)	\$23,976 \$36,268
Community Housing Alternatives- Proceeds LISC Loan	\$48,636 \$90,000
TOTAL FUNDING:	\$162,612

HOME/ADDI Program Down Payment Assistance: The County contracted with Community Housing Alternatives to begin its Down Payment Assistance Program in July of 2002. This program was designed to assist primarily first-time homebuyers to purchase affordable housing in the Urban County areas. This assistance can be paired Section 8 Homeownership and other types of homeownership assistance, as appropriate. Individuals can access this program by completing a course of homebuyer education, which is provided by the Washtenaw Housing Education Partners.

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Completed- By June 30, 2007, CHA provided Down Payment Assistance to three (3) households (Census Tracts listed below). Two of the households had incomes between 51-80% of AMI, and one had an income at 31-50% of AMI. Two households were large families; and one was a three-person household. Two were African American and one was White.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04 ADDI DPA Funds	
752X Warwick, Ypsilanti Township (CT 4130)	\$10,000
131X Parkwood, Ypsilanti Township (CT 4116)	\$10,000
37X Worden, City of Ypsilanti (CT 4106)	\$10,000
Participant Cash Contributions	\$2,245
Private Loan Financing (Mortgages)	\$295,388
TOTAL FUNDING:	\$327,633

Committed- CHA had also almost finished the project listed below at the end of the year.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06 HOME DPA Funds	
701X Amberly Way, Ypsilanti Township (CT 4134)	\$11,000
Participant Cash Contributions	\$4,645
Private Loan Financing (Mortgages)	\$130,920
TOTAL FUNDING:	\$146,565

Habitat for Humanity of Huron Valley (Habitat)

Homeownership Assistance/ New Construction Program: Habitat for Humanity continues to acquire land in and outside of the Urban County areas to construct single-family units of affordable housing for very-low income families (30-60% of AMI).

Completed- During the program year 2006-07, Habitat finished four (4) houses inside of the Urban County areas for two (2) households at 0-30% AMI and two (2) households at 31-50% of AMI. All four households were African-American and had large families; and one of the families had at least one member with a disability. MSHDA also assisted these homebuyers to purchase the new homes by providing down payment assistance.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2004 HOME Homeownership Assistance	\$35,000.00
9X8 Watling, Ypsilanti City (CT 4106)	
MSHDA DPA	\$12,500.00
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$84,947.00+
TOTAL FUNDING:	\$132,447.00+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2004 HOME Homeownership Assistance	\$35,000.00
98X Watling, Ypsilanti City (CT 4106)	
MSHDA DPA	\$12,500.00
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$74,610.00+
TOTAL FUNDING:	\$122,110.00+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005 HOME Homeownership Assistance	\$26,310.00
Washtenaw County- 2006 HOME DPA	\$11,194.00
9X2 Watling, Ypsilanti City (CT 4106)	
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$91,588.00
TOTAL FUNDING:	\$139,092.00

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SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005 HOME Homeownership Assistance	\$26,309.00
Washtenaw County- 2006 HOME DPA 33X Orchard, Ypsilanti City (CT 4106)	\$11,194.00
MSHDA DPA	\$12,500.00
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$75,260.00
TOTAL FUNDING:	\$125,264.00

Committed- By June 30, 2007, Habitat was in the process of acquiring land and constructing three (3) additional units of housing in Ypsilanti and Superior Townships. The County will provide land acquisition and buy down assistance to each of the units and they will be sold to three (3) families with incomes at 30-60% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006 HOME Homeownership Assistance	\$20,000.00
Washtenaw County DPA 160X Harvest Lane, Superior Township (CT 4074)	\$5,000.00
MSHDA DPA	\$10,000.00
FHLB DPA	\$5,000.00
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$120,920.00+
TOTAL FUNDING:	\$160,920.00+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006 HOME Homeownership Assistance	\$20,000.00
Washtenaw County DPA 20X Rosewood, Ypsilanti Township	\$5,000.00
MSHDA DPA	\$10,000.00
FHLB DPA	\$5,000.00
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$120,920.00+
TOTAL FUNDING:	\$160,920.00+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006 HOME Homeownership Assistance	\$20,000.00
Washtenaw County DPA 1683 Dorothy, Ypsilanti Township	\$5,000.00
MSHDA DPA	\$10,000.00
FHLB DPA	\$5,000.00
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$120,920.00+
TOTAL FUNDING:	\$160,920.00+

HOME/ADDI Program Down Payment Assistance: The County contracted with Habitat to begin its Down Payment Assistance Program in fall of 2006.

Completed- By June 30, 2007, Habitat provided Down Payment Assistance to one (1) household with an income at 31-50% AMI. It was an African American family of four.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06 ADDI/HOME DPA Funds 158X Wiard, Superior Twp (CT 4074)	\$11,194.00
MSHDA DPA	\$12,500.00
Habitat Donations & Volunteer Labor	\$90,022.00
TOTAL FUNDING:	\$113,716.00

Helpsource, Inc. (Helpsource)

HOME Program Rental Rehabilitation²: The Office of Community Development contracted with Helpsource to provide safer, decent rental housing for extremely low-income youth.

Completed- Helpsource finished the rehabilitation of two (2) rental housing units that act as group homes for youth in Pittsfield Township by May 31, 2007. At that time, the housing units had twelve (12) tenants with incomes at **0-30% of AMI**.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 Rental Rehab HOME Fund 29XX Deake Street, Pittsfield Township (CT 4142)	\$68,441
TOTAL FUNDING:	\$68,441

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 Rental Rehab HOME Fund 61XX Carpenter, Pittsfield Township (CT 4162)	\$71,401
TOTAL FUNDING:	\$71,401

Homeplace Community Land Trust (HCLT)

CHDO TA/ Site Control Loan (Homeownership Assistance- New Construction): In the fall of 2006, the County contracted with the HCLT to engage in predevelopment activities for the development of 10-15 permanently affordable housing units in Pittsfield Township.

Committed- The HCLT had begun predevelopment activities with a preliminary site plan, meetings with the Drain Commissioners, and a meeting with the Township to discuss the project by June 30, 2007. Therefore, the results of this contract will not be reported until the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 HOME TA/ Site Control Loan XXXX Lohr Road, Pittsfield Township (CT 4147)	\$33,000
HCLT Permits/ Re-zoning	\$4,500+
TOTAL FUNDING:	\$37,500+

Washtenaw Affordable Housing Corporation (WAHC)

HOME Program Rental Rehabilitation: The Office of Community Development began the Rental Rehabilitation Program with WAHC in March of 2003. The County contracted with WAHC to provide safer, decent rental housing for low-income families.

Completed- WAHC finished the rehabilitation project on 43 units of rental housing at the Gateway Apartments in Ypsilanti Township (CT 4105) by June 30, 2007. At the time of completion, there were 24 households with incomes at 0-30% of AMI; 17 at 31-50% AMI; and 2 at 51-80% AMI residing in the units.

² Due to the recent bankruptcy notice of Helpsource, these two rental units will be sold to another nonprofit for the provision of a similar type of affordable housing.

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SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 01-02 Rental Rehab HOME Fund 1100 W. Michigan Ave., Ypsilanti Township	\$150,000
Washtenaw County- FY 02-03 Rental Rehab HOME Funds	\$160,000
Washtenaw County- FY 98 & 01 Housing Contingency Funds (recoverable grants for acquisition/rehab)	\$136,000
Washtenaw County- FY 05 Housing Contingency Funds (buydown of debt/ recoverable grant)	\$200,000
TOTAL FUNDING:	\$646,000

Washtenaw County Department of Employment Training & Community Services

HOME Program Housing Rehabilitation: The County ETCS administered the HOME Housing Rehabilitation Program, and was providing assistance to homeowners in the City of Ypsilanti to bring them up to a minimum of Section 8 Housing Quality Standards (HQS).

Committed- By June 30, 2007, ETCS was in the process of assisting three (3) single-family households, and those completions will be reported in the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04 HOME Funds 434 Ainsworth, City of Ypsilanti- CT 4107	\$30,022
94X Jefferson, City of Ypsilanti- CT 4106	\$32,478
27 S. Grove, City of Ypsilanti- CT 4108	\$41,250
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$103,750+

Ypsilanti Gateway Community & Economic Development Corporation (Gateway)

HOME Program Homeownership Assistance- New Construction: Since Gateway was in possession of several vacant lots in the Gateway Community, the County contracted with them to construct two (2) affordable units of housing on these lots. In this way, the County hopes to promote community involvement and increase the homeownership rate in the City of Ypsilanti.

Completed- At the end of June 2007, Gateway had completed the construction of these two (2) units and sold them to one family at 31-50% of AMI and one household at 51-80% of AMI. One household was large and one had three members. One was Latino and one was African American.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 03 HOME Homeownership Funds 36X Worden Street, City of Ypsilanti (CT 4106)	\$160,000.00
37X Worden Street, City of Ypsilanti	
Local Initiatives Support Corporation Construction Loan	\$48,382.00
Washtenaw County- FY 05 HOME Program Income	\$67,754.00
Washtenaw County- County Housing Contingency Funds	\$49,000.00
TOTAL FUNDING:	\$325,136.00

CONTRACTS/SUBCONTRACTS WITH MBES AND WBES

HOME Annual Performance Report (HUD 40107) is included in Attachment B, which summarizes all contracts completed with federal funds, and separates out those awarded to women and minority-owned businesses.

MATCHING CONTRIBUTIONS: OCTOBER 1, 2005- SEPT. 30 2006

The match obligation for the federal fiscal year beginning October 1, 2005 and ending September 30, 2006 was **\$106,735.22**. The HOME Match Report (HUD 40107-A) is included in this document in Attachment C, and summarizes the match obligation and match obtained by the County during this period. The County collected a total of **\$52,965.00** in match and brought forward \$234,476.28 in excess match from 2004-05, which left excess match to carry over to federal fiscal year 2006-07 of \$180,706.06.

HOUSING CODE COMPLIANCE INSPECTION ASSESSMENT

Inspections of Affordable Housing

Since the units completed in previous years must be inspected only once every three years, the County was only required to conduct three rental inspections this year, with the exception of the ones done at project completion. County staff members attempted to contact the owner of the first property listed below, but were unable to get a response to date. However, County staff also began inspections at the 43 WAHC units at Gateway Apartments and the Cochran rental. The following table lists the current HOME-assisted projects that will require Housing Quality Standards (HQS) inspections in the coming years, which will be completed by the Office of Community Development.

Property Address	Owner	Number of Units	HQS Inspection Date	Results
1120 Woodglen, Ypsilanti (Twp.), MI	Private-Ghant	1	Required every 3 years- due 1/06	Unable to inspect/ landlord did not respond
1100 W. Michigan Ave., Ypsilanti (Twp.), MI	WAHC	43	Required every year- due 7/06	Inspection underway at year-end
3920 Cochran St. Ypsilanti, MI (Pitts. Twp.)	CHA	1	Required every 3 years- due 3/07	Inspection underway at year-end
12988 Island Lake Rd., Chelsea, MI	WCHO	1	Required every 3 years- due 11/07	N/A
1035 Judd Rd., Saline, MI	WCHO	1	Required every 3 years- due 11/07	N/A
3800 Glengarry, Ann Arbor, MI	WCHO	1	Required every 3 years- due 11/07	N/A
5623 Thomas, Ann Arbor, MI	WCHO	1	Required every 3 years- due 11/07	N/A
6175 Carpenter Road, Ypsilanti, MI	Helpsource	1	Required every 3 years- due 3/10	N/A
2956 Deake Street, Ann Arbor, MI	Helpsource	1	Required every 3 years- due 3/10	N/A
Total		51		

ASSESSMENT OF AFFIRMATIVE MARKETING ACTIONS

In accordance with the regulations of the HOME Program, Section 92.351, and to further the Washtenaw County's commitment to non-discrimination and equal housing opportunity, the County has established procedures to affirmatively market housing properties with five or more units. Each project owner is required to develop an Affirmative Marketing Plan for each project detailing efforts it will undertake. These Plans are on file in the Office of Community Development. These procedures are intended to further the objectives of Title VIII of the Civil Rights Acts of 1968, and Executive Order 11063.

The Office of Community Development and County ETCS housing staff members provide 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. Information is sent to property owners upon request. Annually, program report forms will be used to monitor certification of tenant incomes and rent levels. The Office of Community Development will continue to document efforts made by HOME program participants regarding affirmative marketing of units. The information will be kept for a ten-year period from the date of project completion.

