



WASHTENAW URBAN COUNTY/ HOME CONSORTIUM

**FINAL CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

July 1, 2005 - June 30, 2006

Reviewed by the Urban County Executive Committee: 8/22/06

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INTRODUCTION

The Washtenaw Urban County's 2003-2008 Consolidated Strategy and Plan, which was approved by the Department of Housing and Urban Development (HUD) in July 2003, detailed the comprehensive housing and community development needs of the Washtenaw Urban County and HOME Consortium areas. As of July 1st of 2001, the Washtenaw HOME Consortium was designated by HUD as a Participating Jurisdiction for the Home Investment Partnerships Program (HOME). At that time, the HOME Consortium consisted of the City of Ypsilanti, Ypsilanti Township, and Washtenaw County¹. Starting on 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.

Since the 2003-2008 Consolidated Plan was written by the County for the eight jurisdictions participating in the Urban County and the HOME Consortium, 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/ HOME Consortium's FY 2005-06 Annual Action Plan—the third 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 2003.

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 and HOME Consortium boundaries during the time period July 1, 2005- June 30, 2006. 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/ HOME Consortium areas.

¹ Beginning July 1, 2006, the HOME Consortium will no longer exist because the City of Ypsilanti, Scio Township, and York Township will join the Urban County.

EXECUTIVE SUMMARY

The Washtenaw Urban County/ HOME Consortium Consolidated Annual Performance and Evaluation Report (CAPER) mainly describes program year 2005-06 (July 1, 2005- June 30, 2006) 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 HOME Consortium and Urban County jurisdictions. In program year 2005-06, the County received \$904,492 in CDBG, \$684,434 in HOME, and no additional ADDI funding. Accomplishments noted in the report include the following:

- Public services funded with CDBG dollars served 756 Urban County lower-income residents, the majority of which were extremely low- or very low-income residents. 29% of these households were female-headed and 37% had at least one family member with a disability.
- 100% of CDBG and HOME funds were used to serve households with incomes below 72% of Area Median Income;
- 2 owner-occupied single-family rehabilitation projects in the City of Ypsilanti that were occupied by extremely low-income households were completed by ETCS & 2 more were in process with HOME funds.
- 9 owner-occupied single-family dwellings that were occupied by extremely and very low-income households were rehabilitated by ETCS with CDBG funds.
- The emergency on-site water & sewer connection work was completed by the OCD for 16 households in Pittsfield Township.
- An additional 4 owner-occupied single-family dwellings were in the process of being rehabilitated by ETCS with CDBG funds by the end of the program year.
- Two emergency on-site sewer connection projects for lower-income owner occupants were in progress at the end of the year in Bridgewater Township.
- 8 lower-income households were assisted by CHA to purchase their first homes with HOME down payment assistance.
- 2 units were rehabilitated by Gateway & CHA, and re-sold with a HOME subsidy by two nonprofit organizations to lower-income households that were first-time homebuyers.
- CHA had rehabilitated 3 more houses for resale to lower-income households in Ypsilanti City and Ypsilanti Township.
- 2 new units of housing were under construction by Gateway in the City of Ypsilanti on vacant lots and will be re-sold to lower-income homebuyers upon completion.
- 2 housing units were completed by Habitat for very low-income homebuyers in Superior Township.
- 4 vacant lots were purchased for the construction of four Habitat for Humanity housing in the City of Ypsilanti, which will be re-sold to very low-income households.
- Two handicapped accessible ramps were constructed with CDBG funding.
- The County OCD began a community planning process to assess the demand for healthy food on the South side of the City of Ypsilanti.
- The County began a community planning process in the West Willow area of Ypsilanti Township to assess housing and community development needs.
- Foreclosure prevention services were provided to 272 households in the County.
- 166 residents were provided with emergency cash assistance for eviction prevention, homelessness, health, transportation, utilities, etc. through the Barrier Busters Unmet Needs Fund.
- Helpsource began the rehabilitation of two rental units that are specifically reserved for youth group homes in Pittsfield Township.
- Ypsilanti Township completed park improvements at Sugarbrook Park and had nearly completed park improvements at Lakeside and West Willow Park at the end of the year.
- The OCD worked with Salem Township to complete a sidewalk project in the Salem Hamlet area.
- 203 low and moderate-income County residents attended WHEP orientation; 188 received WHEP pre-purchase homebuyer education; and 61 purchased affordable housing units.
- The WHEP collaborative provided a new Lender/Realtor training for all professionals participating in local homeownership assistance programs. 19 lenders and 92 real estate professionals attended these trainings.

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/ HOME Consortium 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/ HOME Consortium. **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 map of the current projects, 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

Federal Housing, Community, & Economic Development Resources			
Source	Type of Funding	Use	Amount
HUD	2005 County HOME Program	Housing Projects	\$684,434
	2005 County CDBG Program	Community Development Projects	\$904,492
	2005 City of Ann Arbor HOME	Housing Projects	\$1,011,879
	2005 City of Ann Arbor CDBG	Community Development Projects	\$1,234,514
	2005 Ypsilanti Housing Commission	Public Housing Capital Funds	\$314,103 (\$27,760 decr.)
	2005 Ypsilanti Housing Commission	Public Housing Modernization Work	\$28,409
	2004-05 Ypsilanti Housing Commission	Section 8 Vouchers	\$1,460,746 (\$112,669 incr.)
	2005-06 SHP & SPC Grants	Homeless Projects	\$3,788,818 (\$44,609 decr.)
	2005-06 HOPWA Grant	HARC: Housing Support & Subsidies	\$125,595
LIHEAP	2005-06 ETCS Weatherization Program (4/05- 3/06)	Energy Improvements	\$129,000
Department of Energy	2005-06 ETCS Weatherization Program (4/05- 3/06)	Energy Improvements	\$344,425
CSBG	2005-06 ETCS Community Services (10/05-9/06)	Anti-Poverty	\$521,884 (federal portion)
EPA	Brownfield Redevelopment- Revolving Loan Fund	Re-development & Economic Development	\$1,500,000
Total Federal Funding:			\$12,048,299

STATE RESOURCES

State Housing, Community, & Economic Development Resources				
Source	Type of Funding	Use	Amount	
MSHDA	2005 ESG	Emergency Shelter	\$401,900	
	MSHDA Office of Community Development (HOME, MSHDA, etc.)	MAP- Maple View Apts.		\$400,000
		CHA- Sugarbrook ADR		\$120,000
		CHA- Operating Funds		\$15,000
		CHA- Technical Assist.		\$2,747
		CAP Nonprofit- ADR		\$65,000
		Homeplace CLT- TA		\$504
		CHA/ Capital Access Feasibility Study		\$22,500
		SOS Community Svcs.		\$12,998
		POWER, Inc.- TA		\$8,400
		Gateway- Tech. Assist.		\$1,150
		CDBG PI- Rehab		\$46,314
Michigan Public Service Commission	2005-06 ETCS Weatherization Program (4/05- 3/06)	Energy Improvements	\$67,967	
Total State Funding:			\$1,164,480	

LOCAL RESOURCES

Local Housing, Community & Economic Development Resources			
Source	Type of Funding	Use	Amount
Washtenaw County Government	2005-06 Housing Contingency Fund	Michigan Ability Partners Permanent Supportive Housing	\$25,000
		NP Capacity Building- Ypsilanti Gateway	\$7,500
		Barrier Busters Unmet Needs Fund	\$40,000
		Liberty Square Feasibility Study	\$22,500
		Legal Services of Southern MI- Tenant's Union	\$15,000
		Dawn Farm	\$42,000
		Neighborhood Senior Services- Christmas in April	\$5,000
		Washtenaw Affordable Housing Gateway Loan	\$100,000
		Housing Bureau for Seniors Foreclosure Prev.	\$11,000
		CHDO Capacity Building- Land Trust	\$25,000
		2005 General Fund- Outside Agency Human Services & Children's Well-being	Outside Agency Human Services Funding
	Legal Services of S. Michigan		\$60,000
	Retired Senior Volunteer Program		\$12,000
	Dispute Resolution Center		\$25,000
	Washtenaw Area Transportation Study		\$20,000
	SEMCOG Dues		\$132,250
	Huron River Watershed Council		\$11,892
	River Raisin Watershed Council		\$6,780
	SEMCOG Water Quality		\$9,250
	Soil Conservation		\$26,000
	Area Agency on Aging		\$20,364
	Fair Housing Center		\$35,050
	Small Business Development Center		\$10,000
	NAAPID		\$10,000
	NEW Center		\$10,000
	Washtenaw Development Council		\$100,000
	Project Grow (MSU Ext.)		\$3,000
	Humane Society of H. Valley		\$159,000
	2005-06 ETCS Community Services	\$353,334 (County portion)	
Ann Arbor Area Comm. Foundation	2005-06 Grants	Housing, Community Services & Development	\$982,235
Local Initiatives Support Corporation	2005-06 Grants	Housing, Community Services & Development	\$49,000
	2005-06 Loans	Housing, Community Services & Development	\$1,145,879
Total Local Funding:			\$4,248,784

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 and HOME Consortium 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 \$1.2 million in outside resources into Washtenaw County to promote their efforts in affordable housing & community development.
- The CHDO Community Housing Alternatives (CHA) requested technical assistance of MSHDA and LISC to build their capacity to serve the Sugarbrook neighborhood of Ypsilanti Township for housing rehabilitation.
- The Homeplace Community Land Trust requested technical assistance from MSHDA & LISC for organizational development.
- CHA has developed a 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.
- The County provided \$200,000 for Washtenaw Affordable Housing to refinance and restructure its debt at Gateway Apartments, a HOME-assisted development.
- Community Residence Corporation provided documentation for \$120,232 in HOME match that consisted of supportive services for residents of the HOME-assisted unit at 3920 Cochran.

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 2005-06 One Year Action Plan and related annual progress in meeting the goals are as follows:

GOAL 1: TO INCREASE THE NUMBER OF UNITS OF HOMEOWNER REHABILITATION OPPORTUNITIES FOR LOW MODERATE-INCOME HOUSEHOLDS

Objective: The County planned to contract with the City of Ann Arbor Owner-occupied Housing Rehabilitation Program to rehabilitate **eighteen (18)** single-family, CDBG-assisted housing units for households with incomes between 0-80% of AMI. The County planned to complete **ten (10)** HOME-assisted rehabs in the City of Ypsilanti and **eight (8)** CDBG-assisted rehabs in the Urban County Townships by December of 2006.

Progress: The County was not able to transition the owner-occupied housing rehabilitation program over to the City of Ann Arbor. Therefore, the County continued to work through the Employment Training & Community Service (ETCS) Department to perform the owner-occupied housing rehabilitation program. Together, County OCD and ETCS staff members completed a total of **twenty-seven (27) owner-occupied housing rehabilitation projects** during the program year.

County ETCS used CDBG & HOME funding to complete nine comprehensive rehab projects that served nine (9) households at 0-30% and two (2) household at 31-50% of AMI. County OCD served sixteen (16) households by completing the on-site water & sewer connection work (only) for four households at 0-30% of AMI, three households at 31-50% of AMI, & 9 households at 51-80% of AMI. Eight (8) more HOME and CDBG- assisted 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.

GOAL 2: TO INCREASE HOMEOWNERSHIP OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS

Three nonprofit organizations—Ypsilanti Gateway Community & Economic Development Corporation (Gateway), Habitat for Humanity of Huron Valley (Habitat), and Community Housing Alternatives (CHA-CHDO)—have been selected to work with the Urban County and HOME Consortium to acquire, rehabilitate, reconstruct, and/or construct units of housing for sale to eligible lower-income homebuyers.

