



CITY OF ANN ARBOR

CONSOLIDATED STRATEGY AND PLAN

FY 2008 ONE-YEAR ACTION PLAN

July 1, 2008 through June 30, 2009

DRAFT 3.17.08

City Council approval May 5, 2008

TABLE OF CONTENTS

Executive Summary.....	1
General Questions.....	6
Managing the Process	10
Citizen Participation.....	12
Institutional Structure.....	13
Monitoring.....	13
Lead-based Paint	15
Specific Housing Objectives	16
Needs of Public Housing	18
Barriers to Affordable Housing.....	19
HOME/American Dream Downpayment Initiative.....	21
Specific Homeless Prevention Elements	24
Community Development	28
Anti-Poverty Strategy	32
Non-Homeless Special Needs	34

ATTACHMENTS:

- A. FY 2008-09 Community Development Block Grant and HOME Projects
- B. General Fund Investments
- C. City of Ann Arbor Low-Mod Census Tracts
- D. Amendments to FY 07/08 Budgets
- E. Housing Needs Table
- F. Housing Market Analysis
- G. Continuum of Care Homeless Population and Subpopulations
- H. Non-Homeless Special Needs Including HOPWA
- I. Housing and Community Development Activities
- J. Summary of Specific Annual Objectives
- K. CDBG & HOME Project Names and Descriptions
- L. Certifications
- M. Citizen Participation Plan



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

CITIZEN PARTICIPATION AND COLLABORATION:

The City began the Annual Plan development process with a series of public meetings including public hearings on December 17, 2007, January 8, 2008, and April 21, 2008 and a series of additional Housing and Human Services Advisory Board meetings that are open for public comment. A period for public comment on the Annual Plan was established from March 18, 2008 through April 22, 2008 with the document available for review at the Office of the City Clerk, the Ann Arbor Housing Commission, the Ann Arbor District Library, Bryant Community Center, Peace Neighborhood Center, Northside Community Center and the Office of Community Development. It is also available through the OCD website. A public notice was placed in the Ann Arbor News on March 17, 2008 that the Plans were available for public review and that a public hearing would be held on April 21, 2008. In addition, a draft Annual Plan notification was e-mailed to nonprofit subgrantees for comments.

A summary of public comments follow:

1. Gary Bell: SOS Community Services provides housing-related services to more than 1,600 families each year. SOS also provides transitional and permanent housing to approximately 50 families at any given time and 75 families per year. SOS family shelters accommodate approximately 25 families per night.
2. Barbara Niess: Safe House Center provides support services to over 5,000 domestic violence and sexual assault survivors each year. They staff a 24/7 help line and provide legal advocacy for their clients.
3. Julie Steiner: Interfaith Hospitality Network reported that there is a need for a broad spectrum of services for homeless families. They have a constant waitlist of 35 families. The former Y site should be looked at as a resource. Transportation is an issue for clients that live outside the downtown.

4. Thomas Partridge: There is an acute need for homeless services, affordable housing, senior services, mortgage foreclosure prevention, and health care for children, seniors and the disabled.

All public comments were accepted. The City Office of Community Development worked with the Housing and Human Services Advisory Board, which are comprised of council members and citizens, to make recommendations on the public service and housing funding priorities of the City. This committee made recommendations for funding to City Council based on evaluating and ranking the priorities and allocating the funds to the highest ranked applications. The City received requests for more funding than was in the budget and were not able to fund every request.

The City of Ann Arbor collaborates and consults with nonprofits, local and state government agencies, the private sector, higher education institutes, consumers and other funders through participation on the Continuum of Care Committee, Community Success Collaborative of Washtenaw County, 10 Year Blueprint to End Homelessness, Property Tax and Mortgage Foreclosure Prevention Taskforce, Environmental Management Committee, Michigan Association of Housing Officials, Rehab Specialists Network, Customer Service Leadership Committee, Huron Valley Association of Code Officials, CEDAM, MCDDA, Washtenaw Community College Lead-Safe Work Practices Committee, Inter-Agency Collaborative Committee, Nuisance Property Committee, Washtenaw Homebuyer's Education Partnership, City Development Review Committee, and the Funder's Forum.