OUTREACH TO MINORITY BUSINESS ENTERPRISES (MBES) & WOMEN-OWNED BUSINESS ENTERPRISES (WBES)

In order to assure compliance with HUD's requirements to ensure participation and contracting with Small & Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE)³, the Washtenaw Office of Community Development has created the following Washtenaw Urban County WBE/MBE Recruitment & Contracting Policy, which was approved by the Urban County Executive Committee on 7/25/06:

1. Placing Qualified Contractors on the Urban County MBE/WBE Solicitation Lists:
 - a. OCD contacted the State of Michigan Contractor's Assistance Program (CAP), obtained a list of MBE/WBE contractors from Southeastern Michigan, and created spreadsheets that can be merged into mailing labels for upcoming public improvement and other requests for proposals.
 - b. The OCD will begin recruiting local MBE/WBE contractors by placing an advertisement in the newspapers and sending the advertisement directly to the homebuilders association, the Huron Valley Central Labor Union, the Michigan Chronicle, and the Washtenaw Development Council at least once per year.
 - c. All new, qualified MBE's & WBE's that contact the OCD will be placed on the list.
2. Assuring that Solicitation of MBE's & WBE's Occurs:
 - a. The OCD included a list of MBE/WBE contractors in a recent bid for a bike path project in Superior Township, which is to be completed partially with CDBG funding.
 - b. OCD & ETCS met with the County Purchasing Department to plan an upcoming Request for Qualifications (RFQ) to recruit more MBE/WBE contractors into the owner-occupied housing rehabilitation program. That RFQ will go out later this summer and will be sent to the rehabilitation contractors on the State CAP list.
3. When economically feasible, the OCD will divide total project requirements into smaller tasks or quantities to permit maximum MBE/WBE participation.
4. When the State CAP and the local efforts to recruit sufficient contractors for the Urban County MBE/WBE Solicitation List, the OCD will use the services of the Small Business Administration and Minority Business Development Agency of the U.S. Dept. of Commerce.
5. The OCD will require that prime contractors, if subcontracts are to be let, to also take the affirmative steps listed in 1-4 above.

³ Regulatory Citation: 24 CFR 85.36(e).

HOME PROGRAM INCOME

The County received **\$70,180.42 in HOME program income** during the program year from the sale of a non-CHDO homeownership unit and the repayment of a HOME program owner-occupied housing rehabilitation lien. Part of this program income was re-invested into the development of two homeownership units that the same nonprofit constructed and sold on Worden Street in Ypsilanti. The remainder was allocated to administration and the CHDO reserve account, as called for in the 2006-07 Annual Plan HOME budget. In addition, liens were placed on several owner-occupied housing rehabilitation, down payment assistance, rental, and homeownership assistance projects. The owner-occupied housing rehabilitation liens generally require repayment in the form of a 0%-interest, recoverable grant, which is due at time of sale or transfer. The down payment assistance liens are usually forgivable over five years. The liens for homeownership involve the recapture formula stipulated in this report, which includes a provision for a reduction in the repayment liability over time. The rental liens also involve a reduction in the repayment liability over time, if the nonprofit maintains the unit as affordable for the target population.

SECTION IV. OTHER AFFORDABLE HOUSING IMPROVEMENTS

Washtenaw County and local nonprofit housing organizations have also produced other housing in the Urban County and outside of its boundaries during the program year, which can benefit the residents of the whole County. Since the HOME and CDBG- assisted housing is described in Sections III and VI of this report, this section will detail only those County and non-profit affordable housing projects completed in the greater Washtenaw County during the period July 1, 2006- June 30, 2007.

2006-07 WASHTENAW COUNTY AFFORDABLE HOUSING PROJECTS

Washtenaw County Department of Employment Training & Community Services

County ETCS Weatherization Program: The County ETCS administered the U.S. Department of Energy (DOE)/ LIHEAP funding, which provides minor repairs and enhancements to owner and renter-occupied units across the County, which includes the Urban County. By June 30, 2007, the County received \$473,425 in DOE and LIHEAP funds, and \$95,353 in Michigan Public Service Commission funding. By June 30, 2007, \$251,908 of that funding was used in the Urban County areas to serve low-income residents. An additional \$45,174 had also been spent in the balance of the County for very low-income residents.

Completed- Staff from the County ETCS Department completed energy-related repairs for eighty-four (84) owner and renter-occupied units in the Urban County; and seventeen (17) in the balance of the County. In total, ETCS served eighty-six (86) extremely low-income households and fifteen (15) and very low-income households with this program during the program year.

County ETCS does not collect racial data, but did provide information on the age and disability status of these participants. Sixteen (15) or 15% of the households were older adults; and forty-five (45) or 45% of the households had at least one family member with a disability.

SOURCE OF FUNDS	FUNDING AMOUNT
U.S. Department of Energy Weatherization Funds- 2005-06	\$344,425
LIHEAP Weatherization Funds- 2005-06	\$129,000
Michigan Public Service Commission Grant	\$95,353
TOTAL FUNDING:	\$568,778

2006-07 NONPROFIT AFFORDABLE HOUSING PROJECTS⁴

Six non-profit housing projects—involving the acquisition, rehabilitation and/or construction of housing units and foreclosure prevention—were completed during this reporting period. The nonprofit entities include: University of Michigan Housing Bureau for Seniors- foreclosure prevention, Michigan Ability Partners- construction of rental units, Avalon Housing- rehabilitation of rental units, Neighborhood Senior Services Rebuilding Together, Homplace Community Land Trust Homeownership, and Dawn Farm rental housing acquisition & rehabilitation.

Housing Bureau for Seniors

The Tax Foreclosure Prevention Program: A local task force, which includes the County Treasurer, local government officials, the U of M Housing Bureau for Seniors and Neighborhood Senior Services, used \$11,000 in 2006 County Housing Contingency funding, along with any funding that came back into the revolving loan fund, to prevent tax foreclosure evictions for low-income households. During the program year, three hundred and sixty-two (362) households were assisted with these funds in Washtenaw County. Prevention services were provided for all 362 households, which included the following:

- Sixty-two (62) hardship applications, which was 63% more than last year and 376% more than two years ago;
- Two hundred and twenty-three (223) homestead credit claims;
- Ninety-four (94) budget counseling sessions;
- Forty-three (43) deferments;
- Ninety-eight (98) home heating credits; and
- Fourteen (14) loans to prevent foreclosure.

63% of the households assisted in this program were over the age of 55; and the majority had incomes below 80% of AMI.

Dawn Farm, Inc (Dawn Farm)

County Housing Contingency Fund Rental Acquisition/Rehabilitation: The Washtenaw County Office of Community Development occasionally contracts with nonprofit organizations to acquire and rehabilitate safe, decent, affordable rental housing to serve special populations.

Completed- Dawn Farm finished the acquisition and rehabilitation of two (2) units of affordable rental housing in the City of Ann Arbor, which they now use for transitional housing for persons in recovery from addiction. The participants in this program typically have incomes below 30% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06 Housing Contingency Fund	\$67,000
324 E. Summit, City of Ann Arbor	
Ann Arbor DDA	\$45,000
City of Ann Arbor	\$150,000
MSHDA	\$100,000
Private Financing- MITF	\$165,000
TOTAL FUNDING:	\$527,000

⁴ Most of the actual street addresses for all HOME, County, nonprofit, MSHDA, and CDBG-assisted owner-occupied or homebuyer units will not be included, in order to preserve the privacy of those program participants.

Michigan Ability Partners (MAP)

County Housing Contingency Fund Rental Construction: The Washtenaw County Office of Community Development occasionally contracts with nonprofit organizations to construct permanent supportive housing for homeless individuals with extremely low-incomes.

Completed- By May 31,2007, MAP had completed the construction of ten (10) units of affordable rental housing in the City of Ann Arbor (CT 4042), which is specifically set aside for chronically homeless individuals that have incomes below 30% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 Housing Contingency Fund 900 Maple, City of Ann Arbor	\$25,000
Washtenaw County- FY 06 Housing Contingency Fund 900 Maple, City of Ann Arbor	\$25,000
MSHDA- FY 05 HOME Funding	\$460,000
City of Ann Arbor- HOME Funding	\$748,095
HUD- SHP Funding	\$104,000
Federal Home Loan Bank	\$240,000
TOTAL FUNDING:	\$1,602,095

Neighborhood Senior Services/ Rebuilding Together (NSS)

County Housing Contingency Fund Home Repair: The Washtenaw County Office of Community Development typically partners with Neighborhood Senior Services, Rebuilding Together of Washtenaw, local banks, and community volunteers in an annual volunteer home repair event called Rebuilding Together (A.K.A. Christmas in April).

Completed- By April 30, 2007, Rebuilding Together had completed the minor rehabilitation of twenty-one (21) units of owner-occupied housing in Washtenaw County, the majority of which had incomes below 50% of AMI. Twelve (12) of these units were located in the Urban County.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06 Housing Contingency Fund Scattered Sites, Washtenaw County	\$23,000
Donated Supplies from Various Sources	\$550
Private Cash Donations	\$1,000
Local Bank Contributions (TCF, Flagstar, Comerica)	\$7,750
City of Ann Arbor	\$5,000
Homebuilders Association	\$2,000
TOTAL FUNDING:	\$39,300

Homeplace Community Land Trust (HCLT)

County Housing Contingency Fund Homeownership: The Washtenaw County Office of Community Development occasionally contracts with nonprofit organizations to develop homeownership opportunities for lower-income households.

Committed- By June 30, 2007, HCLT had acquired and begun the process of rehabilitating a unit of housing to be converted to permanently affordable homeownership housing in the City of Ann Arbor. When completed, this unit will be re-sold with subsidy to a family with a household income under 80% of AMI, and this accomplishment will be reported in the 2007-08 CAPER.

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SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 07 Housing Contingency Fund	\$25,000
X4 Metroview, City of Ann Arbor	
Ann Arbor City CDBG	\$TBD
TCF Bank	\$2,500
MSHDA ADR	\$13,500
Religious Action for Affordable Housing (RAAH)	\$6,000
TOTAL FUNDING:	\$47,000+

Avalon Housing, Inc. (Avalon)

County Housing Contingency Fund Rental Acquisition/Rehabilitation: The Washtenaw County Office of Community Development occasionally contracts with nonprofit organizations to acquire and rehabilitate safe, decent, affordable rental housing to serve special populations.

Committed- In partnership with Safe House Center, Avalon began a project to acquire and rehabilitate 4 units of affordable rental housing in the City of Ann Arbor, which they will use for permanent supportive housing for survivors of domestic violence. The participants in this program typically have incomes below 50% of AMI, and the accomplishments will be reported in the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 07 Housing Contingency Fund	\$25,000
1675 & 1677 Broadway, City of Ann Arbor (CT 4046)	
Ann Arbor DDA	\$45,000
City of Ann Arbor	\$150,000
MSHDA	\$100,000
Private Financing- MITF	\$165,000
TOTAL FUNDING:	\$527,000

Avalon Housing, Inc. (Avalon)

County Housing Contingency Fund Rental Acquisition/Rehabilitation: The Washtenaw County Office of Community Development occasionally contracts with nonprofit organizations to acquire and rehabilitate safe, decent, affordable rental housing to serve special populations.

Committed- In partnership with Ozone House, Avalon began a project to acquire and rehabilitate 6 units of affordable rental housing in the City of Ann Arbor, which they will use for permanent supportive housing for extremely low-income youth. The participants in this program typically have incomes below 50% of AMI, and the accomplishments will be reported in the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 07 Housing Contingency Fund	\$25,000
819 Third Street, City of Ann Arbor (CT 4006)	
Ann Arbor DDA	\$45,000
City of Ann Arbor	\$150,000
MSHDA	\$100,000
Private Financing- MITF	\$165,000
TOTAL FUNDING:	\$527,000

SECTION V. CONTINUUM OF CARE NARRATIVE⁵

ACTIONS TAKEN TO IMPLEMENT A STRATEGY FOR THE HOMELESS

Washtenaw County/ City of Ann Arbor C of C Coordination & Planning

The Washtenaw County/ City of Ann Arbor Office of Community Development provides staffing support to coordinate the local Continuum of Care Board. In addition, a large number of organizations participate in the planning and coordination for homeless services and housing, as described in the tables below.