Objective: The County planned to work with Community Housing Alternatives to expand homeownership opportunities by using HOME funds to acquire, rehabilitate, and resell **five (5) housing units** to low-income homebuyers with incomes between **50%-80%** AMI. CHA would use HOME funding to “buy down” the debt on the houses from the appraised value of the unit to an affordable loan for eligible households. In addition, the project was designed to increase homeownership, as well as to help revitalize declining neighborhoods of the Urban County and HOME Consortium. These units were planned for completion by June 2007.

Progress: CHA completed acquired, rehabilitated and resold **one (1) unit** of housing to a homebuyer with household income between **31-50% of AMI** during the period. 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, 2006.

During the period, two other nonprofits also completed the rehabilitation or construction of **three (3) new homeownership units**. Habitat completed two (2) units and sold them to households with incomes at 31-50% of AMI and Gateway completed one (1) unit and sold it to a family with an income between 51-80% of AMI. At the end of the program year, Gateway had completed the construction of two (2) more units and Habitat was in the process of constructing four (4) more units for sale to lower-income families.

Objective: The County contracted with Community Housing Alternatives to provide down payment assistance to a minimum of **6 households** with incomes at **31-80% of AMI** that wished to purchase homes within the Urban County or HOME Consortium Areas. These projects were planned for completion by June 2006.

Progress: CHA provided down payment assistance to **seven (7) households** with incomes between **51-80% of AMI** during the program year and **one (1) household** with income at **31-50% of AMI**. Two of these households utilized ADDI funding and the six used HOME funding from previous years.

Objective: The County planned to provide funding out of its Housing Contingency Fund to support Washtenaw Housing Education Partners (WHEP)—a collaborative partnership between POWER, Inc. MSU Extension, 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.

Progress: WHEP provided homebuyer counseling services to all homebuyers participating in the County HOME and ADDI homeownership assistance programs. During the previous program year, the WHEP Homebuyer Education Program provided the following services to residents with incomes below 80% of AMI that would like to purchase a home in Washtenaw County: 1) orientation-203; pre-purchase education-188; and assistance with closing and applications for homeownership assistance-61 residents. 57% of individuals purchasing homes through the program were White; 39% were African American; and 4% were American Indian or Other Multi-racial households. Two households were latino and the families were mostly 1-3 person households. **The average purchase price for participants was \$135,288 and the average down payment assistance was \$29,000.**

The WHEP program also began a lender/realtor training to educate 19 lenders and 92 local real estate professionals on the program rules and process for down payment assistance.

Objective: The County contracted with the Homeplace Community Land Trust (HCLT) for a 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.

Progress: By the end of the program year, the HCLT had developed preliminary site plan drawings 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.

GOAL 3: TO IMPROVE THE QUALITY, MANAGEMENT, AND SUPPLY OF EXISTING RENTAL PROPERTY AVAILABLE TO LOW-MODERATE INCOME HOUSEHOLDS

Objective: The County planned to work with Township officials to identify rental property that was poorly maintained or poorly managed for acquisition and rehabilitation. The County planned to select such a project by June 30, 2006.

Progress: The County released a request for proposals in the fall of 2005 to select a rental project. In early 2006, the County awarded the bid to Helpsource—a local human service and group home provider—to rehabilitate two (2) rental housing units that each serve six (6) youth with incomes at 0-30% AMI. This rehabilitation project is currently in progress.

GOAL 4: TO PROMOTE COMMUNITY STABILITY THROUGH THE COORDINATED DELIVERY OF SERVICES AT DESIGNATED PLACES

Objective: The County plans to assess the feasibility of rehabilitating senior and/or recreation facilities or constructing new facilities within the Urban County using CDBG funding.

Progress: The Office of Community Development met with Northfield & Ypsilanti Townships during the program year to begin analyses of project eligibility and feasibility for the rehabilitation of a senior center in Whitmore Lake and the Community Center in Ypsilanti Township. These projects were included in the 2006-07 Action Plan.

GOAL 5: TO INCREASE THE QUALITY OF LIFE OF URBAN COUNTY AND HOME CONSORTIUM RESIDENTS BY ATTENDING TO INFRASTRUCTURE NEEDS IN ORDER TO REDUCE SAFETY AND HEALTH RISKS TO LOW INCOME RESIDENTS

Objective: In cooperation with Ypsilanti Township, the County planned to complete three (3) park improvement projects in lower-income neighborhoods of the Township.

Progress: During the program year, the Sugarbrook Park improvement was completed, and the two others—W. Willow and Lakeside Park—were nearly completed and will be reported in the 2006-07 annual report.

Objective: In partnership with Salem Township, the Urban County planned to complete a sidewalk project in the hamlet area of the Township, which leads from the hamlet area to the elementary school.

Progress: During the program year, the Office of Community Development completed the Salem sidewalk project.

GOAL 6: TO PROMOTE HOUSING STABILITY BY ADDRESSING IDENTIFIED GAPS IN PUBLIC/HUMAN SERVICES

Objective: The County planned to allocate the maximum allowable 15% (\$135,673) of total CDBG funds to public services.

Progress: The County bid out the entire allocation of CDBG public services funding and funded two projects to specifically support housing stability. The remainder of the public services funding was utilized to fund projects listed under Goal 8.

Objective: The Urban County planned to fund the HOPE Dental Clinic to provide comprehensive dental services to approximately **250** Urban County residents that did not have dental insurance and had incomes below **50% of AMI**.

Progress: The Hope Medical/Dental Clinic provided preventative and restorative **dental care** to **300** Urban County residents that had no insurance coverage and incomes below **80% of AMI**.

Objective: The Urban County planned to fund the Child Care Network to provide childcare scholarships for **approximately 20 children** that reside in the Urban County. These children were to come from families with incomes below **80% of AMI**.

Progress: The Child Care Network provided **child care scholarships** to **28** children that live in the Urban County and who live in households with incomes below **80% of AMI**.

GOAL 7: TO DEVELOP PLANS THAT WILL EFFICIENTLY ADDRESS CONCERNS THAT ARE IDENTIFIED BY LOW TO MODERATE INCOME TARGET AREAS AND OTHER PROBLEMS WITHIN THE URBAN COUNTY AND HOME CONSORTIUM

Objective: The County planned to develop a system of performance measurement through coordinated efforts with the Human Services Collaborative Council, the City of Ann Arbor, the Urban County Executive Committee, and the HOME Consortium Board by December 31, 2005.

Progress: The Urban County Executive Committee and HOME Consortium Board approved the draft performance measurement system in August 2004 with the 2003-04 CAPER, which was sent to HUD. This system is currently under revision to include final changes from the new HUD performance measurement system and requirements.

In addition, the OCD lead two community planning efforts to address community-identified needs in the Urban County and HOME Consortium. First, it lead 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. Second, it began the community planning process to complete a housing and community development needs assessment in the West Willow area of Ypsilanti Township. During the next program year, these efforts will continue, as well as the planning for another needs assessment in the Sugarbrook area of Ypsilanti Township.

GOAL 8: TO PROMOTE A SUITABLE LIVING ENVIRONMENT, IMPROVE SAFETY AND LIVABILITY, REDUCE ISOLATION, SUPPORT FAMILY STRUCTURES, AND FACILITATE ACCESS TO MAINSTREAM RESOURCES FOR SPECIAL POPULATIONS

Objective: The Urban County planned to fund Ypsilanti Meals on Wheels to provide meal delivery to approximately **30 older adults or persons with disabilities** that live in the Urban County. These individuals will have incomes up to **50% of AMI**.

Progress: Ypsilanti Meals on Wheels provided on-going meal delivery to **39 older adults and persons with disabilities** in the Urban County that had incomes below **50% of AMI**.

Objective: The Urban County planned to fund Northfield's Human Services to provide transportation to Urban County residents that reside outside the AATA public transit system. This transportation was to be available to approximately **70 residents** (4,000 rides) with incomes below **80% of AMI**.

Progress: Northfield's Human Services provided **3,355 rides to 72 residents** of the Urban County, the vast majority of which had incomes below **30% of AMI**.

Objective: The Urban County planned to fund the Student Advocacy Center to provide case management, advocacy, identification of disabilities, service coordination, and crisis management for **approximately 25 youth** that were at risk of leaving school. These students were to come from families that had incomes under **80% of AMI**, the services had the explicit goal of preventing poor outcomes for these students, such as homelessness, unemployment, and criminal activity.

Progress: The Student Advocacy Center provided youth outreach and support services to **84 youth** that resided in the Urban County, the majority of which had incomes below **50% of AMI**.

Objective: The Urban County planned to fund Neighborhood Senior Services to provide injury prevention, preventative maintenance, home repairs, West Nile prevention, and resource advocacy for **approximately 140 older adult residents** of the Urban County. All recipients were to have incomes below **80% of AMI**.

Progress: Neighborhood Senior Services provided the above described services for **161 older adult** residents, most of whose incomes did not exceed **50% of AMI**.

GOAL 9: TO ADDRESS GAPS IN SUPPORT SERVICES NEEDS FOR HOMELESS INDIVIDUALS IN THE WIDER URBAN COUNTY COMMUNITY

Objective: The County planned to coordinate with the Continuum of Care Board and its affiliated CHDOs, other non-profits and for profit developers to apply to HUD, under the Continuum of Care program, for a permanent supportive housing project to address the needs of special populations that may be at high risk of homelessness or may experience high housing cost burdens.

Progress: The County provided 2005 and 2006 Housing Contingency funding to support the Michigan Ability Partners (MAP) Maple View Apartments project, which will provide **ten (10)** new units of permanent supportive housing and is to be completed by fall of 2006. This funding leverages large investments from the City of Ann Arbor and MSHDA.

Objective: The Urban County planned to fund Michigan Ability Partners to provide representative payee services to approximately **48 older adults and persons with disabilities**, many of which were formerly homeless or currently homeless and living in the Urban County. All participants were to have incomes below **80% of AMI**.

Progress: Michigan Ability Partners provided representative payee services to **72 older adults and persons with disabilities** that had incomes below **30% of AMI**.

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 HOME Consortium/ Urban County Section 215 units completed during the period July 1, 2005- June 30, 2006 are summarized in the table below. Each of the projects is listed in more detail in Sections III and VI of this report.

2005-06 Washtenaw County Consolidated Annual Performance & Evaluation Report

2005-06 WASHTENAW URBAN COUNTY/ HOME CONSORTIUM SECTION 215 COMPLETIONS							
Home Consortium/Urban County Housing Goals	Original Target # of Units	Units Completed 2004-05	Owner Occupied	Renter Occupied	Percentage of AMI		
					0-30%	31-50%	51-80%
Goal 1: To increase the number of units of homeowner rehabilitation opportunities for low moderate-income households	18 units (1.5 years)	ETCS HOME (2 in process)	2		2		
		ETCS CDBG (4 in process)	9		7	2	
		OCD Brookside	16		4	3	9
		OCD Bridgewater (2 in process)					
Goal 2: To increase homeownership opportunities for low-income households	5 units (1.5 years)	Habitat for Humanity (4 in process)	2			2	
		Gateway HOME New Construction (2 in process)	1				1
		CHA- HOME Aquis/rehab/resale (1 Cty. & 2 MSHDA units in progress)	1			1	
		CHA HOME DPA	8			1	7
Goal 3: To improve the quality, management, and supply of existing rental property available to low-moderate income households	10 units (2 years)	WAHC Rental Project (43 in progress)					
		Helpsource Rental Project (2 in progress)					
Goal 8: To promote a suitable living environment, improve safety and livability, reduce isolation, support family structures, and facilitate access to mainstream resources for special populations	5 units	MAP Maple View Apartments (10 in process)- PSH					
		Dawn Farm Summit Apts.- TH (2 in process)					
Totals	38 units		39	0	13	9	17

**SECTION III. NARRATIVE: 2005-06 HOME/ADDI PROGRAMS
AMOUNT: \$684,434 GRANT NUMBER: M-05-DC-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 2005-06 Plan identified the use of HOME funding for rental acquisition/rehabilitation (20%), grant administration (10%), CHDO operating (5%), homeownership assistance-rehab (48%), homeownership assistance-new construction (12%); and CHDO site control/ technical assistance activities (5%) 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: 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 large families and "other" households at 51-80% of AMI were given a "Low Priority" ranking. In general, the 2005-06 HOME-funded projects all addressed High or Medium Priority needs from the Consolidated Plan, as illustrated below.