CoC Planning Groups		Meeting Frequency (check only one column)				Enter the number of organizations/ entities that are members of each CoC planning group listed on this chart.
		At Least Monthly	At Least Quarterly	At Least Biannually	Annually	
CoC Primary Decision-Making Group (list only one group)						
Name:	Washtenaw County/City of Ann Arbor Continuum of Care Board	X				20
Role:	This group plans both short- and long-term strategies regarding homelessness prevention and interventions, as well as long-term strategies for creation and retention of affordable housing.					
Other CoC Committees, Sub-Committees, Workgroups, etc.						
Name:	Continuum of Care Steering Committee	X				3
Role:	This group sets agendas for the Continuum of Care meetings.					
Name:	Continuum of Care Review & Ranking Committee	X				5
Role:	This group reviews project proposals and determines project rankings.					
Name:	Washtenaw County HMIS Steering Committee		X			14
Role:	This group provides leadership and planning support for our homeless management information system. This includes determining data collection requirements and approving privacy policies and agency participation standards.					
Name:	HMIS Users Group		X			14
Role:	This group is comprised of representatives from participating agencies who are system users; this group identifies needs and provides feedback on items related to HMIS system use.					
Name:	Community Collaborative Executive Committee	X				35
Role:	This Steering Committee provides administrative and logistical support to the Action Groups, including the Continuum of Care Board.					
Name:	Washtenaw Housing Alliance (WHA) Board	X				12
Role:	This group provides leadership for the Washtenaw Housing Alliance, which oversees the implementation of Washtenaw County's Blueprint to End Homelessness.					
Name:	Washtenaw Housing Alliance Operations Committee	X				10
Role:	This group is the decision-making body for the Washtenaw Housing Alliance.					
Name:	WHA Coordinated Response/Eviction Prevention Workgroup		X			5
Role:	This group is developing a plan for centralizing the homeless response system and for accessing centralized prevention dollars.					
Name:	WHA Board—500 Units Committee	X				5

⁵ Source: 2007 Washtenaw County HUD Continuum of Care Application.

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Role:	This group developed a plan to make 500 units of affordable housing available through a variety of strategies (including rent subsidies, acquisition and rehabilitation, and new development) and to find resources for supports.				
Name:	WHA Substance Abuse and Co-occurring Disorders Treatment Workgroup	X			8
Role:	This group aligns current substance abuse treatment efforts into a county-wide plan that includes increasing “detox” beds, follow-up treatment resources, and transitional housing.				
Name:	WHA Employment and Training Workgroup		X		10
Role:	This group is developing a plan to make employment and educational services more innovative, accessible, and useful for homeless persons.				
Name:	WHA Standards Workgroup	X			5
Role:	This group is reviewing literature for best practices, drafting common standards for service provision, and outlining a process for funding and implementation of service standards.				
Name:	WHA Data Collection and Evaluation Workgroup			X	5
Role:	This group contributes to a county-wide management plan, including identifying needs associated with HMIS use in agencies and system integration planning.				
Name:	WHA Integrated Funding Workgroup	X			5
Role:	This group examined how funding decisions could be made in a more coordinated and aligned manner, and created a proposed funding process and timeline. This group developed a plan to integrate the Continuum of Care and the Blueprint to End Homelessness, which outlined potential changes in funding and structure of the processes.				

Continuum of Care Board Membership/Participation

In addition to the coordinating committees for the Continuum of Care, many local nonprofit and public sector organizations participate to represent particular subpopulations, as indicated by agency and population in the table below.

	Specific Names of All CoC Organizations	Geographic Area Represented	Subpopulations Represented, if any*
--	--	------------------------------------	--

PUBLIC SECTOR	STATE GOVERNMENT AGENCIES			
	Department of Human Services	269161		
	Mich. State Housing Development Authority	269161		
	LOCAL GOVERNMENT AGENCIES			
	Community Collaborative of Washtenaw County	269161		
	Community Support and Treatment Services	269161	SMI	SA
	Employment Training & Community Services	269161		
	Washtenaw Community Health Organization	269161	SMI	SA
	Washtenaw County Children’s Services	269161	Y	
	Washtenaw County/City of Ann Arbor Office of Community Development	269161 & 260192		

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	Washtenaw County MSU Extension	269161		
	Washtenaw County Veteran Services	269161	VET	
	Washtenaw Health Plan	269161		
	PUBLIC HOUSING AGENCIES			
	Ann Arbor Housing Commission	260192		
	Ypsilanti Housing Commission	269161		
	SCHOOL SYSTEMS / UNIVERSITIES			
	Eastern Michigan University	269161		
	University of Michigan	260192		
	Washtenaw Community College	269161		
	Washtenaw Intermediate School District	269161	Y	
	LAW ENFORCEMENT / CORRECTIONS			
	Ann Arbor 15 th District Court	260192		
	Ann Arbor Police Department	260192		
	Pittsfield Township Dept. of Public Safety	269161		
	University of Michigan Dept. of Public Safety	260192		
	Washtenaw County Community Corrections	269161		
	Washtenaw County Sheriff's Department	269161		
	LOCAL WORKFORCE INVESTMENT ACT (WIA) BOARDS			
	County Workforce Development Board	269161		
	OTHER			
	City of Ann Arbor City Council	260192		
	Washtenaw County Board of Commissioners	269161		
PRIVATE SECTOR	NON-PROFIT ORGANIZATIONS			
	Avalon Housing	260192 & 269161	SMI	SA
	Catholic Social Services	260192 & 269161	SMI	SA
	Child Care Network	260192 & 269161	Y	
	Community Housing Alternatives	260192 & 269161		
	Dawn Farm	260192 & 269161	SA	
	Education Project for Homeless Youth	260192 & 269161	Y	
	Family Support Network	260192 & 269161	DV	Y
	Food Gatherers	260192 & 269161		
	Habitat for Humanity	260192 & 269161		
	HelpSource	260192 & 269161		
	HIV/AIDS Resource Center	260192 & 269161	HIV	
	Home of New Vision	260192 & 269161	SA	
	Housing Bureau for Seniors	260192 & 269161		
	Interfaith Hospitality Network/Alpha House	260192 & 269161		
Jewish Family Services	260192 & 269161			

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Legal Services of South Central Michigan	260192 & 269161		
Michigan Ability Partners	260192 & 269161	SMI	VET
Michigan Prisoner Re-Entry Initiative of Washtenaw County	260192 & 269161		
Neighborhood Senior Services	260192 & 269161		
Neutral Zone	260192 & 269161	Y	
Ozone House	260192 & 269161	Y	
Packard Community Clinic	260192 & 269161		
SafeHouse Center	260192 & 269161	DV	
Shelter Association of Washtenaw County	260192 & 269161	SMI	SA
SOS Community Services	260192 & 269161	Y	
Student Advocacy Center	260192 & 269161	Y	
Synod Residential Services	260192 & 269161	SMI	
Washtenaw Affordable Housing Corporation	260192 & 269161		
Washtenaw Housing Alliance	260192 & 269161	SMI	SA
Washtenaw Literacy	260192 & 269161		
FAITH-BASED ORGANIZATIONS			
Chelsea Faith in Action	269161		
POWER, Inc.	260192 & 269161	SMI	SA
Salvation Army	260192 & 269161		
FUNDERS / ADVOCACY GROUPS			
Ann Arbor Area Community Foundation	269161		
Junior League of Ann Arbor	269161		
Knight Foundation	269161		
Washtenaw Area Council for Children	269161	Y	
Washtenaw United Way	269161		
BUSINESSES (BANKS, DEVELOPERS, BUSINESS ASSOCIATIONS, ETC.)			
The Charles Reinhart Co.	269161		
Dunbar & Martel, LLC	269161		
McKinley	269161		
Pfizer	269161		
Soble & Rowe	269161		
Zingerman's	269161		
HOSPITALS / MEDICAL REPRESENTATIVES			
Ann Arbor Veterans Administration Medical Center	269161	VET	
Saint Joseph Mercy Health System	269161		
University of Michigan Health System	269161		
HOMELESS / FORMERLY HOMELESS PERSONS			
Alpha House Community Meetings	269161		
Charles Coleman, Dawn Farm	269161		
Michigan Ability Partners WISH Alumni Club	269161		
Michigan Ability Partners WISH Participant Council	269161		
Michigan Ability Partners Tenant Council	269161		
SOS Consumer Advisory Board	269161		
OTHER			

ADDRESSING THE NEEDS OF HOMELESS INDIVIDUALS & FAMILIES

Community Goals & Achievements

The 2006-07 Continuum of Care application for HUD funding identified several goals as the community strategy to combat chronic and other types of homelessness. See the table below for a summary of progress on these goals.

2006 Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	12-month Measurable Achievement Proposed in 2006	Accomplishments
1. Create new PH beds for chronically homeless persons.	1. Acquire 15 new units of permanent supportive housing dedicated to the CH population as a part of the 10-yr strategic plan to acquire 100 new CH units.	Created 0 of the 15 proposed new PH beds.
2. Increase percentage of homeless persons staying in PH over 6 months to 71%.	1. Identify barriers to staying in PH, improve data collection, and increase community planning in order to create targets for all PH programs. <i>[Note: Current percentage of homeless persons staying in PH over 6 months is 79% based on '04-'05 APR data for all projects renewing CoC funding in 2006.]</i>	85.5% of homeless persons stayed in PH over 6 months
3. Increase percentage of homeless persons moving from TH to PH to 61.5%.	1. Identify barriers to successful transition, improve data collection, and increase community planning in order to create targets for transition. <i>[Note: Current percentage of homeless persons moving from TH to PH is 70% based on '04-'05 APR data for all projects renewing in 2006.]</i>	79.5% of homeless persons moved from TH to PH
4. Increase percentage of homeless persons becoming employed by 11%.	1. Establish community baseline data on homeless persons and employment for community planning. 2. Work with private, public, and nonprofit sectors to identify and secure employment opportunities for homeless persons. <i>[Note: Current percentage of homeless persons becoming employed is 4% based on '04-'05 APR data for all projects renewing CoC funding in 2006.]</i>	52% of homeless persons were employed at exit; 3% of homeless persons gained employment during the 05-06 APR period.
5. Ensure that the CoC has a functional HMIS system.	1. Increase bed coverage by 7 TH beds and 32 PH beds. 2. Use HMIS data for community and agency planning by providing aggregate data to the CoC. 3. Explore interface solutions to obtain broader-based participation and data collection in HMIS.	<ul style="list-style-type: none"> ▪ Added 7 TH beds and 111 PH beds. Achieved 100% coverage for PH beds. ▪ Agencies used HMIS reports for reporting requirements. CoC used AHAR and HMIS data to establish and adjust baselines for 10 YR goals. ▪ XML conversion mapping tool was developed and tested as part of plan created to determine system interface options with current HMIS.
<p>Briefly explain the reasons for not meeting one or more of your proposed measurable achievements.</p> <p>Goal #1: Between our point-in-time date (1/25/07) and the submission of this CoC grant application, we created 8 new PH beds. 6 more units are in development, but not ready for occupancy yet. Also, we had included one S+C voucher from the 2006 Samaritan Bonus Competition in our projection of 15 overall.</p> <p>Goal #4: The HUD-defined goal stated that we should increase the percentage of people becoming employed over the APR period by 11%. For 2006 renewal projects, 4% of homeless persons became employed during the APR period. Increasing this percentage by 11% means that our goal for 2007 should be $(4)+(4*.11)=4.44\%$. For 2007 renewal projects, only 3% of homeless persons became employed during the APR year. Thus, we performed 1.11 percentage points below the expected number. This number is small relative to our overall percentage (52%) of homeless persons employed at exit, which is well above the 18% minimum goal set in this 2007 grant application.</p>		

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Prevention

In order to work to prevent homelessness the Washtenaw County/ City of Ann Arbor Continuum currently offers residents the supports detailed in the following table.

(1) Provider Organizations	(2) Prevention						(3) Outreach			(4) Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance		Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
American Red Cross		X																	
Ann Arbor Center for Independent Living										X							X		
Ann Arbor Housing Commission	X	X		X						X		X							
Ann Arbor Transportation Authority																			X
Avalon Housing		X	X	X					X	X							X		X
Barrier Busters		X	X																
Catholic Social Services of Washtenaw County			X	X					X	X							X		X
Center for Occupation and Personalized Education												X					X		
Child Care Network																		X	
Clear House (HelpSource)												X							
Community Dental Center														X					
Community Family Health Center														X					
Community Support and Treatment Services		X		X					X	X	X	X					X		X
Corner Health Center														X					
Crisis Residential Services – CSTS													X						
Dawn Farm									X		X								
Department of Human Services		X	X						X									X	
Education Program for Homeless Youth (Washtenaw Intermediate School District)																X			
Fair Housing Center of Washtenaw County				X															
Family Learning Institute of Ann Arbor																X			
Family Support Network		X							X									X	X
Father Patrick Jackson House (CSS)									X	X									
HelpSource									X	X		X				X	X		
HERO										X						X			
HIV/AIDS Resource Center (HOPWA)		X		X			X		X					X					X
Home of New Vision											X								
Hope Clinic													X						
Housing Bureau for Seniors	X	X																	
Interfaith Hospitality Network		X		X					X	X	X		X		X	X	X	X	X

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Jewish Family Services								X								X	X		
Legal Services of South Central Michigan				X															
Michigan Ability Partners		X				X		X	X								X		
Mobile Medical Unit							X						X						
National Alliance for the Mentally Ill of Washtenaw County				X															
Neighborhood Senior Service								X											
Northfield Human Services																			X
Ozone House				X		X		X	X										
Packard Community Clinic													X						
Personalized Nursing Light House											X								
Planned Parenthood Mid-Michigan Alliance													X						
PORT		X		X		X		X		X	X						X		
POWER, Inc.				X				X	X	X	X	X				X	X	X	X
SafeHouse Center				X	X			X										X	
Salvation Army	X	X	X	X				X											X
Shelter Association of Washtenaw County		X						X			X	X			X	X			X
SOS Community Services		X	X	X				X	X						X	X	X	X	
St. Joseph Mercy Health System							X				X								
Synod Residential Services										X		X					X		
Thrift Shops (Ann Arbor & Ypsilanti)		X																	
Turner Geriatric Clinic													X			X			
Veterans Administration						X		X		X	X	X			X				X
Washtenaw Affordable Housing Corporation		X		X															
Washtenaw Association for Community Advocacy				X						X									
Washtenaw Health Plan						X							X						
Washtenaw Housing Education Partners (includes MSU Extension, Community Housing Alternatives, and POWER, Inc.)	X															X			
Washtenaw Literacy																X			
Washtenaw County Health Services - Health Services Access											X	X	X						
Washtenaw County Veteran Services								X											
Washtenaw Intergenerational Supportive Housing		X		X				X	X	X	X				X	X			
Women's Center of America										X	X	X			X	X			
Workforce Development Board																	X		

Emergency, Transitional, and Permanent Supportive Housing

The following tables taken from the 2007 Washtenaw County/ City of Ann Arbor HUD Application summarize the current emergency, transitional, and permanent supportive housing provided in the Washtenaw County/ City of Ann Arbor Continuum of Care, along with those units under development in the Continuum.

Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart																
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds	Other Beds				
						A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seasonal	O/V*			
Current Inventor (Available for Occupancy on or before Jan. 31, 2006)			Ind.	Fam.												
SafeHouse Center	SAFE House*	DV	0	0	269161	M	DV	18	42	5	47	0	0			
Interfaith Hospitality Network	Alpha House*	PA	0	24	269161	FC		6	24	0	24	0	5			
Ozone House	Ozone Emergency Youth Shelter*	PA	6	0	269161	YMF		0	0	6	6	0	0			
SOS Community Services	Prospect Place*	PA	0	24	269161	FC		6	24	0	24	0	0			
The Salvation Army of Washtenaw County	Staples Family Center*	PA	6	29	269161	M		10	29	6	35	0	0			
The Shelter Association of Washtenaw County	Delonis Center*	PA	50	0	260192	SMF		0	0	50	50	31	0			
SUBTOTALS:			62	77	SUBTOTAL CURRENT INVENTORY:			40	119	67	186	31	5			
New Inventory in Place in 2006 (Available for Occupancy Feb. 1, 2006 – Jan. 31, 2007)			Ind.	Fam.												
Shelter Association of Washtenaw County	Delonis Center*	PA	0	0	269161	SF		0	0	0	0	6	0			
SUBTOTALS:			0	0	SUBTOTAL NEW INVENTORY:			0	0	0	0	6	0			
Inventory Under Development (Available for Occupancy after January 31, 2007)			Anticipated Occupancy Date													
N/A																
SUBTOTAL INVENTORY UNDER DEVELOPMENT:								0	0	0	0	0	0			
Unmet Need								UNMET NEED TOTALS:			0	0	14	14	0	0
Total Year-Round Beds—Individuals					Total Year-Round Beds—Families											
1. Total Year-Round Individual Emergency Shelter (ES) Beds:			67		6. Total Year-Round Family Emergency Shelter (ES) Beds:			119								
2. Number of DV Year-Round Individual ES Beds:			5		7. Number of DV Year-Round Family ES Beds:			42								
3. Subtotal, non-DV Year-Round Individual ES Beds (Line 1 minus Line 2):			62		8. Subtotal, non-DV Year-Round Family ES Beds (Line 6 minus Line 7):			77								
4. Total Year-Round Individual ES Beds in HMIS:			62		9. Total Year-Round Family ES Beds in HMIS:			77								
5. HMIS Coverage—Individual ES Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):			100%		10. HMIS Coverage—Family ES Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):			100%								

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Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name* <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop		Year-Round			Total Year-Round Beds		
						A	B	Fam. Units	Fam. Beds	Indiv. Beds			
Current Inventory (Available for Occupancy on or before January 31, 2006)			Ind.	Fam.									
Catholic Social Services	Father Patrick Jackson House*	PA	0	10	269161	FC		5	10	0	10		
Michigan Ability Partners/WISH	Cross Street*	PA	6	0	269161	SM		0	0	6	6		
Ozone House	Miller House	N	0	0	269161	YMF		0	0	7	7		
Project Outreach	Tuscan Creek	PA	2	0	269161	SMF		0	0	2	2		
The Salvation Army of Washtenaw County	Veterans Haven of Hope	N	0	0	269161	SMF	VET	0	0	11	11		
SOS Community Services	SOS Transitional Housing Program*	PA	0	64	269161	FC		16	64	0	64		
SUBTOTALS:			8	74	SUBTOTAL CURRENT INVENTORY:			21	74	26	100		
New Inventory in Place in 2006 (Available for Occupancy Feb. 1, 2006 – Jan. 31, 2007)			Ind.	Fam.									
N/A													
SUBTOTALS:			0	0	SUBTOTAL NEW INVENTORY:			0	0	0	0		
Inventory Under Development (Available for Occupancy after January 31, 2007)			Anticipated Occupancy Date										
Dawn Farms	East Summit		10/2007		260192	SMF		0	0	12	12		
SUBTOTAL INVENTORY UNDER DEVELOPMENT:								0	0	12	12		
Unmet Need								UNMET NEED TOTALS:		0	0	43	43
Total Year-Round Beds—Individuals				Total Year-Round Beds—Families									
1. Total Year-Round Individual Transitional Housing Beds:		26		6. Total Year-Round Family Transitional Housing Beds:		74							
2. Number of DV Year-Round Individual TH Beds:		0		7. Number of DV Year-Round Family TH Beds:		0							
3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):		26		8. Subtotal, non-DV Year-Round Family TH Beds (Line 6 minus Line 7):		74							
4. Total Year-Round Individual TH Beds in HMIS:		8		9. Total Year-Round Family TH Beds in HMIS:		74							
5. HMIS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):		31%		10. HMIS Coverage—Family TH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):		100%							

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Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name <small>*Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.</small>	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code <input type="checkbox"/>	Target Pop.		Year-Round			Total Year-Round Beds
			Ind.	Fam.		A	B	Fam. Units	Fam. Beds	Indiv./CH Beds	
Current Inventory (Available for Occupancy on or before January 31, 2006)			Ind.	Fam.							
Avalon Housing, Inc.	Ashley SHP units*	PA	6	0	260192	SMF		0	0	6/4	6
Avalon Housing, Inc.	Carrot Way – SPC Voucher*	PA	1	13	260192	M		4	13	1/1	14
Avalon Housing, Inc.	Pontiac Trail – SHP units*	PA	0	10	260192	FC		4	10	0/0	10
Avalon Housing, Inc.	Scattered Site Apartments – SPC Vouchers*	PA	15	7	260192	M		3	7	15/4	22
Michigan Ability Partners	Gateway – SPC Vouchers*	PA	8	0	269161	SMF		0	0	8/7	8
Michigan Ability Partners	Home Zone – SPC Vouchers*	PA	7	0	269161	SM	VET	0	0	7/7	7
Michigan Ability Partners	Scattered Site Apartments – SPC Vouchers*	PA	27	0	269161	SMF		0	0	27/22	27
Ozone House / Avalon Housing	SOLO* - Ozone – SHP vouchers / Avalon First Street Site	N	0	0	260192	YMF		0	0	6/0	6
POWER, Inc.	Scattered Sites – Rental Subsidies*	PA	0	32	269161	FC		9	32	0/0	32
Shelter Assoc. of Washtenaw Co.	TRA – SPC Vouchers*	PA	29	3	269161	M		1	3	29/8	32
Shelter Assoc. of Washtenaw Co.	SRA – SPC Vouchers*	PA	6	0	269161	SMF		0	0	6/2	6
SUBTOTALS:			99	65	SUBTOTAL CURRENT INVENTORY:			21	65	105/55	170
New Inventory in Place in 2006 (Available for Occup Feb. 1, 2006 – Jan. 31, 2007)			Ind.	Fam.							
N/A											
SUBTOTALS:			0	0	SUBTOTAL NEW INVENTORY:			0	0	0/0	0
Inventory Under Development (Available for Occupancy after January 31, 2007)			Anticipated Occupancy Date								
Avalon Housing, Inc.	Third Street	D	1/2008		260192	SMF		0	0	6/6	6
Avalon Housing, Inc./SafeHouse	Broadway	D	1/2008		260192	M	DV	2	7	2/0	9
Interfaith Hospitality Network	TBRA IHN	D	1/2008		269161	FC		7	28	0/0	28
Michigan Ability Partners	Mapleview*	N	5/2007		269161	SMF		0	0	10/8	10
Ozone House	TBRA SOLO	N	7/2007		260192	YMF		0	0	5/0	5
SOS Community Services	TBRA SOS	D	1/2008		269161	FC		27	108	0/0	108
SUBTOTAL INVENTORY UNDER DEVELOPMENT:								36	143	23/14	166
Unmet Need								0	0	77/14	77
UNMET NEED TOTALS:								0	0	77/14	77

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Total Year-Round Beds—Individuals		Total Year-Round Beds—Families	
1. Total Year-Round Individual Permanent Housing Beds:	105	6. Total Year-Round Family Permanent Housing Beds:	65
2. Number of DV Year-Round Individual PH Beds:	0	7. Number of DV Year-Round Family PH Beds:	0
3. Subtotal, non-DV Year-Round Individual PH Beds (Line 1 minus Line 2):	105	8. Subtotal, non-DV Year-Round Family PH Beds (Line 6 minus Line 7):	65
4. Total Year-Round Individual PH Beds in HMIS:	99	9. Total Year-Round Family PH Beds in HMIS:	65
5. HMIS Coverage—Individual PH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):	94%	10. HMIS Coverage—Family PH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):	100%

ASSISTANCE TO PERSONS WITH OTHER SPECIAL NEEDS

Persons with Disabilities

This year, the Washtenaw County provided funding for five rental housing projects that will serve individuals with disabilities. First, the Urban County provided funding for a local nonprofit to rehab two (2) group homes that act as group homes for youth, many of which have emotional impairments. Second, the County provided funding to support a rental acquisition/rehab project that was designated specifically to serve individuals in recovery from addiction. This project involved the acquisition and rehab of two existing units to provide transitional housing for this population. Third, the County and City of Ann Arbor both approved funding for the construction of ten (10) new units of permanent supportive housing (PSH), which will provide housing for persons with disabilities. Fourth, the County and City of Ann Arbor both provided funding for the acquisition and rehabilitation of four (4) units of PSH for survivors of domestic violence. Last, the County and City partnered again to provide funding for the acquisition and rehabilitation of six (6) units of PSH for youth.

In addition to community efforts to build and sustain permanent supportive housing, there are numerous community organizations that provide support services to individuals with special needs, including the following: Ann Arbor Center for Independent Living, Michigan Ability Partners, Washtenaw Association for Community Advocacy, Avalon Housing, Catholic Social Services, Community Support and Treatment Services (formerly Community Mental Health), Home of New Vision, Dawn Farm, the Shelter Association of Washtenaw County, Synod Residential Services, Community Housing Alternatives, Community Residence Corporation, POWER, Inc., Ozone House, Food Gatherers, Meals on Wheels, Family Independence Agency (home health aides), Family Support Network, and others.

Individuals with HIV/AIDS

Housing Services to persons with HIV/AIDS are provided through the HIV/AIDS Resource Center (HARC) and their Housing Specialist. HARC provides assistance with housing location, eviction prevention, and permanent housing plans. While the HOPWA certificate program is no longer available, HARC continues to provide limited direct financial housing assistance for eligible clients. 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, payee services, 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. HARC receives a HOPWA grant in the amount of \$81,542 for direct housing assistance, support services, and housing placement assistance.