Four Rental Acquisition/Rehabilitation projects were started during the period. One project, involving the acquisition of two (2) transitional housing units with County Housing Contingency funding was in process at the end of the year. These units will provide transitional rental housing for individuals in treatment and/or recovery from substance abuse that have incomes below 30% of AMI (Medium Priority). A second Rental Rehabilitation project was underway during the reporting period, and this project involves the rehabilitation of two (2) rental housing units that act as group homes for youth that typically have no income (Medium Priority). A third rental project continued that has been in process for the past two program years. This project, which provides housing for 43 households that have incomes below 60% of AMI (Medium Priority), will continue into the 2006-07 program year.

Four Homeownership Assistance—acquisition/rehabilitation/resale and new construction—projects were started during the period that involved thirteen (13) housing units. By June 30th, 2006, four (4) of these units were completed and sold to 3 small and 1 large household, with three households at 31-50% of AMI (High Priority) and the fourth at 51-80% of AMI (High Priority). Five (5) of the units were ready to sell to households with an incomes between 31-80% of AMI (High Priority). The remaining (4) units were under construction for resale to lower-income homebuyers (High Priority) later in the 2006-07 program year.

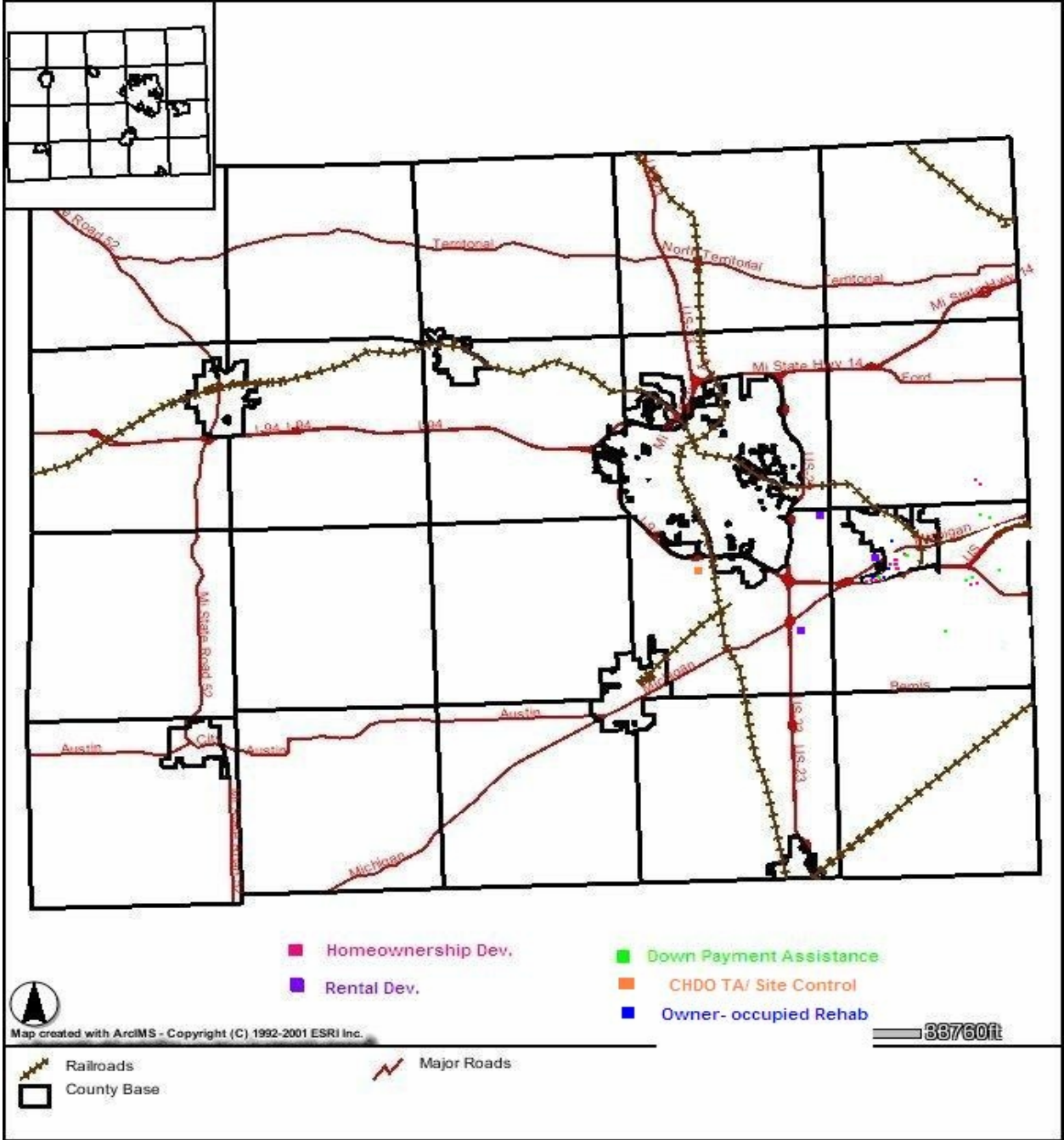
The County and CHA provided Down payment assistance to eight (8) households during the program year. Seven of these households had incomes between 51-80% of AMI and one had an income at 31-50% of AMI (High Priority).

County ETCS completed two (2) HOME-assisted owner-occupied housing rehabilitation projects for small households with incomes between 0-30% of AMI (High Priority) and was in the process of completing two (2) more HOME-assisted owner-occupied rehabilitation projects (High Priority).

GEOGRAPHIC DISTRIBUTION OF HOME-ASSISTED PROJECTS

The majority (17 out of 28 or 60%) of the current HOME program completions and commitments within the HOME Consortium and Urban County areas are in the Southeastern 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 the areas targeted in the City and the Township have incomes below 80% of the area median family income. Estimates from the 2000 Census also demonstrate that at least 48.4% of the residents of these targeted areas of the City of Ypsilanti and Ypsilanti Township are minorities. The minority concentration in the northernmost area of Ypsilanti Township is less at 24-48% and is below 24% in most of the other areas where projects are located. The map on the following page shows the spatial distribution of all HOME- assisted completions and commitments from the period July 1, 2005- June 30, 2006.

2005-06 HOME Program Commitments & Completions



At the time of this publication, 2005 aerial imagery was being quality checked. Washtenaw County hereby disclaims responsibility for the accuracy or clarity of the imagery. The map shown here is for illustrative purposes only, and is not suitable for site-specific decision making. Any assumptions of the legal status of this data is hereby disclaimed.

2005-06 COMPLETED & COMMITTED HOME-ASSISTED PROJECTS²

Most of the 2005-06 HOME 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 2005-06 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 and HOME Consortium areas. This program typically involves acquisition, rehabilitation, and resale of a unit to a lower-income homebuyer with a buy down of debt. This year, CHA completed one (1) more of these projects and made significant progress on three (3) additional units.

Completed- CHA's fourth homeownership assistance project (CT 4106), which involved a buy down of debt, was completed in June of 2006. The household purchasing this unit was a family of four that was African-American and had an income between 31-50 % of AMI (High Priority). *The proceeds from the sale of this unit will be reinvested into future homeownership assistance projects.*

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 02 HOME Homeownership Funds 3XX Worden Street, City of Ypsilanti	\$10,651
Washtenaw County- FY 03 HOME Homeownership Funds Community Housing Alternatives- Foley & Ainsworth Proceeds	\$62,521 \$90,927
TOTAL FUNDING:	\$164,099

Committed- CHA's fifth, sixth, and seventh homeownership assistance projects, which will involve a buy down of debt, were acquired and the rehabilitation was completed by the end of the program year and will be reported in the 2006-07 CAPER. *The proceeds from the sale of the first of these units will be reinvested into future homeownership assistance projects.*

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 03 HOME Homeownership Funds 9XX Madison Street, City of Ypsilanti (CT 4106)	\$76,524
Washtenaw County- FY 04 HOME Homeownership Funds Community Housing Alternatives- Ainsworth Proceeds	\$41,248 \$10,217
TOTAL FUNDING:	\$ 131,089

SOURCE OF FUNDS	FUNDING AMOUNT
MSHDA- FY 05 HOME Homeownership Funds 14XX Harry Street, Ypsilanti Township (CT 4130)	\$60,000
LISC Loan	~\$90,000
TOTAL FUNDING:	\$150,000

² 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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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

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 HOME Consortium and 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.

Completed- By June 30, 2006, CHA provided Down Payment Assistance to eight (8) households³ (Census Tracts listed below). Seven of the households had incomes between 51-80% of AMI, and one had an income at 31-50% of AMI. One household was a large family; four were 2-3 person families, and three were 1-person households. Five of the households were White and three were African American.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 01 HOME DPA Funds 15XX Wingate Blvd., Ypsilanti Township (CT 4130)	\$7,455
Washtenaw County- FY 01 HOME DPA Funds 12XX Candlewood Lane, Ypsilanti Township (CT 4121)	\$15,000
Washtenaw County- FY 02 HOME DPA Funds 11XX Evelyn, Ypsilanti Township (CT 4117)	\$15,000
Washtenaw County- FY 02 HOME DPA Funds 73XX Spy Glass Lane, Ypsilanti Township (CT 4134)	\$15,000
Washtenaw County- FY 03 HOME DPA Funds 8XX Lamay, Ypsilanti Township (CT 4122)	\$15,000
Washtenaw County- FY 03 HOME DPA Funds 23XX Cedarcliff Drive, Ypsilanti Township (CT 4123)	\$5,000
Washtenaw County- FY 04 ADDI DPA Funds 4XX S. Hamilton Street, Ypsilanti City (CT 4107)	\$6,618
Washtenaw County- FY 04 ADDI DPA Funds 8XX Monroe Street, Ypsilanti City (CT 4106)	\$10,000
Participant Cash Contributions	\$24,896
Private Loan Financing (Mortgages)	\$834,504
TOTAL FUNDING:	\$948,473

Habitat for Humanity of Huron Valley (Habitat)

Homeownership Assistance/ New Construction Program: Habitat for Humanity continues to acquire land in and outside of the HOME Consortium and Urban County areas to construct single-family units of affordable housing for very-low income families (31-50% of AMI).

Completed- During the program year 2005-06, Habitat finished two (2) houses inside of the HOME Consortium and Urban County areas (CTs 4074) for two (2) households at 31-50% of AMI. One household was African-American and the other was White; both were 2-3 person 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.

³ Note: Average purchase price was \$129,000, with average loan amount of \$104,313 and participant cash contribution of \$3112.