Elderly

Neighborhood Senior Services, the Housing Bureau for Seniors, Ypsilanti Meals on Wheels, and the County ETCS Department together provide outreach, support services, meal delivery, home repair services, West Nile prevention, ramp building services, foreclosure prevention, and other support services to the elder residents of Washtenaw County to help them stay in their homes and increase the safety of their residences. In addition, over 40 public, public, and nonprofit organizations recently developed a "Blueprint for Aging", in order to more effectively serve the older adult residents of Washtenaw County. In late 2006, they received a Robert Wood Johnson Foundation grant to implement this plan, which will be administered by Catholic Social Services. For more information on these efforts, please see their website: <http://www.blueprintforaging.org>

NEW HOMELESS SERVICES RESOURCES OBTAINED DURING THE YEAR

During the 2006-2007 HOME/CDBG Program year, the local Continuum of Care received Supportive Housing Program and Shelter Plus Care funding from the U.S. Department of Housing and Urban Development (HUD), as well as Emergency Shelter Grant funding from the Michigan State Housing Development Authority (MSHDA)- see detail below. In late 2006, HUD funded the following local Continuum of Care Supportive Housing and Shelter Plus Care Programs for program years beginning in 2007:

HUD Supportive Housing Program & Shelter Plus Care Funding	
Avalon Housing –Pontiac Trail: This grant specifically funds property management operations and permanent housing support services for formerly homeless tenants at Pontiac Trail, as well as those at other properties.	\$83,334
Avalon Housing –Ashley: Renewal funding for permanent supportive housing for individuals and disabled persons, particularly those with dual diagnosis.	\$86,534
Michigan Ability Partners- Gateway: Renewal funding for one year of ongoing case management services, housing supports, and employment supports for the four principal residents of the Gateway units built with SHP funding in previous years.	\$41,316
SOS Community Services –Families Forward: Renewal funding to provide 80-100 homeless families a year with case management, employability supports, children’s services, transportation assistance, post-transitional follow-up and other related supportive services	\$433,994
SOS Community Services – Renewal funding for the Family Support Network I – The New Horizons substance abuse treatment services and related child care, the Time for Tots program.	\$394,732
Michigan Ability Partners—Renewal funding for the Washtenaw Intergenerational Supported Housing Program (WISH)	\$401,551
SOS Community Services – Renewal funding for the Family Support Network (IA/II) – provides case management and housing placement to homeless families, substance abuse treatment and childcare, crisis outreach, intake, assessment, the Housing Crisis Team, post-crisis follow-up services and legal advocacy.	\$1,181,942
SOS Community Services – Renewal funding for the family transitional housing program - By using a transitional housing model, homeless families have access to an array of supportive services including intensive case management, housing relocation assistance, education and employment opportunities and life skills training.	\$248,415
POWER, Inc.- Supportive Housing For Families	\$165,991
AAHC/ Avalon Housing- renewal funding for Shelter Plus Care SRA	\$155,628
AAHC/ Michigan Ability Partners- renewal funding for Shelter Plus Care TRA	\$70,824
AAHC/ Michigan Ability Partners- renewal funding for Shelter Plus Care SRA 273,792	\$294,912
AAHC/ Shelter Association- renewal funding for Shelter Plus Care TRA 218316	\$231,300
Total:	\$3,900,404

In the spring of 2007, MSHDA approved an allocation of Emergency Shelter Grant Funding for the following projects/ organizations within the local Continuum of Care:

2007 MSHDA Emergency Shelter Grant Funding	
Domestic Violence Project/Safe House – Emergency shelter operations and maintenance costs for victims of domestic violence and their families. Funding covers approximately 60%.	\$61,980
Ozone House – Emergency shelter operations for homeless youth. Funding is for operations and essential services.	\$53,902
Shelter Association of Washtenaw County – Emergency shelter operations/homeless individuals.	\$57,387
SOS Community Services – Transitional shelter operations for families, homelessness prevention services provided by SOS and other agencies.	\$142,725
Interfaith Hospitality Network – Transitional family shelter operations for Alpha House.	\$26,309
Father Patrick Jackson House – Trans. housing for pregnant & parenting teen mothers.	\$20,509
Michigan Ability Partners – Homeless veterans support services	\$15,795
The Salvation Army – Transitional individual & family shelter operations for Arbor Haven including supportive transitional services.	\$15,795
Washtenaw County Continuum of Care Board –administrative costs	\$7,500
Total:	\$401,900

SECTION VI. NARRATIVE: CDBG PROGRAM

ASSESSMENT OF RELATIONSHIP OF CDBG FUNDING TO HIGH PRIORITY NEEDS

The County's 2006-07 plan identified the use of CDBG funding for owner-occupied rehabilitation activities (12%), public services (15%), grant administration (20%), multi-family rehab/accessibility (1%), and public improvement (52%) projects by nonprofit and governmental organizations. All owner-occupied rehabilitation and public services funding was used to benefit Urban County residents with incomes below 80% of AMI. Public improvement funding was used only in areas of the Urban County with at concentration of at least 51% low- and moderate-income households. The multi-family funding was transferred into public improvements when that project fell through.

The following populations and project types were given a "High Priority" ranking in the Updated 2003-2008 Consolidated Strategy and Plan: homeowner projects (rehabilitation and/or homeownership), child care services, health services, senior services, transportation, sidewalk/bike path construction, and lead paint remediation. Many types of community development projects and services (i.e. senior centers, youth centers, recreation centers, etc.), were given a "Medium Priority" ranking. Commercial property rehabilitation, solid waste, and a few other community development categories were given a "Low Priority" ranking. The 2006-07 CDBG-funded projects all addressed High or Medium Priority needs from the Consolidated Plan, as illustrated below.

Four (4) Owner-occupied Housing Rehabilitation projects were completed during the period with Urban County CDBG funding. All four (4) owner-occupied projects involved the rehabilitation of housing units for households at 0-80% of AMI (High Priority). At the end of June 2007, four (4) more units were in process, the accomplishments of which will be reported in the 2007-08 CAPER.

Five (5) Public Service projects were completed during the period with Urban County CDBG funding for households with incomes under 80% of AMI for transportation, child care, older adults, (High Priority), and homeless prevention (Medium Priority).

Five (5) Public Facility Rehabilitation projects were started during the period with Urban County CDBG funding, in coordination with the County OCD. These public facility projects (Medium Priority)—Ypsilanti Township Community Center; Ypsilanti City Pool, Senior Center, and Community Center; and Northfield Township Senior Center—were all in areas with at least 51% lower-income household. With the exception of the Northfield Senior Center⁶, these projects are projected for completion by December 31, 2007 and will be reported in the 2007-08 CAPER.

Three (3) Public Improvement projects were completed during the period with Urban County CDBG funding, in coordination with the County OCD. These public improvement projects (Medium Priority)—Ypsilanti Township Lakeside Park, West Willow Park, and Superior Township Macarthur Blvd. Non-motorized Trail—were all in areas with at least 51% lower-income household. In addition, six (6) more public improvements in lower-income areas were started during the period—Ypsilanti Township Harris and Community Center Parks; Pittsfield Township sidewalk segments at Packard, Carpenter, and Washtenaw; and Ypsilanti City Riverside Park Trail. With the exception of the Riverside Trail⁷, these projects are projected for completion by March 31, 2008 and will be reported in the 2007-08 CAPER.

⁶ The Northfield Township Senior Center project was cancelled due to changes in the Northfield budget that may not allow the center to remain open. Therefore, the funding from that project, minus that which was already spent for engineering services, was re-allocated to the City of Ypsilanti and Ypsilanti Township public facility rehabilitation projects.

⁷ The Riverside Trail did not receive at least one other source of funding, so it was cancelled and the original allocation for this project was transferred to the City of Ypsilanti public facility projects.

GEOGRAPHIC DISTRIBUTION OF CDBG PROJECTS

A large proportion (10 out of 20) of the current CDBG-funded program housing and public improvement completions and commitments within the Urban County are located in the northeastern part of Ypsilanti Township, the northeastern part of Pittsfield Township, and the central/south part of the City of Ypsilanti. According to the 2000 Census, at least 51% of the residents of the areas targeted in the City and the Township have incomes below 80% of the area median family income. In general, over a period of three years, the County OCD works to balance the distribution of projects across the Urban County by percentages outlined in the Washtenaw Urban County bylaws. These percentages are based a formula that weights for low-mod population, overcrowding, etc., as indicated in the table below.

Urban County Funding Allocation/Spending Targets: July 1, 2006- June 30, 2009							
Urban County Jurisdiction	2004 Census Population Estimates	% Total UC Population	2006 HUD # LMI Population Estimates	% of UC LMI Population	2000 CHAS Total Households w/ Housing Problems	% of UC Unit w/ Housing Problems	Allocation Target (% of Total)
Ann Arbor Twp.	4596	3%	767	1%	462	3%	2%
Bridgewater Twp.	1700	1%	444	1%	153	1%	1%
City of Ypsilanti	22214	13%	12100	21%	3447	21%	19%
Northfield Twp.	8455	5%	2391	4%	764	5%	5%
Pittsfield Twp.	32456	20%	8645	15%	3523	21%	18%
Salem Twp.	6557	4%	1554	3%	496	3%	3%
Scio Township	18851	11%	2933	5%	1340	8%	7%
Superior Twp.	11864	7%	4116	7%	966	6%	7%
York Township	8061	5%	961	2%	314	2%	3%
Ypsilanti Township	51599	31%	22626	40%	5147	31%	36%
Totals:	166353	100%	56537	100%	16612	100%	100.00%

LIST OF COMPLETED AND COMMITTED CDBG PROJECTS⁸

Child Care Network (CCN)⁹

Completed- The Child Care Network provided child care scholarships for thirty (33) parents of 40 children in the Urban County by June 30, 2007. Nineteen (19) of these families had incomes under 30% of AMI; Nine (9) had incomes between 31-50% of AMI; and five (5) had incomes between 51-80% of AMI. Three (3) were Latino; ten (10) of the participants were White; seventeen (17) were Black/African American; one (1) was Black/African American and White; one (1) was other mixed race family; and twenty-six (26) or 78% were from female-headed households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006-07 CDBG	\$32,684
Other Funding	\$480,179
TOTAL FUNDING:	\$512,863

⁸ Most of the actual street addresses for all HOME, County, nonprofit, MSHDA, and CDBG-assisted owner-occupied or homebuyer units will not be included, in order to preserve the privacy of those program participants.

Michigan Ability Partners (MAP)

Completed- By June 30, 2007, Michigan Ability Partners provided representative payee/homeless prevention services for fifty-nine (59) older adults and persons with disabilities in the Urban County. 100% of these households had incomes under 30% of AMI. Twenty-seven (27) of the participants were Black/African American; twenty-eight (28) were White; and one (1) was Asian. 100% of these participants reported a disability; 17 or 29% were older adults; and 21 or 36% were from female headed households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006-07 CDBG	\$20,000
Other Local Funding Sources	\$113,772
TOTAL FUNDING:	\$133,772

Neighborhood Senior Services (NSS)

Completed- By June 30 2007, Neighborhood Senior Services provided home repair, chore services, ramp construction, injury prevention, outreach & referral, and West Nile Prevention to one hundred ninety (190) Urban County older adult residents. One hundred and nine (109) of these participants had incomes under 30% of AMI; sixty-eight (68) had incomes between 31-50% of AMI; and thirteen (13) had incomes between 51-80% of AMI. Ninety-eight (98) of the participants were White; eighty-eight (88) were Black/African American; two (2) were American Indian/Alaskan Native; and two (2) were Native Hawaiian/ Pacific Islander. One hundred seventy-seven (177) or 93% of the participants reported a disability; and one hundred sixty (160) or 84% were older adults.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006-07 CDBG	\$23,684
Other Local Funding Sources	\$34,434
TOTAL FUNDING:	\$58,118

Northfield's Human Services (NHS)

Completed- By June 30 2007, Northfield's Human Services provided one-way rides to one hundred and five (105) Urban County residents that did not have access to public transportation. Ninety-six (96) of these participants had incomes under 30% of AMI and nine (9) had incomes between 31-50% of AMI. Eighty-three (83) of the participants were White; sixteen (16) were Black/African American; two (2) were Asian; and five (5) were other mixed race. Fifty-eight (58) or 55% of the participants were from female-headed households; forty-five (45) or 43% were older adults; and seventy (70) or 67% reported some type of disability.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006-07 CDBG	\$58,181
Other Local Funding Sources	\$493,597
TOTAL FUNDING:	\$557,058

⁹ Note: All human services funding was expended as of June 30, 2007. However, this may not be reflected in the HUD Integrated Disbursement and Information System (IDIS) reports (23, 6, & 03) because the funding was not drawn until July or August of 2007.

Superior Charter Township

CDBG Public Improvement Activities: The County regularly contracts with Superior Township to bid out public improvement projects, with the County monitoring the project and the Township providing project management support.