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SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2004 HOME Homeownership Assistance X55X Harvest Lane, Superior Township	\$35,000
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$97,870+
TOTAL FUNDING:	\$142,870+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2004 HOME Homeownership Assistance X58X Harvest Lane, Superior Township	\$35,000
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$97,870+
TOTAL FUNDING:	\$142,870+

Committed- By June 30, 2006, Habitat was in the process of acquiring land and constructing four (4) additional units of housing in the City of Ypsilanti. The County will provide land acquisition and buy down assistance to each of the units and they will be sold to four (4) families with incomes at 31-50% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2004 HOME Homeownership Assistance 9X8 Watling, Ypsilanti City (CT 4106)	\$35,000
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$97,870+
TOTAL FUNDING:	\$142,870+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2004 HOME Homeownership Assistance 98X Watling, Ypsilanti City (CT 4106)	\$35,000
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$97,870+
TOTAL FUNDING:	\$142,870+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005 HOME Homeownership Assistance 9X2 Watling, Ypsilanti City (CT 4106)	\$26,310
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$124,479
TOTAL FUNDING:	\$160,789

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005 HOME Homeownership Assistance 33X Orchard, Ypsilanti City (CT 4106)	\$26,310
MSHDA DPA	\$10,000
Habitat for Humanity/ Sponsor/ Donated Supplies/Volunteer Labor	\$124,690
TOTAL FUNDING:	\$161,000

Helpsource, Inc. (Helpsource)

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

Committed- Helpsource had bid out the rehabilitation of two (2) rental housing units that act as group homes for youth in Pittsfield Township by June 30, 2006. The housing units had twelve (**12**) **tenants** with incomes at **0-30% of AMI**. But, they had not yet completed the rehabilitation of the units. Therefore, these units will now be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 Rental Rehab HOME Fund 29XX Deake Street, Pittsfield Township (CT 4142)	\$68,819
Helpsource Project Management/ In-kind	TBD
TOTAL FUNDING:	\$68,819+

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 Rental Rehab HOME Fund 61XX Carpenter, Pittsfield Township (CT 4162)	\$71,023
Helpsource Project Management/ In-kind	TBD
TOTAL FUNDING:	\$71,023+

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, 2006. Therefore, the results of this contract will not be reported until the 2006-07 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.

Committed- WAHC had completed much of a rehabilitation project on 43 units of rental housing at the Gateway Apartments in Ypsilanti Township (CT 4105) by June 30, 2003. However, during the summer of 2003, they discovered additional boiler and water problems on this project. The County committed additional HOME funds to assist with these repairs, which were completed by June 30, 2005. In addition, in order to repay a balloon payment that was due and to improve the financial stability of this project, WAHC refinanced Gateway Apartments during the 2004-05 program year, which also delayed the completion of this project. Currently, WAHC is completing a final work write-up of the final rehabilitation needs in the project to make the units more marketable, which may require a final HOME investment. Consequently, these units will not be reported as completed until the 2006-07 CAPER.

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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).

Completed- By June 30, 2006, ETCS assisted two (2) single-family households with direct rehabilitation assistance. Both of the households had incomes between 0-30% of AMI, one was African American and one was White.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04-05 HOME Funds 23X N. Summit Street, Ypsilanti City - CT 4103	\$21,175
97X Jefferson Street, Ypsilanti City - CT 4106	\$24,732
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$45,907+

Committed- By June 30, 2006, ETCS was in the process of assisting two (2) more single-family households, and those completions will be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04 HOME Funds 434 Ainsworth, City of Ypsilanti- CT 4107	~\$25,000
Washtenaw County- FY 04 HOME Funds 94X Jefferson, City of Ypsilanti- CT 4106	~\$25,000
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$50,000+

Ypsilanti Gateway Community & Economic Development Corporation (Gateway)

HOME Program Homeownership Assistance: The County contracted with Gateway to begin the Homeownership Assistance Program in May of 2003 to respond to the gaps in homebuyer assistance programs for lower income families in the HOME Consortium and Urban County areas, as well as a general concern for the overall improvements within the Ypsilanti Gateway Community.

Completed- Gateway completed the rehabilitation of one (1) unit (CT 4107) and sold it to an African-American, 3-person household with an income at 51-80% of AMI. *The program income from the sale of this unit was re- invested into the Gateway homeownership assistance projects below.*

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 01 HOME Homeownership Funds 4XX S. Hamilton, City of Ypsilanti	\$100,000
Washtenaw County- County General Funds	\$70,000
TOTAL FUNDING:	\$170,000

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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.

Committed- At the end of June 2006, Gateway had completed the construction of these two (2) units (CT 4106), which will be re-sold (with a buy down of debt) to two lower-income households upon completion. These units are targeted for completion by December of 2006, and will be reported on next year's CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 03 HOME Homeownership Funds 36X Worden Street, City of Ypsilanti 37X Worden Street, City of Ypsilanti	\$151,000
Local Initiatives Support Corporation Construction Loan	\$32,346
Washtenaw County- FY 05 HOME Program Income	\$67,754
Washtenaw County- County Housing Contingency Funds	\$49,000
TOTAL FUNDING:	\$300,000

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, 2004- SEPT. 30 2005

The match obligation for the federal fiscal year beginning October 1, 2004 and ending September 30, 2005 was **\$138,431.17**. 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 **\$289,847** in match and brought forward \$83,060 in excess match from 2003-04, which left excess match to carry over to federal fiscal year 2005-06 of \$234,476.

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 one rental inspection this year, with the exception of the ones done at project completion. County staff members attempted to contact the owner of this property, but were unable to get a response to date⁴. However, County staff also completed inspections at the 43 WAHC units at Gateway Apartments because that project is nearing completion. 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.

⁴ Note: this landlord is in tax foreclosure, and the County OCD has begun to work with the Treasurer's Office to preserve the HOME subsidy.

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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	Final repairs completed 6/06
3920 Cochran St. Ypsilanti, MI (Pitts. Twp.)	CHA	1	Required every 3 years- due 3/07	N/A
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
Total		49		

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)⁵, 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

⁵ Regulatory Citation: 24 CFR 85.36(e).

- 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.

HOME PROGRAM INCOME

The County received **\$67,754 in HOME program income** during the program year from the sale of a non-CHDO homeownership unit. This program income was reinvested into two more homeownership units that the same nonprofit is developing on Worden Street in Ypsilanti. 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/ HOME Consortium 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, 2005- June 30, 2006.

2005-06 WASHTENAW COUNTY AFFORDABLE HOUSING PROJECTS⁵

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 HOME Consortium and Urban

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County. By June 30, 2006, the County received \$473,425 in 2005-06 DOE and LIHEAP funds, and \$67,967 in Michigan Public Service Commission funding. By June 30, 2006, \$159,790 of that funding was used in the HOME Consortium and Urban County areas to serve low-income residents. An additional \$38,964 had also been spent in the balance of the County for lower-income residents.

Completed- Staff from the County ETCS Department completed energy-related repairs for eighty-seven (87) owner and renter-occupied units in the Urban County and HOME Consortium; and thirty (30) in the balance of the County. In total, ETCS served one hundred and eight (108) extremely low-income households and nine (9) 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 (16) or 14% of the households were older adults; and thirty-five (35) or 30% 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	\$67,967
TOTAL FUNDING:	\$541,392

2005-06 NONPROFIT AFFORDABLE HOUSING PROJECTS⁶

Three non-profit housing projects—involving the acquisition and/or construction of housing units and foreclosure prevention—were committed and/or 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, 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 Housing Bureau for Seniors and Neighborhood Senior Services, used \$10,000 in 2005 County general funds, 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, two hundred and seventy-two (272) households were assisted with these funds in Washtenaw County. Prevention services were provided for all 272 households, which included the following:

- Thirty-eight (38) hardship applications, which was 35% more than last year;
- One hundred and thirty-three (133) homestead credit claims;
- Thirty-one (31) budget counseling sessions;
- Fourteen (14) deferments;
- Fifty-seven (57) home heating credits; and
- Twelve (12) loans to prevent foreclosure.

65% of the households assisted in this program were over the age of 55; and 43% had incomes below 80% of AMI.

⁶ 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.

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.

Committed- Dawn Farm was in the process of acquiring two (2) units of affordable rental housing in the City of Ann Arbor, which they plan to rehabilitate for transitional housing for persons in recovery from addiction by June 30, 2006. The City of Ann Arbor also funded this project, and its completion will be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 06 Housing Contingency Fund 324 E. Summit, City of Ann Arbor	\$42,000
City of Ann Arbor	TBD
Private Financing	TBD
TOTAL FUNDING:	\$42,000+

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.

Committed- By June 30,2006, MAP had acquired the land and finished the majority of the construction of ten (10) units of affordable rental housing in the City of Ann Arbor (CT 4042), which they plan to complete by December 31, 2006. The City of Ann Arbor and MSHDA also funded this project, and its completion will be reported in the 2006-07 CAPER.

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

SECTION V. CONTINUUM OF CARE NARRATIVE⁷

ACTIONS TAKEN TO IMPLEMENT A STRATEGY FOR THE HOMELESS

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

Coordination: The Washtenaw County/City of Ann Arbor Continuum of Care Board was created in 1998 by Washtenaw County government, in collaboration with the City of Ann Arbor. The Continuum of Care Board replaced the Interagency Shelter and Housing Council, which had been comprised almost entirely of non-profit housing and supportive services providers. The CoC Board has been designed to be a broad-based community planning body to look at both short-term and long-range strategies regarding homelessness prevention and interventions, as well as long-term strategies for creation and retention of affordable housing. The goal has also been to bring multiple community planning activities related to homelessness service planning into one comprehensive ongoing planning structure. Since 1998, Continuum of Care Board coordination has been funded by the Washtenaw County Administrator's Office.

In March of 2005, the CoC Board became a standing Action Group of the Washtenaw County Human Services Community Collaborative (HSCC). The HSCC Steering Committee has wide representation from local mainstream resources and decision makers. This includes Directors of the following Washtenaw County Departments; Veteran Services, Public Health, Children's Services, Head Start, Community Support and Treatment Services, Community Health Organization (Medicaid Managed Care), Work Force Development, Family Court and Washtenaw County MSU Extension. In addition, the following organizations and individuals are represented: the Sheriff's Department; the City of Ypsilanti Chief of Police; Prosecutor's Office; County Board of Commissioners; the City of Ann Arbor; the Ann Arbor Area Community Foundation; consumers; the State Department of Human Services; Washtenaw Community College; United Way; and the Washtenaw Housing Alliance.

Membership in both the HSCC Steering Committee and the CoC Action Group includes individuals who also participate in the development and implementation of other community planning processes and activities. These include the City of Ann Arbor and Washtenaw County Consolidated Strategy and Plan documents, the Washtenaw County Comprehensive Plan and the 5-year strategic plans for the City of Ann Arbor and City of Ypsilanti Housing Commissions.

Planning: Considerable efforts have continued over the past year to address the needs of homeless persons and the special needs of many who are not homeless but require supportive housing. The City of Ann Arbor and Washtenaw County regularly collaborate on programs and activities to consolidate the community's efforts to end homelessness.