Completed- By June 30 2007, Superior Charter Township had finished the construction of a non-motorized trail at Macarthur Boulevard, which will provide improved recreational opportunities to residents in the area. According to the 2000 Census, more than 51% of the households in this target area have incomes below 80% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Funds	\$42,000.00
Macarthur Blvd Trail, Superior Township (CT 4074)	
Washtenaw County Parks & Recreation Commission	\$50,000.00
Superior Township General Funds	\$22,765.00
TOTAL FUNDING:	\$114,765.00

Washtenaw County Employment Training & Community Services (ETCS)

CDBG Program Housing Rehabilitation: The County ETCS administered the CDBG Housing Rehabilitation Program, which provided assistance to Urban County homeowners for rehabilitation on their homes to bring them up to a minimum of Section 8 Housing Quality Standards (HQS).

Completed- By June 30, 2007, ETCS assisted two (2) single-family households with direct rehabilitation assistance. One had an income between 51% and 80% of AMI; one had an income between 31-50% AMI; one was elderly; one was White; and was Other Mult-racial.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Funds	
11XX Elmwood, Ann Arbor Township- CT 4053	\$10,690.00
5XXXX 8 Mile, Salem Township- CT 4640	\$33,667.00
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$44,357.00+

Committed- In addition, four (4) more units were committed and projected for completion by December 31, 2007. These units will be reported in the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04-05 CDBG Funds	\$25,000.00
161X Wiard Road- CT 4074	
Washtenaw County- FY 05-06 CDBG Funds	\$75,000.00
163X Stephens, Superior Township- CT 4074	
129XX Hogan, Bridgewater Township- CT 4320	
92XX Abby Lane, Superior Township- CT 4074	
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$100,000.00+

Washtenaw County Office of Community Development (OCD)

CDBG Program Housing Rehabilitation: The County OCD administered two special CDBG owner-occupied housing rehabilitation projects, which involved only the on-site hookups of sewer for lower-income households in Bridgewater Township.

Completed- The OCD completed the emergency on-site rehabilitation for two (2) households to hook-up to the new sewer system in the Bridgewater Township Hamlet. Both households were White; one was elderly; one had an income between 31-50% AMI; and one had an income between 51-80% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04-05 CDBG Rehab Funds	\$9,205.25
878X Austin, Bridgewater Township- CT	
923X Austin, Bridgewater Township- CT	
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$9,205.25+

CDBG Public Facility Activities: The County works with the Urban County jurisdictions to bid out and contract for projects when they do not have the ability to do so in compliance with the CDBG regulations.

Committed- By June 30 2007, County OCD had started three public facility projects in Ypsilanti City, as indicated in the tables below. These projects involve the rehabilitation of facilities that provide improved recreational opportunities to residents in the area. According to the 2000 Census, 51% of the households in this target area have incomes below 80% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Public Facility Funds	\$42,613.00
Washtenaw County- FY 07-08 CDBG Public Facility Funds	\$116,783.00
Rutherford Pool Rehab, City of Ypsilanti (CT4103)	
Washtenaw County & City of Ypsilanti In-kind Staffing	Varies
TOTAL FUNDING:	\$159,396.00+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Public Facility Funds	\$38,885.00
Washtenaw County- FY 07-08 CDBG Public Facility Funds	\$15,983.00
Parkridge Community Center Rehab, City of Ypsilanti (CT 4106)	
Washtenaw County & City of Ypsilanti In-kind Staffing	Varies
TOTAL FUNDING:	\$54,868.00+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Public Facility Funds	\$78,518.00
Washtenaw County- FY 07-08 CDBG Public Facility Funds	\$93,119.00
Senior Center Rehab, City of Ypsilanti (CT 4106)	
Washtenaw County & City of Ypsilanti In-kind Staffing	Varies
TOTAL FUNDING:	\$171,673.00+

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CDBG Public Improvement Activities: The County works with the Urban County jurisdictions to bid out and contract for projects when they do not have the ability to do so in compliance with the CDBG regulations.

Committed- By June 30 2007, County OCD had started three sidewalk projects in Pittsfield Township, which will connect existing sidewalks in front of three apartment communities (CT 4140 & 4143) and will provide for bus shelters in two of the locations. According to the 2000 Census, 51% of the households in these target areas have incomes below 80% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Public Improvement Funds	\$100,000.00
Washtenaw County- FY 07-08 CDBG Public Improvement Funds Glencoe Hills, Evergreen, and Coachville Sidewalks/ Bus shelters	\$60,445.00
Washtenaw County In-kind Staffing	Varies
TOTAL FUNDING:	\$160,445.00+

Community Planning Activities: During the program year, the OCD was involved in three (3) community planning efforts to address community-identified needs in the Urban County. In the next program year, these efforts will continue, as well as the planning for another needs assessment to be identified.

Completed- The OCD finished two (2) community planning efforts in lower-income areas of the Urban County over the program year. First, the OCD initiated an effort to assess the level of demand for healthy food in the City of Ypsilanti, which has a high obesity rate and no existing supermarkets (CTs 4103, 4106, & 4107). The focus groups and market study showed a demand for fresh dairy, fruits, vegetables, meat, fish, and other healthy foods. In addition, the market study demonstrated that a small grocer, a mobile market, or a partnership with convenience stores to be supported. In addition, the OCD worked with the New West Willow Neighborhood Association and Ypsilanti Township to complete a housing and community development needs assessment¹⁰ in the West Willow area of Ypsilanti Township (CT 4123).

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Admin./Planning Funds	\$1,750.00
Ypsilanti Healthy Food Access Initiative	
Ypsilanti Gateway/ LISC/Habitat- Vision 2020	\$4,000.00
Washtenaw County Public Health, ETCS, MSU Extension	\$9,750.00
W.K. Kellogg Foundation	\$5,000.00
TOTAL FUNDING:	\$29,812.00

SOURCE OF FUNDS	FUNDING AMOUNT
2006 Washtenaw County Housing Contingency Fund	\$16,020.00
New West Willow Neighborhood Association Plan	
Washtenaw County, Ypsilanti Twp In-kind & CDBG Staffing	Varies
TOTAL FUNDING:	\$16,020.00+

Committed- By June 30, 2007, the OCD also began a comprehensive Housing Needs Assessment for Washtenaw County. Since this assessment will be completed by June 30, 2007, the results will be reported in the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
2007 Washtenaw County Housing Contingency Fund	\$57,373.00
Other Local Funding Sources:	TBD
TOTAL FUNDING:	\$57,373.00+

¹⁰ This assessment and plan can be found at the New West Willow Neighborhood Association Website here: www.nwwna.org

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Economic Development: During the program year, the OCD assisted one (1) business by coordinating a community clean-up project in the City of Ypsilanti.

Completed- In order to support the new food store that developed to serve the residents of the City of Ypsilanti (Dos Hermanos), the OCD partnered with Abe's Coney Island, Ozone House Drop-in Center, and community volunteers to develop marketing flyers and to increase the walkability and appeal of the shopping center on the corner of Hamilton and Michigan Avenues in downtown Ypsilanti.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Admin./Planning Funds Ypsilanti Healthy Food Access Initiative	~\$1,000.00
Ypsilanti Gateway/ LISC/Habitat- Vision 2020	~\$1,000.00
Abe's Coney Island In-kind and Refreshments	~\$500.00
Ozone House Drop-in Center Volunteer & In-kind staffing	~\$3,000.00
TOTAL FUNDING:	~\$5,500.00

Ypsilanti Charter Township

CDBG Public Improvement Activities: The County regularly contracts with Ypsilanti Township to bid out public improvement projects, with the County monitoring the project and the Township providing project management support.

Completed- By June 30 2007, Ypsilanti Charter Township had finished the improvements at Sugarbrook and Lakeside Parks. The Lakeside park is located on the north side of Textile and Buntun (CT 4127), and 59% of the households in this target area have incomes below 80% of AMI. The West Willow park is located on the northwest corner of Tyler and Desoto Streets (CT 4123), and 56% of the households in this target area have incomes below 80% of AMI. These parks will provide improved recreational opportunities to residents in the area.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Funds West Willow Park, Ypsilanti Township (CT 4123)	\$76,175.00
Ypsilanti Township General Funds	\$12,165.00
TOTAL FUNDING:	\$88,340.00

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Funds Lakeside Park, Ypsilanti Township (CT 4127)	\$102,500.00
Ypsilanti Township General Funds	\$12,165.00
TOTAL FUNDING:	\$114,665.00

Committed- By June 30 2007, Ypsilanti Charter Township had nearly completed the two park improvement projects at Harris and Community Center Parks, which are located in neighborhoods that are at least 51% lower-income households. Since these parks will be completed by December 31, 2007, the results will be reported in the 2007-08 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Funds Harris Park, Ypsilanti Township	\$48,350.00
Ypsilanti Township General Funds	\$TBD
TOTAL FUNDING:	\$48,350.00

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SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Funds Community Center Park, Ypsilanti Township Ypsilanti Township General Funds	\$88,650.00 \$TBD
TOTAL FUNDING:	\$90,265.00

CDBG Public Facility Activities: The County occasionally contracts with Ypsilanti Charter Township to bid out public facility projects, with the County monitoring the project and the Township providing project management support.

Committed- By June 30 2007, Ypsilanti Township had started one (1) public facility project to rehabilitate the Ypsilanti Township Community Center on Clark Road, which serves an area that is at least 51% lower-income households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06-07 CDBG Public Facility Funds	\$42,613.00
Washtenaw County- FY 07-08 CDBG Public Facility Funds Community Center Rehab, Ypsilanti Township	\$116,783.00
Washtenaw County & City of Ypsilanti In-kind Staffing	Varies
TOTAL FUNDING:	\$159,396.00+

Ypsilanti Meals on Wheels (YMW)

Completed- By June 30, 2007, Ypsilanti Meals on Wheels provided home delivery of meals for twenty-six (26) older adults and persons with disabilities in the Urban County. Twenty-three (23) of these households had incomes under 30% of AMI; and the remaining three (3) had incomes between 31-50% of AMI. Fifteen (15) of the participants were White; ten (10) were Black/African American; and one (1) was Native American. 100% of the participants reported a disability, and fifteen (15) or 58% were in female-headed households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2006-07 CDBG	\$22,684.00
Other Local Funding Sources	\$444,055.00
TOTAL FUNDING:	\$466,739.00

NATURE AND REASONS FOR ANY CHANGES FROM CONSOLIDATED PLAN

In July 2006, the County submitted to HUD a revised Consolidated Plan that includes the three new jurisdictions of the Urban County, as well as the changing priorities of the new Urban County Executive Committee membership. However, no changes were made to the Consolidated plan during the period July 1, 2006- June 30, 2007.

EFFORTS MADE TO IMPLEMENT THE CONSOLIDATED PLAN

The Community utilized all resources identified in the 2006-07 action plan, including CDBG, HOME, County general funds, MSHDA ESG, MSHDA HOME, HUD SHP, and HUD SPC, to carry out the programs and projects planned. The County also supported efforts by nonprofit entities in their applications to MSHDA, and HUD for homeless assistance; and provided certifications of consistency with the Consolidated Strategy and Plan to each applicant that requested them.

ACQUISITION, REHABILITATION, OR DEMOLITION OF OCCUPIED REAL PROPERTY

The County worked with four nonprofit organizations to complete acquisition and/or rehabilitation of vacant and occupied property. First, Habitat for Humanity acquired vacant parcels of land through voluntary acquisition using HOME funding.

Second, the County worked with Helpsource, Inc. to rehabilitate the two occupied rental housing units/ group homes for youth that they manage. This project involved temporary relocation of the residents. Therefore, a notice was sent to residents before a contract was signed with Helpsource to inform the residents when and how they would be temporarily relocated. This rehabilitation and relocation occurred in the winter of 2006 and the residents were successfully moved back into the unit after rehabilitation of the kitchen and bathrooms.

Third, the County work with the HCLT to provide notice to the single occupant of a rental unit that resides at the location in Pittsfield Township that they wish to redevelop. This tenant may be displaced if it goes forward, so a notice was sent to the resident to inform him of his rights.

Last, CHA purchased units for rehabilitation that were vacant and occupiable, using a voluntary sale process with HOME funding. These units were rehabilitated with HOME funding while they were vacant, so no relocation notices or payments were necessary.