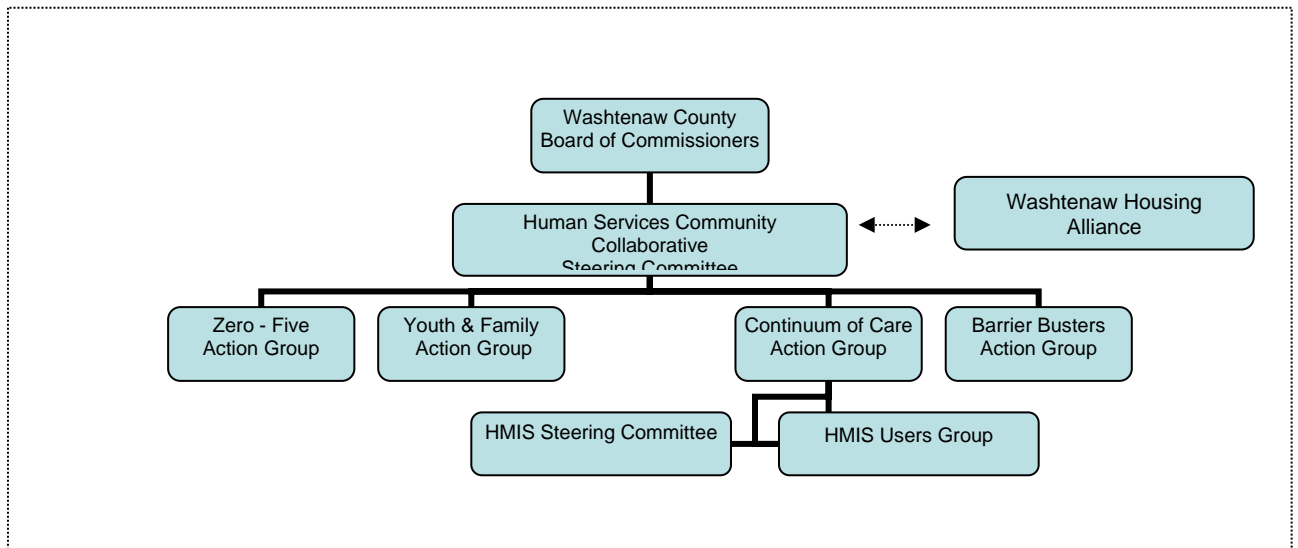
The Washtenaw Housing Alliance (WHA) is a consortium of ten non-profit organizations that has taken the lead on engaging the community as a whole in the development of the local Ten-Year Plan to End Homelessness, which was adopted by both the Washtenaw County Board of Commissioners and the City of Ann Arbor City Council in late 2004. Seventeen strategy groups were identified out of this effort to implement this long-term plan, and they have continued to meet over the past year. For more information about these efforts, one can access updates at the following WHA Blueprint to End Homelessness website: <http://www.whalliance.org/blueprint> .

⁷ Source: 2005 Washtenaw County HUD Continuum of Care Application.

Continuum of Care Board Structure

The CoC Action Group has two committees—the HMIS Steering Committee (for policy and development purposes) and the HMIS Users Group (for data entry and data management personnel at the individual agency level—and these committees meet monthly. In addition, the CoC establishes an ad hoc Project Review Committee to assist in evaluation of new and renewal proposals and to make prioritization recommendations to the Action Group and then on to the HSCC Steering Committee for final approval. This ad hoc Project Review Committee reviews renewal projects, using program evaluation tools based on APR information and additional locally determined criteria to determine that projects are performing satisfactorily and effectively. The Project Review Committee examines new proposals to determine that they also meet HUD’s criteria, have addressed match and supportive services resources satisfactorily and that they fill a gap within the framework of the CoC system. Finally, the CoC and the Washtenaw Housing Alliance have created a work group for purposes of data collection and analysis. This HMIS Work Group provides detailed information that is then used to inform the Gaps Analysis and the 10-Year Plan.

The following organizational chart illustrates the current structure of the CoC & HSCC:



ADDITIONAL HOMELESS SERVICES COORDINATION EFFORTS

In 2005-06, the local CoC has made the following strides to better coordinate homeless services in Washtenaw County:

- Project Outreach Team (PORT), the street outreach program, and other homeless service providers use a Housing First approach, in the belief that no real recovery can begin without permanent, decent housing in place as the initial step.
- The PORT team reports that for the first time since 1997, the bridges over Broadway and near the University of Michigan are clear of chronically homeless people, who have now been connected with housing, plus mental health and substance abuse treatment.
- The Ann Arbor Police Department participated in the creation of the “Crisis Relief Task Force,” which has provided training to police officers in effective ways to work with mentally ill and homeless street people. Currently, two AAPD officers per shift have received this training.
- Two Ann Arbor Police Department officers (“Bike cops”) meet with PORT weekly to discuss interventions regarding chronically homeless street people.

- PORT initiated three Dual Recovery Anonymous (DRA) groups, two in Ann Arbor and one in Ypsilanti. These DRA groups are led by formerly chronically homeless dually diagnosed individuals.
- PORT was able to restore 1.5 FTE outreach staff via PATH grant funding. 1.0 FTE is for outreach to street chronically and other homeless individuals, the .50 FTE is for supported employment activities with CH individuals.
- With funding from the WCHO, PORT is now able to provide pre-jail and post-jail diversion services by assisting chronically homeless persons who are resisting services for fear of having outstanding warrants. Pre-jail diversion provides advocacy with the courts, which will drop warrants if the individual is engaged with PORT and has a treatment plan.
- PORT created an off-site medication clinic for chronically homeless persons who will not go to the Delonis Center, but have been engaged by PORT.
- The Shelter Association of Washtenaw County (SAWC) was able to increase its rotating shelter and winter warming center during the coldest parts of the year.
- The SAWC increased its on-site group offerings at the Delonis Center.
- Primary health care clinic services via St. Joseph Mercy Health Systems and the University of Michigan Medical Center have been greatly expanded at the Delonis Center, which has space specifically designed for clinic services.
- The University of Michigan Medical Center has added a .50 FTE Clinical Nurse Practitioner to provide clinical leadership at the Delonis Center clinic.
- Two Supportive Employment enclaves have been started that employ chronically homeless and formerly homeless individuals. Six formerly homeless people were able to go from supportive employment to full time jobs. Another 12 formerly homeless persons are currently receiving supported employment services.
- Led by one of the judges in 14A District Court, the beginning stages of a “Homeless Court” are being put in place. Court will be held off-site, i.e. not in a courtroom setting, and with a “no arrest” policy. Chronically homeless individuals, and those at risk of homelessness, with minor offenses will be able to clear their warrants, to enable them to then find housing and get on with recovery and treatment without fear of arrest.

ADDRESSING THE NEEDS OF HOMELESS INDIVIDUALS & FAMILIES

Community Goals

The 2005-06 Continuum of Care application for HUD funding identified 8 goals as the community strategy to combat chronic homelessness as well as 8 additional goals to combat other types of homelessness. The 8 goals to end chronic homelessness are:

1. Increase the effectiveness of local planning for ending chronic homelessness
2. Increase the supply of permanent supportive housing for the chronically homeless (“CH”)
3. Increase the employment training opportunities for the CH
4. Improve the quality of data and qualitative information
5. Increase the effectiveness of linkages to mainstream resources for the CH
6. Increase the effectiveness of supportive services for the CH
7. Improve the implementation of institutional discharge planning
8. Improve the substance abuse delivery system

The 8 goals to combat other types of homelessness follow:

1. Increase the effectiveness of local planning
2. Increase the supply of permanent housing for homeless families
3. Increase the supportive housing for homeless young adults
4. Increase the effectiveness of linkages to mainstream resources for homeless families
5. Establish a centralized response with supportive services to those at-risk of losing housing
6. Improve coordination of both services and program administration
7. Improve the quality of data and qualitative information

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8. Increase employment training opportunities

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, which was taken from the 2005-06 HUD Continuum of Care Application:

6. SERVICE ACTIVITY CHARTS		
Fundamental Components in the CoC System – Service Activity Chart		
Form HUD 40076 COC-F		
Component: <i>Prevention</i>		
<u>Services in place:</u>	<u>Service Categories:</u>	<u>Providers:</u>
	Rental/Mortgage Assistance	<ul style="list-style-type: none"> ➤ Ann Arbor Housing Commission— Section 8 homeownership pilot; security deposit assistance; and welfare to work vouchers ➤ Avalon Housing—rental subsidies for persons with disabilities ➤ Housing Bureau for Seniors—HomeShare Program and Mortgage and Tax Foreclosure Prevention Program ➤ Michigan Ability Partners (MAP)—rental subsidies for persons with disabilities ➤ Shelter Association—rental subsidies for persons with disabilities ➤ SOS Community Services—assistance with first month's rent ➤ Thrift Shops—Move-in costs ➤ Washtenaw Housing Education Partners (includes MSU Extension, Community Housing Alternatives & POWER Inc.) — provide homebuyer education and down payment assistance programs to low & moderate income homebuyers.
	Emergency Eviction Assistance	<ul style="list-style-type: none"> ➤ American Red Cross—Emergency housing vouchers in the event of fire, etc. ➤ Barrier Busters Action Group of the HSCC—an Eviction Prevention fund has been established with a County Challenge grant. ➤ Community Supports and Treatment Services — Emergency eviction prevention ➤ Dept. of Human Services(DHS)—cash assistance for housing & eviction prevention ➤ Michigan Ability Partners (MAP)— Eviction prevention services ➤ Salvation Army—Cash assistance ➤ SOS Community Services/ Family Support Network (SOS/FSN) Consortium— eviction prevention/cash assistance ➤ Thrift Shops—cash assistance ➤ WISH—eviction prevention/cash assistance

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Emergency, Transitional, and Permanent Supportive Housing

The following tables taken from the 2005-06 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.

Fundamental Components in CoC System - Housing Activity Chart													
EMERGENCY SHELTER													
Provider Name	Facility Name	HMIS			Geo Code	Target Pop.		2005 Year-Round Units/Beds				2005 Other Beds	
		Part. Code	Number of Year-Round Beds			A	B	Family Units	Family Beds	Individual Beds	Total Year-Round	Seasonal	Over-flow/Voucher
Current Inventory			Ind.	Fam.									
Safe House Center (formerly The Domestic Violence Project, Inc.)	SAFE House	N			269161	M	DV	13	35	14	49	-	-
Interfaith Hospitality Network of Washtenaw County	Alpha House	A		24	269161	FC		6	24	-	24	-	5
Michigan Ability Partners	YMCA Room	A		1	269161	SMF		-	-	1	1	-	-
Ozone House	Ozone House Emergency Youth Shelter	N			269161	YMF		-	-	6	6	-	-
Ozone House	YMCA	N			269161	SMF		-	-	1	1	-	1
Project Outreach Team	YMCA	A		2	269161	SMF		-	-	2	2	-	-
SOS Community Services	Prospect Place	N		24	269161	FC		6	24	-	24	-	-
The Salvation Army of Washtenaw	Staples Family Center	A	6	25	269161	M		10	25	6	31	-	20
The Shelter Association of Washtenaw County	Delonis Center	A	50		269161	SMF		-	-	50	50	21	-
TOTALS			56	76	TOTALS			35	108	80	188	21	26
Under Development													
Anticipated Occupancy Date													
TOTALS													
Unmet Need						TOTALS		-	-	42	42		
1. Total Year-Round Individual ES Beds				80				4. Total Year-Round Family ES Beds				108	
2. Year-Round Individual ES Beds in HMIS				56				5. Family ES Beds in HMIS				76	
3. HMIS Coverage Individual ES Beds				70%				6. HMIS Coverage Family ES Beds				70%	
(Divide line 2 by line 1 and multiply by 100. Round to whole number.)						(Divide line 5 by line 4 and multiply by 100. Round to whole number.)							

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Fundamental Components in CoC System - Housing Activity Chart

<i>Transitional Housing</i>																			
Provider Name	Facility Name	HMIS			Target Pop		2005 Year-Round Units/Beds												
		Part. Code	#Yr. Round	Geo Code	A	B	Family Units	Family Beds	Individual Beds	Total Year-Round Beds									
Current Inventory			Ind	Fam															
Dawn Farm	Dawn Farm	Z			269161	SMF		–	–	13	13								
Catholic Social Services	Father Patrick Jackson House	N			269161	FC		5	10	–	10								
Michigan Ability	Cross Street	A	6		269161	SM		–	–	6	6								
Ozone House	Miller House	N			269161	YMF		–	–	7	7								
Project Outreach Team	YMCA	A	2		269161	SMF		–	–	2	2								
The Salvation Army of Washtenaw	Veterans Haven of Hope	N			269161	SM	VET			11	11								
SOS Community Services	SOS Transitional Housing Program	A		64	269161	FC		16	64	–	64								
TOTALS			8	64	TOTALS			21	74	39	113								
Under Development		Anticipated Occupancy Date																	
		TOTALS																	
Unmet Need				TOTALS				–	–	52	52								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">1. Total Year Round Individual TH Beds</td> <td style="width:50%; text-align: right;">39</td> </tr> <tr> <td>2. Individual TH Beds in HMIS</td> <td style="text-align: right;">8</td> </tr> <tr> <td>3. HMIS Coverage Individual TH Beds</td> <td style="text-align: right;">21%</td> </tr> <tr> <td colspan="2">(Divide line 2 by line 1 and multiply by 100. Round to whole number)</td> </tr> </table>												1. Total Year Round Individual TH Beds	39	2. Individual TH Beds in HMIS	8	3. HMIS Coverage Individual TH Beds	21%	(Divide line 2 by line 1 and multiply by 100. Round to whole number)	
1. Total Year Round Individual TH Beds	39																		
2. Individual TH Beds in HMIS	8																		
3. HMIS Coverage Individual TH Beds	21%																		
(Divide line 2 by line 1 and multiply by 100. Round to whole number)																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">4. Total Year Round Family TH Beds</td> <td style="width:50%; text-align: right;">74</td> </tr> <tr> <td>5. Family TH Beds in HMIS</td> <td style="text-align: right;">64</td> </tr> <tr> <td>6. HMIS Coverage Family TH Beds</td> <td style="text-align: right;">86%</td> </tr> <tr> <td colspan="2">(Divide line 5 by line 4 and multiply by 100. Round to whole number)</td> </tr> </table>												4. Total Year Round Family TH Beds	74	5. Family TH Beds in HMIS	64	6. HMIS Coverage Family TH Beds	86%	(Divide line 5 by line 4 and multiply by 100. Round to whole number)	
4. Total Year Round Family TH Beds	74																		
5. Family TH Beds in HMIS	64																		
6. HMIS Coverage Family TH Beds	86%																		
(Divide line 5 by line 4 and multiply by 100. Round to whole number)																			

Fundamental Components in CoC System - Housing Activity Chart

Permanent Supportive Housing												
Provider Name	Facility Name	HMIS		Geo Code	Target Pop		2005 Year-Round Units/Beds					
		Part. Code	#Yr. Round		A	B	Family Units	Family Beds	Individual /CH Beds	Total Year-Round Beds		
Current Inventory			Ind	Fam								
Avalon Housing, Inc.	Scattered Site Apartments	N			260192	M		9	23	20	43	
Michigan Ability Partners	Gateway SPC Vouchers	N			269161	SMF		-	-	8	8	
Michigan Ability Partners	Home Zone SPC Vouchers	N			269161	SM	VET	-	-	7	7	
Michigan Ability Partners	Scattered Site Apartments SPC Vouchers	A	27		269161	SMF		-	-	27	27	
Ozone House	HUD SHP project	N			269161	SMF		-	-	6	6	
POWER, Inc.	Rental Subsidies, Scattered Sites	N			269161	FC		8	32	-	32	
Shelter Association of Washtenaw County	SPC Vouchers	N			269161	SMF		1	5	29	34	
TOTALS			27	0	TOTALS			18	60	97/20 CH	157	
Under Development		Anticipated Occupancy Date										
Michigan Ability Partners	Mapleview		3/2006		269161	SMF		-	-	10	10	
Avalon Housing, Inc.	Carrot Way		11/2005		260192	M		4	10	1	11	
TOTALS					TOTALS			4	10	11		
Unmet Need							TOTALS		-	-	73/20 CH	0
1. Total Year Round Individual PSH Beds								4. Total Year Round Family PSH Beds		60		
2. Individual PSH Beds in HMIS								5. Family PSH Beds in HMIS		0		
3. HMIS Coverage Individual PSH Beds								6. HMIS Coverage Family PSH Beds		0%		
(Divide line 2 by line 1 and multiply by 100. Round to whole number)						(Divide line 5 by line 4 and multiply by 100. Round to whole number)						

ASSISTANCE TO PERSONS WITH OTHER SPECIAL NEEDS

Persons with Disabilities

This year, the Washtenaw County provided funding for three 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. Last, the County and City of Ann Arbor both approved funding for the construction of ten (10) new units of permanent supportive housing, which will provide housing for persons with disabilities.

The Washtenaw County Department of Planning and Environment is also working with a consultant to the public mental health system to conduct a feasibility study of lifespan respite services for caregivers of persons with disabilities. As an outgrowth of that initiative, interest in the development of an intentional community for adults with mild to moderate disabilities has emerged. Planning and Environment staff members are taking a lead role in exploration of various models of housing, such as co-housing and cooperative housing.

In addition to the community efforts to build and sustain permanent supportive housing, there are also 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, 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. In addition, HARC also administers HOPWA certificates that provide direct financial housing assistance for eligible clients. Through a subcontract with Synod Residential Services, HOPWA clients also receive residential supportive services, including: medication adherence, transportation to medical appointments, financial management, payee services, and in-home assistance. HARC also provides HIV/AIDS testing, supplemental food, counseling and outreach, prevention and case management. HARC receives a HOPWA grant in the amount of \$125,595 that supports rental and mortgage subsidies, utilities, move-in costs, and assistance with delinquent property taxes in four counties, including Washtenaw.

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, ramp building services, foreclosure prevention, and other support services to the elder residents of Washtenaw County to help them safely stay in their homes and/or move to the least restrictive setting possible.

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NEW HOMELESS SERVICES RESOURCES OBTAINED DURING THE YEAR

During the 2005-2006 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 2005, HUD funded the following local Continuum of Care Supportive Housing and Shelter Plus Care Programs for program years beginning in 2006:

2005 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)	\$401,552
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	\$665,991
AAHC/ Avalon Housing- renewal funding for Shelter Plus Care SRA	\$149,052
AAHC/ Michigan Ability Partners- renewal funding for Shelter Plus Care TRA	\$84,168
AAHC/ Michigan Ability Partners- renewal funding for Shelter Plus Care SRA 273,792	\$288,000
AAHC/ Shelter Association- renewal funding for Shelter Plus Care TRA 218316	\$229,788
Total:	\$3,788,818

In the spring of 2005, MSHDA approved an allocation of Emergency Shelter Grant Funding for the following projects/ organizations within the local Continuum of Care:

2005 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%.	\$61,979.82
Ozone House – Emergency shelter operations for homeless youth. Funding is for operations and essential services.	\$53,901.53
Shelter Association of Washtenaw County – Emergency shelter operations/homeless individuals.	\$57,387.05
SOS Community Services – Transitional shelter operations for families, homelessness prevention services provided by SOS and other agencies.	\$142,724.61
Interfaith Hospitality Network – Transitional family shelter operations for Alpha House.	\$26,308.86
Father Patrick Jackson House – Trans. housing for pregnant & parenting teen mothers.	\$20,508.93
Michigan Ability Partners – Homeless veterans support services	\$15794.62
The Salvation Army – Transitional individual & family shelter operations for Arbor Haven including supportive transitional services.	\$15794.62
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 2005-06 Plan identified the use of CDBG funding for owner-occupied rehabilitation activities (31%), public services (15%), grant administration (20%), and public improvement (34%) 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 a concentration of at least 51% low- and moderate-income households.

The following populations and project types were given a "High Priority" ranking in the 2003-2008 Consolidated Strategy and Plan: homeowner projects (rehabilitation and/or homeownership), senior services, transportation, sidewalk/ bike path construction, and lead paint remediation. Rental projects to serve most of the household sizes and income levels, as well as many types of community development projects (i.e. senior centers, youth centers, recreation centers, etc.), were given a "Medium Priority" ranking. Rental projects that serve large families and "other" households at 51-80% of AMI, historic preservation and several other community development categories were given a "Low Priority" ranking. The 2005-06 CDBG-funded projects all addressed High or Medium Priority needs from the Consolidated Plan, as illustrated below.

County ETCS completed nine (9) CDBG-assisted owner-occupied rehabilitation projects in the last year. Seven (7) of the households had incomes below 30% of AMI and one (1) had an income between 31-50% of AMI (High Priority). At the end of June 2006, six (6) more ETCS CDBG-assisted owner-occupied rehabilitation projects were in process. Since these units will be completed by December 31, 2007, the committed units will be reported in the 2006-07 CAPER.

County OCD completed an owner-occupied housing rehabilitation project that involved the on-site connection of sixteen (16) lower-income households (0-80% AMI- High Priority) in a neighborhood that was required to connect to City of Ann Arbor water and sewer services for safety reasons. At the end of June 2006, two (2) more OCD CDBG-assisted emergency owner-occupied rehabilitation projects were in process to complete the on-site sewer connection work for two lower-income households in Bridgewater Township (High Priority). Since these units will be completed by December 31, 2006, the committed units will be reported in the 2006-07 CAPER.