ECONOMIC DEVELOPMENT ACTIVITIES

Since the Urban County areas are in close proximity to the City of Ann Arbor, which continues to enjoy a measure of economic prosperity, the Urban County Executive Committee had ranked Economic Development as a "Low Priority" in their previous Consolidated Strategy and Plan. Instead, the CDBG and HOME funding was spent on affordable housing initiatives and activities to facilitate the connection between lower-income workers and the local employment centers (transportation, child care scholarships, etc.). Due to the changing economic forecast in Michigan, the Urban County revised its prioritization of economic development and gave it a "Medium Priority" in the updated consolidated plan. While very little economic development activity was funded during the 2006-07 program year, future year's plans and reports may contain economic development projects that specifically serve the needs of low- and moderate-income neighborhoods.

LIMITED CLIENTELE

All public services and homeowner rehabilitation activities were reserved for "limited clientele", which in this case means that the programs were restricted to serve households with incomes below 80% of the HUD Area Median Income. County ETCS, the Office of Community Development, and the nonprofit contractors verified these participants' incomes and kept files for each of the participants. In most cases, these records include third party verification of income and/or other income source documentation. However, in some cases (transportation), the income verification method was a combination of self-report and source documentation.

CDBG PROGRAM INCOME

The County received **\$68,254.56** in CDBG program income from projects assisted through the Urban County, as well as from projects previously assisted through the MSHDA CDBG Small Cities Program. (Through an agreement with MSHDA, the Office of Community Development will receipt and spend any CDBG program income from owner-occupied housing rehabilitation activities and liens processed prior to the start of the Urban County CDBG program.) In addition, the County continued to place liens on the ETCS CDBG rehabilitation projects as they were

completed. At present, these liens generally require partial or full repayment according to the rehabilitation guidelines, and this program income is due at time of sale or transfer.

REIMBURSEMENT FOR DISALLOWED COSTS

The County did not have any disallowed costs during the program year.

LOANS AND OTHER RECEIVABLES

The County did not issue any loans with CDBG funding besides the recoverable grants provided to households in the owner-occupied housing rehabilitation fund (see program income above).

LUMP SUM AGREEMENTS

The County made no lump sum agreements on behalf of the Urban County or HOME Consortium during this reporting period.

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS

The County did not designate any formal Neighborhood Revitalization Strategy Areas in the 2006-07 program year.

SECTION VII. SELF-EVALUATION OF THE HOME & CDBG PROGRAMS

STATUS OF GRANT PROGRAM COMPARED TO GOALS

While the programs are making substantial progress, three project areas are somewhat behind schedule in expending funding. First, the County ETCS and OCD have fallen somewhat behind schedule in their joint completion of previous years' owner-occupied rehabilitation projects. As of the 2007-08 program year, all rehabilitation activities will be initiated and completed out of the Office of Community Development, in conjunction with the City of Ann Arbor program, with the goal of increasing efficient production in this area.

Second, the Community Housing Alternatives, Habitat for Humanity, and Homeplace Community Land Trust HOME Homeownership Assistance projects are all somewhat behind schedule in the acquisition, rehabilitation and resale or new construction of affordable units to lower-income homebuyers. CHA and Gateway have completed units on the South side of Ypsilanti and are having difficulty selling those units to qualified homebuyers.

Last, some of the CDBG public improvement projects have lagged, due to staffing changes at the Office of Community Development. The OCD is currently being re-organized and additional staff members are being hired to assist with these projects.

EXPENDITURE OF FUNDS COMPARED TO IDIS FIGURES

All expenditures of HOME and CDBG funding have been reconciled to the HUD Integrated Disbursement and Information System (IDIS) as of June 30, 2007.

WHAT BARRIERS CONTINUE TO IMPEDE ACHIEVEMENT OF GOALS?

There are six main barriers that impede the achievement of the Consolidated Strategy and Plan Goals. First, the local housing market is strong and lacks affordable housing opportunities for first-time lower-income homebuyers. The high cost of housing makes it difficult to acquire, rehabilitate, and sell units to low-income homebuyers, without including a very large development and/or homebuyer subsidy.

Second, three of the CHDOs operating within the Urban County are very new, and are still building their skill sets, boards, capacity, and community participation. Since the CHDO operating contracts do not fully fund these organizations and because their income often depends on project completions and developer fees, it continues to be difficult for these CHDOs to properly staff the HOME-assisted affordable housing efforts.

Third, local zoning in the jurisdictions of the Urban County are not always conducive to the construction of affordable rental and/or homeownership projects. For instance, many of the abandoned units in the City of Ypsilanti are too large to rehabilitate and re-sell to lower-income homebuyers. However, their placement in the Historic District and/or in areas of single-family zoning inhibits demolition and reconstruction of more modest affordable housing, condominiums, and/or duplexes.

Fourth, since the Urban County covers ten different jurisdictions with different housing and community development priorities and with varying degrees of community services and transportation, it is somewhat challenging for the County to find and/or develop rental projects that serve lower-income residents. For instance, while many of the affordable and feasible rental projects for acquisition are located in the City of Ypsilanti or Ypsilanti Township, those same sites may lack access to public transportation and/or community services.

Fifth, after a couple of years of working with the owner-occupied rehabilitation program, the County has noticed that many of the potential participants of this program drop out of the program because they are concerned about losing the equity in their homes, since this is often one of their only retirement resources. In addition, this appears to disproportionately concern the lowest-income homeowners, which are the ones that particularly need safety improvements to their homes.

Sixth, as in many communities, affordable housing projects in Washtenaw County can inspire opposition from local residents and their representatives. Whether this opposition takes the form of a dislike for the design of Habitat for Humanity units or anxiety over special needs housing units, it adds a layer of challenge to many of these projects.

WHAT CHANGES WILL THE PJ MAKE TO IMPROVE OUTCOMES?

The County has made the following changes and started the following initiatives to improve outcomes:

- Participated with the WHEP program to provide trainings for participating lenders and realtors, which has begun to help the nonprofits market homeownership assistance and dpa projects. This effort has also educated local lenders and realtors about the program rules and requirements, which helps facilitate successful sales.
- Developed a performance measurement system and implemented it in the 2006-07 program year.
- Requested and obtained technical assistance funding from MSHDA for the CHDOs;
- Continued to coordinate with the Ann Arbor Community Development Staff in regard to HOME activities and reorganized staffing for the department;
- Developed an RFP to rank and fund CHDOs operating in the Urban County areas;
- Allocated additional administrative resources for staff to attend trainings, and also to pay for technical assistance in the coming program year;

- Implemented a monitoring system and technical assistance plan for CHDOs and County ETCS;
- Continued to work with the Townships and the City of Ypsilanti to develop politically feasible housing projects that address the needs of the lower-income population;
- Began meeting with LISC, the City of Ann Arbor, and MSHDA to develop a cohesive nonprofit capacity building strategy.
- Provided funding to support a Washtenaw County LISC representative to work with local nonprofits to identify areas where they could use support to build capacity.
- Began work to target local funding to fill gaps not covered by federal and state funding agencies, such as for predevelopment, homebuyer education, etc.

PERFORMANCE MEASUREMENT SYSTEM

The County implemented the new HUD performance measurement system in 2006, and began entering the new data into the IDIS system. The new performance measurement system includes additional questions in Requests for Proposals, reporting forms, and set-up and completion forms for IDIS. So, as of the 2006-07 program year, all projects funded meet the following HUD objectives and outcomes, as well as the Urban County goals that are listed in the consolidated plan:

HUD OBJECTIVES

- Suitable Living Environment
- Decent Housing
- Economic Opportunity

HUD OUTCOMES

- Improve Availability/ Accessibility: Makes Basics Available to Low- and Moderate-Income Persons
- Improve Affordability: Makes an Activity More Affordable for Low- and Moderate-Income Persons
- Improve Sustainability: Using Resources in a Targeted Area to Help Make that Area More Viable

In addition to these efforts, the County is working with all of the other major local funding agencies to come up with a common online application, reporting, and performance measurement system. To the greatest extent feasible, the HUD performance measurement system will be incorporated into this effort.

SECTION VIII. OTHER ACTIONS RESPONDING TO NEEDS IN CONSOLIDATED PLAN

Overall, the County's activities demonstrate progress toward meeting the housing and community development needs of lower income households. However, the County still faces the following barriers to affordable housing development: high cost and limited supply of land, lack of significant financial or other incentives for private developers, an ever-increasing affordability gap, restrictive federal regulations, a limited number of nonprofit agencies involved in housing development, a lack of secure funding sources for nonprofit operations and projects, decreasing amounts of public funds, insufficient funding for permanent housing supports for low-income individuals with disabilities, and neighborhood concerns regarding nearby project developments. The strategies described below, the availability of HOME funds, funds awarded through HUD competitive grant programs and MSHDA, and cooperation from local lenders will add resources to enable additional affordable projects and units to be added to the local housing stock.

PUBLIC POLICIES- ADDRESSING OBSTACLES TO MEET UNDERSERVED NEEDS, FOSTER & MAINTAIN AFFORDABLE HOUSING, & ELIMINATE BARRIERS TO AFFORDABLE HOUSING

Over the program year, the County worked to create and improve public policies that address obstacles, support the development of affordable housing, and eliminate barriers to affordable housing in the following ways:

- Coordination of Community Collaborative and Continuum of Care Board;
- Support and participation with the Washtenaw Housing Alliance;
- Implementation of the Washtenaw County Comprehensive Plan;
- Coordinate with the City of Ann Arbor on housing projects that meet the needs of low-income residents;
- Encourage participation in preparation of annual plans and decision-making from low-income residents, their representatives, and other stakeholders;
- Utilizing plans, goals, and input from all jurisdictions for the development of a performance measurement system that reflects local goals and outcome measures;
- Implementation of a system of "Communities of Interest" that guide the County's decision-making and development of services.
- Develop partnerships with local jurisdictions and between County departments to encourage regional decision-making on land use, affordable housing, transportation, etc.

OVERCOMING GAPS IN INSTITUTIONAL STRUCTURE

Washtenaw County continued to work on the following activities to overcome gaps in institutional structures and to facilitate partnerships within and between governmental entities:

- In order to disseminate information about County services (including housing and community development) to the community, Washtenaw County continued the initiative to redeveloped 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, partner and constituents and to create new applications and services that were not previously possible.
- The County continued to meet on a monthly basis with MSHDA, MSU Extension, Local Initiatives Support Corporation (LISC), the City of Ann Arbor, and the City of Ypsilanti to discuss coordinated plans for technical assistance provision and systems coordination between funding agencies. The goal of these meetings is to communicate better about current housing development projects, to revise forms and systems for housing development providers, and to develop coordinated plans and funding for technical assistance to local nonprofit housing providers.

- The Office of Community Development negotiated a partnership with the Local Initiatives Support Corporation to provide group technical assistance opportunities and Capacity Mapping for local nonprofit housing providers.

ENHANCING INTERGOVERNMENTAL COOPERATION

Washtenaw County continued the following seven main initiatives to enhance intergovernmental cooperation during the period July 1, 2006- June 30, 2007:

- The new joint County/ City of Ann Arbor Office of Community Development continued to work to integrate additional processes, forms, requests for proposals, and their rehabilitation program, with the goal of creating efficiencies and sharing staff expertise across programs.
- The OCD participated with the Washtenaw County Funding Forum to coordinate & implement a community-wide system of performance measurement/ outcome funding with Pfizer, the Ann Arbor Area Community Foundation, the Knight Foundation, the Washtenaw Community Health Organization, other County departments, and the City of Ann Arbor. This system includes an online application and performance reporting system for human services funding.
- The OCD partnered with the Continuum of Care Board, Community Collaborative, and Washtenaw Housing Alliance to implement the Washtenaw County Blueprint to End Homelessness.
- Washtenaw County and the City of Ann Arbor continued to collaborate in program development, CHDO Certification, Monitoring, RFP format, and in funding several housing projects as previously identified.
- The OCD continued to work with the City and several homeless service providers to implement a homelessness tracking system, Service Point, in order to provide better statistics related to homelessness and coordinate the delivery of services to this population.
- The OCD continued to provide technical assistance and staffing support to the Washtenaw Housing Education Partners (WHEP) program to provide homebuyer counseling, financial management, and homeownership counseling to low-income homebuyers in the County.

PUBLIC HOUSING IMPROVEMENTS AND RESIDENT INITIATIVES

The Ypsilanti Housing Commission's jurisdiction is primarily the City of Ypsilanti and Ypsilanti Township, although like most PHAs, some of its Section 8 vouchers are used within a much larger radius. The Ypsilanti Housing Commission (YHC) administrative offices are within the southwest portion of Ypsilanti.

Public Housing: Families

In June of 2007, the YHC was operating 193 units of public housing for low-income residents, and 174 or 90% of those units housed families with children. The average YHC occupancy rate was 86% over the HOME and CDBG Program year, with 34 move-outs and 51 move-ins. 93% of the residents reported incomes at or below 30% of area median income (AMI); 5% had incomes between 31-50% and 2% had incomes between 51-80% of AMI. 20% of the households had at least one member with a disability; and 8% of the households were older adults.