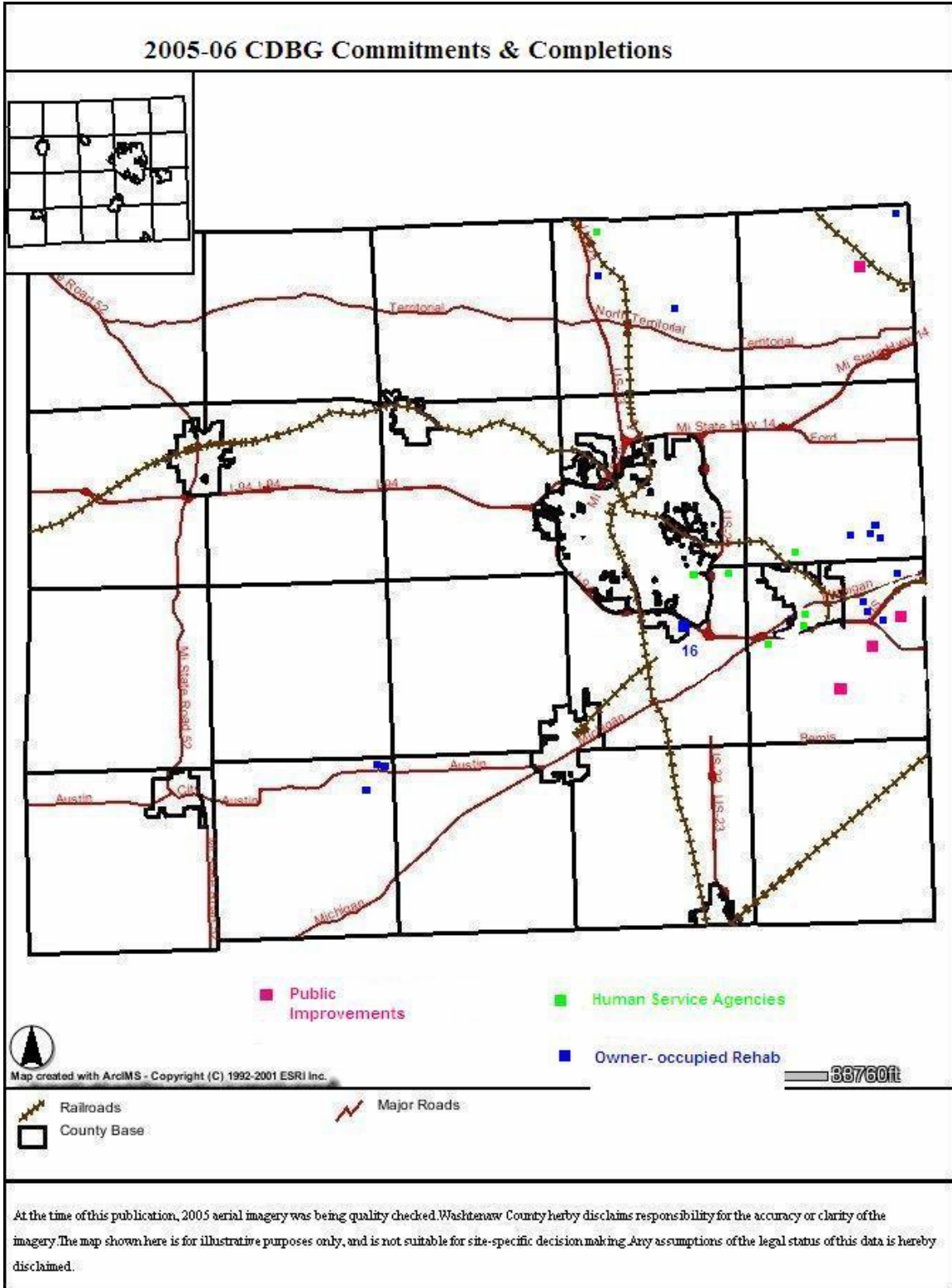
County OCD bid out the maximum public services allocation of \$135,673 and contracted with seven area nonprofit agencies to provide representative payee (Medium Priority); child care scholarships (Medium Priority); home repair and injury prevention (High Priority); dental services to lower-income residents without insurance coverage (Medium Priority); meal delivery to homebound older adults and persons with disabilities (High Priority); youth advocacy and support services to at-risk youth (Medium priority), and transportation subsidies to residents that do not have access to public transportation (High Priority).

County OCD coordinated with Ypsilanti Charter Township to complete improvements to Sugarbrook Park in the Township in an area that is made up of more than 51% lower-income households (Medium Priority). By June 30, 2006, two more similar park improvement projects were nearly completed in the West Willow and Lakeside Parks in Ypsilanti Township, and these completions will be reporting in the 2006-07 CAPER.

In addition, County OCD coordinated with Salem Township to complete a sidewalk in the hamlet area of the Township, which is made up of more than 51% lower-income households (High Priority).

GEOGRAPHIC DISTRIBUTION OF CDBG PROJECTS

A large proportion (13 out of 39) of the current CDBG program housing and public improvement completions and commitments within the Urban County are located in the northeastern part of Ypsilanti Township and the southeastern part of Superior Township. 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. Estimates from the 2000 Census also demonstrate that greater than 48% of the residents of the targeted area in Superior Township, and greater than 24% of the residents in the target area of Ypsilanti Township are minorities. The minority concentration is below 24% in the other areas where projects are located. The map on the following page shows the spatial distribution of all CDBG- assisted completions and commitments from the period July 1, 2005- June 30, 2006.



LIST OF COMPLETED AND COMMITTED CDBG PROJECTS⁸

Child Care Network (CCN)⁹

Completed- The Child Care Network provided child care scholarships for thirty (31) children in the Urban County by June 30, 2006. Thirteen (13) of these participants had incomes under 30% of AMI; sixteen (12) had incomes between 31-50% of AMI; and three (3) had incomes above 80% of AMI. One (1) was Latino; seven (7) of the participants were White; fifteen (15) were Black/African American; and five (5) were Black/African American and White. Twenty-five (25) or 80% were from female-headed households and one (1) reported a disability.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$20,000
Other Local Funding	\$432,716
TOTAL FUNDING:	\$452,716

Hope Dental Clinic (HOPE)

Completed- By June 30, 2006, Hope provided preventative and restorative dental care for three hundred (300) residents of the Urban County with incomes below 80% of AMI. Two hundred and fifty-seven (257) of these households had incomes under 30% of AMI; thirty-seven (37) had incomes between 31-50% of AMI; and six (6) had incomes between 51-80% of AMI. One hundred twenty-five (125) of the participants were White; seventy-six (76) were Black/African American; nineteen (19) were Asian; one (1) was Native American; and seventy-nine (79) were Latino. 73 or 24% of the participants were from female-headed households and 11 or 3% had disabilities.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$20,000
Other Local Funding Sources	\$220,773
TOTAL FUNDING:	\$240,773

Michigan Ability Partners (MAP)

Completed- By June 30, 2006, Michigan Ability Partners provided representative payee/homeless prevention services for seventy-two (72) older adults and persons with disabilities in the Urban County. 100% of these households had incomes under 30% of AMI. Twenty-five (25) of the participants were Black/African American; forty-five (45) were White; one (1) was African-American and White; and one (1) was Asian. 100% of these participants reported a disability and 18 or 25% were older adults.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$20,000
Other Local Funding Sources	\$113,772
TOTAL FUNDING:	\$133,772

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.

⁹ Note: All human services funding was expended as of June 30, 2005. However, this may not be reflected in the HUD Integrated Disbursement and Information System (IDIS) reports (23, 6, & 03).

Neighborhood Senior Services (NSS)

Completed- By June 30 2006, Neighborhood Senior Services provided home repair, chore services, ramp construction (2), injury prevention, outreach & referral, and West Nile Prevention to one hundred sixty-one (161) Urban County older adult residents. Ninety-nine (99) of these participants had incomes under 30% of AMI; fifty-six (56) had incomes between 31-50% of AMI; and six (6) had incomes between 51-80% of AMI. Eighty-seven (87) of the participants were White; sixty-seven (67) were Black/African American; two (2) were Asian; two (2) were Native American; and three (3) were Black/African American and White. One hundred fifty-five (155) or 96% of the participants reported a disability.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$20,000
Other Local Funding Sources	\$179,632
TOTAL FUNDING:	\$199,632

Northfield's Human Services (NHS)

Completed- By June 30 2006, Northfield's Human Services provided 3,355 one-way rides to seventy-two (72) Urban County residents that do not have access to public transportation. Sixty (60) of these participants had incomes under 30% of AMI; nine (9) had incomes between 31-50% of AMI; and three (3) had incomes between 51-80% of AMI. Fifty-six (56) of the participants were White; nine (9) were Black/African American; five (5) were Asian; and two (2) were Native American. Twenty-eight (28) or 38% of the participants were from female-headed households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$24,000
Other Local Funding Sources	\$296,500
TOTAL FUNDING:	\$324,700

The Student Advocacy Center (SAC)

Completed- By June 30 2006, the SAC provided outreach to eighty-four (84) at-risk youth, case management, advocacy, and referrals to prevent those youth from being expelled from school. Forty-nine (49) of these households had incomes under 30% of AMI; twenty-three (23) had incomes between 31-50% of AMI; and twelve (12) had incomes between 51-80% of AMI. Thirty (30) of the participants were White; forty-five (45) were Black/African American; four (4) were Black/African American and White; and five (5) were Latino. Sixty-four (64) or 88% were from female-headed households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$11,673
Other Local Funding Sources	\$197,327
TOTAL FUNDING:	\$209,000

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, 2006, ETCS assisted nine (9) single-family households with direct rehabilitation assistance. Of the nine households, seven (7) have incomes below 30% of the

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median, and two (2) had incomes between 30% and 50% of AMI. Two (2) of the households assisted were African American/Black and seven (7) were White.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 03-04 CDBG Funds	
13XX Hawthorn, Ypsilanti Township- CT4116	\$26,581.00
59X Dubie- CT 4116	\$8,280.00
Washtenaw County- FY 04-05 CDBG Funds	
1XXX Knowles, Ypsilanti Township- CT 4130	\$22,768.00
5X Devonshire, Ypsilanti Township- CT 4122	\$11,115.00
8XX Gates, Ypsilanti Township- CT 4123	\$26,220.00
7XXX Coyle, Northfield Township- CT 4650	\$26,670.00
163X Harvest Lane, Superior Township- CT 4074	\$23,023.00
4XX Six Mile, Northfield Township- CT 4650	\$19,311.00
157X Harvest Lane, Superior Township- CT 4074	\$34,660.00
Washtenaw County- FY 03-04 CDBG Rehab Service Delivery	\$2,799.00
Washtenaw County- FY 04-05 CDBG Rehab Service Delivery	\$8,629.00
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$210,056+

Committed- In addition, four (4) more units were committed and projected for completion by December 31, 2006. These units will be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04-05 CDBG Funds	\$60,347.00
5XXXX 8 Mile, Salem Township- CT 4640	
161X Wiard Road- CT 4074	
Washtenaw County- FY 05-06 CDBG Funds	\$50,000.00
163X Stephens, Superior Township- CT 4074	
129XX Hogan, Bridgewater Township- CT 4320	
Washtenaw County- FY 04-05/ FY 05-06 CDBG Rehab Service Delivery	\$68,786.00
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$188,338.25+

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 water and sewer for lower-income households in Pittsfield Township and the on-site hookups for sewer in Bridgewater Township.

Completed- The OCD completed the emergency on-site water & sewer hook-ups for seventeen (17) owner-occupied households in the Brookside neighborhood of Pittsfield Township (CT 4051), Fifteen (15) of these households were White and one (1) was African-American. Nine (9) of the households had incomes between 51-80% of AMI; three (3) had incomes between 31-50% of AMI; and four (4) had incomes under 30% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 04-05 CDBG Rehab Funds	
320X Baylis	\$11,125.00
317X Baylis	\$16,105.00
312X Baylis	\$12,925.00
315X Baylis	\$3,925.00
317X Baylis	\$13,500.00
310X Baylis	\$10,725.00
318X Baylis	\$15,475.00
31X7 Baylis	\$15,745.00

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322X Baylis	\$10,275.00
316X Baylis	\$13,075.00
322X Baylis	\$13,500.00
316X Dwight	\$12,475.00
317X Dwight	\$10,775.00
31X5 Dwight	\$12,175.00
328X Stone School	\$9,925.00
314X Stone School	\$12,125.00
General Landscaping/Improvement Costs	\$56,969.75
Washtenaw County General Funds In-kind Staff	Variable
TOTAL FUNDING:	\$263,494.75+

Committed- The OCD nearly completed the emergency on-site hook-ups for two (2) households to hook-up to the new sewer system in the Bridgewater Township Hamlet. Since these units will be completed by December 31, 2006, they will be reported in the 2006-07 CAPER.

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 Improvement Activities: The County works with Township to bid directly bid out public improvement projects when that jurisdiction does not have the ability to do so in compliance with the CDBG regulations.

Completed- By June 30 2006, County OCD had completed a sidewalk project in the Salem Township hamlet, which runs from the hamlet to the elementary school, providing a safer environment for the children of the area (CT 4640). It will 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 05-06 CDBG Public Improvement Funds	\$56,060.00
Salem Hamlet Sidewalk, Salem Township	
Washtenaw County In-kind Staffing	Varies
TOTAL FUNDING:	\$56,060.00+

Community Planning Activities: By June 30, 2006, the OCD began two community planning efforts to address community-identified needs in the Urban County and HOME Consortium. In the next program year, these efforts will continue, as well as the planning for another needs assessment in the Sugarbrook area of Ypsilanti Township.

Committed- 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). Since this analysis will be completed by June 30, 2007, the results will be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05 CDBG Administrative/Planning Funds	\$1,750.00
Ypsilanti Healthy Food Access Initiative	
Ypsilanti Gateway/ LISC/Habitat- Vision 20-20	\$5,000.00
Washtenaw County Public Health, ETCS, MSU Extension	\$9,750.00
W.K. Kellogg Foundation	\$5,000.00
In-kind Support	\$9,312.00
TOTAL FUNDING:	\$30,812.00

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Committed- By June 30, 2006, the OCD also began a community planning process to complete a housing and community development needs assessment in the West Willow area of Ypsilanti Township. (CT 4123). Since this assessment will be completed by June 30, 2007, the results will be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
2006 Washtenaw County Housing Contingency Fund	TBD
Washtenaw County In-kind Staffing	TBD
TOTAL FUNDING:	TBD

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 2006, Ypsilanti Charter Township had finished the improvements at Sugarbrook Park. This park is located on the east side of Andrea and George Streets, between the Sugarbrook neighborhood and I-94 (CT 4130). It will provide improved recreational opportunities to residents in the area. According to the 2000 Census, 54% of the households in this target area have incomes below 80% of AMI.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Funds	\$76,125.00
Sugarbrook Park, Ypsilanti Township Ypsilanti Township General Funds	\$12,165.00
TOTAL FUNDING:	\$88,290.00

Committed- By June 30 2006, Ypsilanti Charter Township had nearly completed the two park improvement projects at Lakeside and West Willow Parks. The Lakeside park is located on the north side of Textile and Bunton (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. Since these parks will be completed by December 31, 2006, the results will be reported in the 2006-07 CAPER.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Funds	\$78,100.00
West Willow Park, Ypsilanti Township Ypsilanti Township General Funds	\$12,165.00
TOTAL FUNDING:	\$90,265.00

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- FY 05-06 CDBG Funds	\$90,275.00
Lakeside Park, Ypsilanti Township Ypsilanti Township General Funds	\$12,165.00
TOTAL FUNDING:	\$102,440.00

Ypsilanti Meals on Wheels (YMW)

Completed- By June 30, 2006, Ypsilanti Meals on Wheels provided home delivery of meals for thirty-nine (39) older adults and persons with disabilities in the Urban County. Thirty-four (34) of these households had incomes under 30% of AMI; and the remaining five (5) had incomes

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between 31-50% of AMI. Twenty-two (22) of the participants were White; sixteen (16) were Black/African American; and one (1) was Native American. 100% of the participants reported a disability, and twenty-six (26) or 66% were in female-headed households.

SOURCE OF FUNDS	FUNDING AMOUNT
Washtenaw County- 2005-06 CDBG	\$20,000
Other Local Funding Sources	\$406,329
TOTAL FUNDING:	\$426,329

NATURE AND REASONS FOR ANY CHANGES FROM CONSOLIDATED PLAN

The County did not make any significant changes to the program objectives and goals. However, after three years of operating the CDBG program, the County learned that it would have to assist the Urban County Executive Committee and HOME Board to craft more specific objectives in future Consolidated Strategies and Plans, which more directly address the needs identified in the plans. These revisions were made and submitted with the amended consolidated plan in May of 2006 that included the three new jurisdictions that have joined the Urban County.

EFFORTS MADE TO IMPLEMENT THE CONSOLIDATED PLAN

The Community utilized all resources identified in the 2005-06 one-year action plan, including CDBG, HOME, County general funds, MSHDA ESG, 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 three vacant parcels of land through voluntary acquisition using HOME funding. One of these properties contained a vacant housing unit. However, it had been vacant for a long time and was substandard (more than 75% of the value would be required to rehabilitate), so Habitat was not required to replace this unit. Even so, a new affordable housing unit will be constructed on that site.

Second, the County began work with Helpsource, Inc. to rehabilitate the two occupied rental housing units/ group homes for youth that they manage. This project would involve temporary relocation. 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 will occur in the 2006-07 program year.

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 will not be displaced nor will his property be acquired as part of the redevelopment project if it goes forward. However, 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/ HOME Consortium 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 ranked Economic Development as a “Low Priority” in their previous Consolidated Strategy and Plan. Instead, the 2005-06 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.). However, since the City of Ypsilanti joined the Urban County in July of 2006, future year’s plans and reports may contain economic development projects that serve low- and moderate-income households.

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 self-report.

CDBG PROGRAM INCOME

The County did not receive any program income during the period because this was the third program year for the CDBG program. However, the County placed liens on the ETCS CDBG rehabilitation projects as they were completed. These liens require generally repayment in the form of a 0%-interest, recoverable grant, which 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 2005-06 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 Washtenaw Affordable Housing Corporation Gateway Apartments project was substantially delayed when that group found additional boiler and water pipe problems in the HOME-assisted units. During the fall and winter of 2003-04, the HOME Board approved an additional \$50,000 in funding to address these concerns. Then, in late 2004 and early 2005, it became apparent that WAHC would have to refinance this property to make a balloon payment to LISC, which would require an additional commitment of County general funding. WAHC hired a new director in 2005, and that director is in the process of applying for a tax credit for the final rehabilitation of this property to make it more marketable and self-sufficient, which may require a final investment of HOME and/or CDBG funding. This process has further delayed the completion of this rehabilitation project, which is now targeted for completion by June 30, 2007.

Second, the County ETCS has fallen somewhat behind schedule in its completion of the 2004-05 & 2005-06 CDBG and HOME owner-occupied rehabilitation projects. Throughout the program year, the Office of Community Development worked with ETCS to improve their rehabilitation program and record-keeping system, and to develop a marketing plan for the Urban County Townships. The Office of Community Development also explored the possibility of contracting with the City of Ann Arbor to administer the rehabilitation program. At the end of the program year, the County ETCS Department had made substantial progress on completing and committing units for rehabilitation.

Third, the Community Housing Alternatives, Ypsilanti Gateway Community & Economic Development Corporation, and Habitat for Humanity HOME Homeownership Assistance projects are all 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. (See actions for addressing down payment assistance delays above.)

EXPENDITURE OF FUNDS COMPARED TO IDIS FIGURES

All expenditures of HOME and CDBG funding match the HUD Integrated Disbursement and Information System (IDIS) as of June 30, 2006.

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 HOME Consortium and 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 HOME Consortium and 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 and HOME Consortium cover eight 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 repetitive 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 made preparations to implement 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 co-located these two departments;
- Developed an RFP to rank and fund CHDOs operating in the HOME Consortium/ 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.

2006-07 PLANNED PERFORMANCE MEASUREMENT SYSTEM

The County drafted a detailed performance measurement system in 2004, which they had planned to implement beginning in July of 2005. However, HUD continued to revise its system and IDIS during 2005 and early 2006. Therefore, during the summer of 2006, the County will revise its current performance measurement system to include these changes, and will prepare for a start date of October 1, 2006 on the new system. 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 Human Services Collaborative Council 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, 2005- June 30, 2006:

- 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, Human Services Collaborative Council, 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.
- The OCD worked with the Urban County Executive Committee to invite new members to the Urban County for the next qualification period (July 1, 2009- June 30, 2012); obtained signed cooperation agreements for 3 new members; and submitted all required paperwork to HUD.

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 2006, 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 91% over the HOME and CDBG Program year, with 54 move-outs and 42 move-ins. 94% of the residents reported incomes at or below 30% of area median income (AMI); 5% had incomes between 31-50% and 1% had incomes between 51-80% of AMI. 21% of the households had at least one member with a disability; and 10% of the households were older adults.

The YHC used their HUD Capital Funds for operations (\$160,740), unit renovations (\$73,074), appliance replacement (\$20,000), office & computer equipment (\$10,000), site improvements (\$30,000), and architectural services (\$20,288). In addition, the YHC completed the following modernization work: capital improvements (\$11,941), site improvements (\$10,250), dwelling structure renovation (\$5,173), and non-dwelling structure office improvements and furniture (\$1,045). 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 HOME Consortium and Urban County area. In 2003¹⁰, 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 97%. 18% of Section 8 households have a family member with a disability; 8% are older adults; and 71% are families with children.

¹⁰ The YHC did not provide an update on the income ranges of participants for 2004 or 2005.

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 2006. 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 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, which requires that all employees of these companies be paid at least \$11.20 or \$9.55 with benefits.

- 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 Washtenaw Human Services Collaborative Council (HSCC) recently released a new plan to improve outcomes in Washtenaw County in the areas of safety, economic well-being, health, and intellectual/social development. In addition, the HSCC 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, 2005- June 30, 2006, 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, 2006 announcing the availability of the plan for public comment. In addition, the Executive Summary of this report was sent by email to the local Continuum of Care Board, Habitat for Humanity, Community Housing Alternatives, Ypsilanti Gateway Community & Economic Development Corporation, Homeplace Community Land Trust, Washtenaw Affordable Housing Corporation, the Ypsilanti and Ann Arbor Public Housing Commissions, and numerous other interested community members on Wednesday August 16th, 2006. Copies of the plan were also delivered to all Urban County and HOME Consortium jurisdiction public offices. During the comment period that began on Monday August 15th, 2006 and ended on August 31st, 2006, the following comments were made on the Draft document:

Written Comment #1: The Director of one of the human service agencies selected for CDBG funding this year wrote to decline the funding, due to the burden of income qualification and paperwork for the CDBG program. The agency has a large number of volunteers and they felt that the reporting requirements were taking them away from their mission. However, the agency expressed appreciation for past support and stated that they are committed to serving the same number of participants.

Response: An OCD staff member responded to the comment by telephone and followed up by requesting a termination of the contract for CDBG funding. The OCD will continue to partner with this agency in other areas, such as the Ypsilanti Healthy Food Access Initiative project.

Written Comment #2: A resident of Ypsilanti Township expressed the need for a park in her neighborhood (Firwood area), and asked if CDBG funding could be used for the development of such a park.

Response: An OCD staff member responded to the comment with an email that confirmed that CDBG could be used if the property were publicly-owned, and communicated that the Township had a voice on the Urban County Executive Committee.

Written Comment #3: A representative of a local nonprofit organization also expressed the need for a park in the Firwood neighborhood of Ypsilanti Township, and asked if CDBG funding could be used for the development of such a park. The representative indicated willingness by the nonprofit to donate the land to the Township for a park.

Response: An OCD staff member responded to the comment with an email and telephone call that confirmed that CDBG could be used if the property were publicly-owned, and indicated that this would be included in the annual report and discussed with the Township at the Urban County meeting.

Verbal Comment #1: A Reverend contacted the OCD to express the need for owner-occupied housing rehabilitation for manufactured housing units, which is not currently allowed in the Urban County rehab program. She reported that she knows someone that has a hole in her bathroom floor, pests, and other health and safety-related concerns.

Response: An Office of Community Development staff member referred the Reverend to a local contractor that sometimes donates his time, and contacted ETCS to find out if there were any emergency services funding available for this resident. The OCD staff member also assured the Reverend that this comment would be included in the annual report.

SECTION X. ATTACHMENTS

The following attachments are included with the 2005-06 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 Annette Rook at (734) 622-9015 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 Annette Rook at (734) 622-9015 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

2005-06 Washtenaw County Consolidated Annual Performance & Evaluation Report

2005 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	Building department staff place warnings on permits and applications that state, "This project may be subject to building accessibility requirements set out by the federal Fair Housing Amendments Act of 1988."
	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
Fair & Open Housing Ordinances	Governmental units should seek to acquire public parkland, preserving access for both current and future residents
	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