The YHC used their HUD Capital Funds for operations (\$147,452), unit renovations (\$103,363), appliance replacement (\$10,000), office & computer equipment (\$20,000), and site improvements (\$20,000). In addition, the YHC completed the following modernization work: site improvements (\$82,645), dwelling structure renovation (\$10,200), appliances (\$5,000) and non-dwelling structure office improvements and furniture (\$11,929). YHC has no active plans to create more accessible units at this time. However, the need will be closely monitored, and if the demand for

such units increases and funding becomes available for conversions, then YHC will make plans to do so.

The Resident Advisory Board, composed of (7) residents, met on a monthly basis to discuss issues of interest to YHC residents. Members of the Board lived in four of the YHC sites— Parkridge, Hollow Creek, Monroe, Parkridge, Paradise Manor, and Bell. The YHC continued several initiatives during the program year to encourage resident participation, such as the following:

- a City-wide Resident Council;
- Focus Hope food program;
- Resident council leadership training program;
- Summer food program;
- Swim & Write Program; and
- America Reads.

Section 8 Program

Section 8 subsidies are primarily used in the form of portable vouchers to lease private rental units. Three housing commissions and a MSHDA Housing Agent administer the majority of these vouchers for Washtenaw County. The YHC administers 197 tenant-based Section 8 vouchers, and had a waiting list of 432 families on 6/5/03. The AAHC provides 1142 vouchers and had a waiting list of over 2000 people in early 2003. The Plymouth Housing Commission (PHC), while not located within Washtenaw County, provides 110 vouchers to people living in the County. The MSHDA Section 8 Agent currently administers 450 vouchers.

The YHC Section 8 program is the only one located within the Urban County area. In 2003¹¹, 79% of the families utilizing the Ypsilanti Section 8 vouchers had incomes at or below 30% of the area median income (just above the HUD target level of 75%). During the program year, overall utilization in the program went down slightly to 89%. 20% of Section 8 households have a family member with a disability; 8% are older adults; and 67% are families with children.

Currently, the YHC does not have a family self-sufficiency or Section 8 Homeownership Program, but they are currently developing a pilot Section 8 Homeownership Program and the self-sufficiency program will eventually feed into that program.

LEAD BASED PAINT HAZARD REDUCTION

During the program year, the County took action to evaluate and reduce lead-based paint hazards in each housing unit assisted through its rehabilitation, infrastructure, public improvement, and homeownership assistance programs. Lead-based paint hazard reduction was an integral part of the housing rehabilitation efforts that were funded by this CDBG, ADDI, and HOME dollars. All housing units assisted were inspected and evaluated for potential lead-based paint hazards. When conditions were found which indicated a potential lead-based paint hazard, appropriate remedial action was included as a part of the rehabilitation work performed.

County and City of Ann Arbor rehabilitation staff members were trained by MSHDA in their "Training for Trainers" program, and will complete at least one, free training for local contractors on Lead Safe Work Practices in 2007. New regulations are in process to require that all contractors that work with houses that have a potential for lead hazards be certified in these work practices. The OCD will work to develop training classes for local contractors to address this need.

The County worked with its sub-recipients to insure that an educational notice was distributed to all housing rehabilitation and homeownership assistance recipients. This notice describes the

¹¹ The YHC did not provide an update on the income ranges of participants for 2004 or 2005.

dangers of lead-based paint, the symptoms of lead paint poisoning, and instructions on actions to be taken if symptoms of lead-based paint poisoning are present. This notice is also available to the general public.

ENSURING COMPLIANCE- PROGRAM & COMPREHENSIVE PLANNING REQUIREMENTS

Office of Community Development staff members continued to ensure program compliance through the following: attendance at technical assistance workshops and conferences; a feedback system that includes public hearings and public meetings; and oversight by the Urban County Executive Committee and the Board of Commissioners (through the Board Chair). All federally funded nonprofit entities were required to provide the County with copies of independent audits.

Staff members performed monitoring visits with all CDBG and HOME-funded organizations to review program performance, CHDO status, organizational capacity, recordkeeping, and financial management. Staff members also reviewed audits, financial reports and Federal 990 nonprofit tax forms; and scheduled site visits to ensure program and administrative compliance. This information provided a clear indication of board oversight and administrative control. The entire monitoring process consisted of an official monitoring letter sent at least two weeks before the visit, a visit, a review of records, a report after the visit of findings and/or concerns, and follow-up to address concerns. In addition, bi-annual reports were collected for human service agencies, and housing organizations provided set-up and completion reports for all projects.

REDUCING THE NUMBER OF PERSONS BELOW THE POVERTY LEVEL

Over the past year, the County and other public and private organizations continued work to reduce the number of persons living below the poverty level by enhancing their opportunities for self-sufficiency in the following main ways:

- The County enforced its living wage ordinance that applies to all companies contracting with the County.
- The County continued to fund SPARK (Washtenaw Development Council) to support their efforts to encourage the development and maintenance of economic opportunities in the County.
- The County encouraged CHDOs and other nonprofits to hire participants and local contractors for work in CDBG or HOME funded activities.
- The County continued to fund a variety of outside human service programs that serve residents of the Urban County through \$770,000 in annual general fund expenditures, including permanent supportive housing services, Teen Link, food distribution, health prevention for young mothers and families, medical services, shelter services for families, medical access for older adults, and transportation, youth mentoring, youth volunteering, child care, Parents as Teachers, 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 County made efforts to assist those living below the poverty level by promoting affordable housing and by requiring coordination of services of all sub-recipients of CDBG and HOME funds to lessen the financial burden on this population.
- Low-income housing providers maintained and increased their current stock of affordable housing that is reserved specifically for low-income households.
- The Washtenaw County Department of Employment Training & Community Services administered Community Services Block Grant dollars specifically on projects that reduced poverty and revitalized neighborhoods.
- The Washtenaw United Way will continued to fund approximately human service organizations that provided such services as education, homeless prevention, dental,

health care, substance abuse treatment, counseling, food delivery, youth programs, tutoring, payee services, meal delivery, senior services, employment services for ex-offenders, shelter, advocacy, etc.

- The Ann Arbor Area Community Foundation continued to fund a variety of human services in the County.
- The Community Collaborative coordinator managed the Barrier Busters Unmet Needs Fund, which combined emergency funding from a variety of sources, including those from the City of Ann Arbor and Washtenaw County to pay for such things as eviction prevention, prevention of utility shut-off, and car repairs.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The Fair Housing Center of Southeastern Michigan recently completed the first Urban County Analysis of Impediments to Fair Housing Choice, which included only the initial members of the Urban County and the former HOME Consortium areas. The final report is currently available on the Washtenaw County Office of Community Development website at the following link: http://www.ewashtenaw.org/government/departments/community_development/plans_reports_data

During the period July 1, 2006- June 30, 2007, the Office of Community Development and the Urban County Executive Committee began to develop a 5-year work plan to implement the strategies included in the Consolidated Strategy and Plan to improve access to fair housing choice within the Urban County boundaries (see attachment D for summary of recommendations).

In addition to the implementation of these strategies, the County continued to provide General Funding support to the Fair Housing Center of Southeastern Michigan during the program year to provide testing and investigation. Impediments to fair housing choice are currently mitigated by the following on-going County efforts:

- The on-going testing work through the Fair Housing Center of Washtenaw County;
- Washtenaw County's on-going support of housing non-profits that work to add to affordable housing stock;
- Washtenaw County's support of agencies which provide services to low-income households; and
- The County's provision of fair housing materials.

SECTION IX. CITIZEN COMMENTS

The County placed an advertisement in the Ann Arbor News on August 15th, 2007 announcing the availability of the plan for public comment. Copies of the plan were also delivered to all Urban County jurisdiction public offices, and sent to the Community Development Public Participation Email lists. No public comment was received during the comment period that began on Wednesday August 15th, 2007 and ended on August 31st, 2007.

SECTION X. ATTACHMENTS

The following attachments are included with the 2006-07 CAPER:

Attachment A: IDIS Reports: PR 03, PR 06, PR 23, PR 26, & PR 33

Attachment B: HUD Form 40107 Annual Performance Report- Minority & Women-owned Businesses (PDF)

Attachment C: HUD Form 40107-A HOME Match Report (PDF)

Attachment D: Analysis of Impediments Implementation Recommendations

ATTACHMENT A
**HUD INTEGRATED DISBURSEMENT &
INFORMATION SYSTEM (IDIS) REPORTS**

This attachment is available in hard copy only. Please contact Anita Mure at (734) 622-9018 to request a copy to be sent by mail.

ATTACHMENT B
HUD FORM 40107 ANNUAL PERFORMANCE REPORT

This attachment is available in hard copy only. Please contact Anita Mure at (734) 622-9018 to request a copy to be sent by mail.

ATTACHMENT C
HUD FORM 40107-A HOME MATCH REPORT

This attachment is available in hard copy only. Please contact Annette Rook at (734) 622-9015 to request a copy to be sent by mail.

ATTACHMENT D
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
IMPLEMENTATION RECOMMENDATIONS

2006-07 Washtenaw County Consolidated Annual Performance & Evaluation Report

2005-08 Urban County Impediments to Fair Housing Choice Recommendations	
Issue	Specific Recommendations
Diversity	Local governments should provide immediate translation of documents with a program like WebLingo
	Local governments should provide access to Language Line or another immediate translation service that can be made available as needed
	Some jurisdictions may find that it is important to translate key documents into other languages, such as Spanish, Chinese, or Arabic
Accessibility	Whenever possible accommodations should be made to allow wheelchair users independent access to buildings and bathrooms; counters that allow wheelchair users to see administrative staff are critical
	TTY phone lines for hearing-impaired
	American Sign Language interpretation at public meetings if requested
	Access to Braille or recorded tapes for people with visual impairments
Definition of Family	Family definitions in zoning ordinances should include functional families as well as relationships such as adoption and foster care.
Zoning Definitions	Zoning definitions that address the kind of facilities in which senior citizens and people with disabilities live should be reviewed and revised, as necessary, to ensure that: 1)they are compatible with civil rights laws (including FHAA and the Elliot-Larsen Civil Rights Act), state law, and the ADA; and 2) they are respectful of the people or citizens served
Planning Process	Every jurisdiction should be using clear standards to assess requests from schools interested in using a piece of property. One option is that jurisdictions could use national guidelines for analyzing whether sufficient space is being provided for a proposed conditional use. Another possibility is that a jurisdiction could develop its own standards, in advance of requests.
Promoting Accessibility Through Building Codes	Provide training for local officials on fair housing law as it pertains to building codes, zoning, planning, and land-use. Provide training for Building, Planning, and Zoning staff on the accessibility requirements written into the Fair Housing Amendments Act.
	Encourage local jurisdictions to involve members of the disability rights community in building, planning, and zoning decisions/issues.
	Have a list of fair housing experts available to consult with the County on zoning, planning, and land-use issues.
	Washtenaw County and local jurisdictions can include community education around fair housing laws in seminars related to building and development, through inserts in newsletters published by the various jurisdictions, and by placing relevant links on their web sites.
	Federal Fair Housing Act Accessibility Guidelines for new construction of covered multi-family dwellings should be made available from local building departments.
	WC should consider contracting with a Fair Housing professional to do testing, or mystery shopping, from planning and building departments within the Urban County.
Public Parks, Private Parks	Localities should have as their goal, the provision of access to all residents to parkland. Thus, if private parkland is part of a PUD or other planning process, access to the park by all of the jurisdiction's residents should in some way be codified
	Governmental units should seek to acquire public parkland, preserving access for both current and future residents
Fair & Open Housing Ordinances	All jurisdictions should consider adding Fair and Open Housing ordinances if they do not already have them on their books. Jurisdictions can go even further, as the City of Ypsilanti has, and develop a non-discrimination ordinance (ex: protects height, weight, and educational association also.)
Jurisdictional Banking Choices	Jurisdictions should investigate their banks' banking practices, and either choose banks based on their community-mindedness, or encourage their current bank to invest significantly in their community. Any investigation of a jurisdiction's banks should include, but should not be limited to, their CRA record. No jurisdiction should place funds in any bank that has received less than a Satisfactory CRA rating, and a rating of Outstanding is preferable.
Rural Housing Investment	The Urban County as a whole, and/or specific jurisdictions that qualify for Rural Housing Service programs, should investigate their applicability to their local areas.
	The Urban County should investigate ways to ease transportation problems for people in their home jurisdictions, particularly seniors and people with disabilities living in rural and semi-rural areas.
Continuing Assessment	Update the plan to reduce impediments to fair housing every 5 years