Following is a lengthy, though probably incomplete, list of government and nonprofit partners that the City collaborates with through the above processes: Ann Arbor Area Community Foundation, Ann Arbor Center for Independent Living, Ann Arbor Housing Commission, Avalon Housing, Catholic Social Services, Child Care Network, City of Ann Arbor Community Family Health Center, Community Housing Alternatives, Community Support and Treatment Services, Corporation for Supportive Housing, Dawn Farm, Employment Training and Community Services, Domestic Violence Project, Fair Housing Center, Family Independence Agency, Family Support Network, Habitat for Humanity of Huron Valley, HIV-AIDS Resource Center, Homeplace Community Land Trust, Home of New Vision, Housing Bureau for Seniors, Interfaith Hospitality Network, Legal Services of South Central Michigan, Local Initiative Support Corporation, Knight Foundation, Michigan Ability Partners, Michigan State Housing Development Authority, MSU Extension, Neighborhood Senior Services, Ozone House, Power Inc., Safe House, Salvation Army, Shelter Association of Washtenaw County, SOS Community Services, University of Michigan, Washtenaw Affordable Housing Corporation, Washtenaw Community College, Washtenaw County Government, Washtenaw County Veteran Services, Washtenaw United Way, Washtenaw County Public Health, Washtenaw County County Head Start, Washtenaw County Children's Service, Washtenaw County Public Health, Washtenaw County Health Organization, Washtenaw Housing Alliance, Washtenaw County Court House, Washtenaw County Sheriff, Washtenaw Intermediate School District, Washtenaw Homebuyer Education Partnership, Ypsilanti Housing Commission, and Ypsilanti City.

INITIATIVES:

In October 2004, the City of Ann Arbor and Washtenaw County Community Development offices have co-located under one director at the County annex building at 110 North Fourth Avenue to facilitate a regional approach to housing and human services for low-income households. **City Council will be voting on whether to join the Urban County in FY 2009/10.**

The Office of Community Development (OCD) has integrated all of the City and County programs, including Single Family Rehab, Multi-Family development, Public (Human) Services, Public Infrastructure and Facilities and Homeowner Down Payment Assistance. In addition, the City is exploring a new joint planning and decision-making process with Washtenaw County and the Urban County jurisdictions to allocate general funds and CDBG funds to non-profit service providers.

The City adopted a new resale formula based on feedback from HUD. The new formula is appraisal-based and more closely follows market conditions. The formula is explained in the HOME/American Dream Downpayment Initiative Section.

The City commissioned J-Quad and Associates to conduct a Housing Needs Assessment with Washtenaw County, the Ann Arbor Downtown Development Authority, Ann Arbor Realtor's Association, Michigan State Housing Development Authority Fannie Mae and the Ann Arbor Area Community Foundation to determine both the housing needs and market demands in the community. The goal is to provide solutions to encourage socio-economic diversity in all the municipalities in Washtenaw County through public/private partnerships and strategic use of resources. The Housing Needs Assessment will guide future redevelopment and new development by recommending financial strategies, sites, amenities, tenure (owner or rental), income targeting, and unit sizes to meet the needs of everyone in the community from the homeless to lower income households to moderate income households.

The OCD has implemented four recommendations from the Needs Assessment.

1. Mortgage Foreclosure is the most critical problem the County is facing. Ann Arbor had over 170 mortgage foreclosures in 2007.
 - a. The City contributed \$160,000 toward a Mortgage and Tax Foreclosure Program in collaboration with Washtenaw County, the Washtenaw County Treasurer's Office, MSU Extension, Legal Services of South Central Michigan and the Housing Bureau for Seniors. The funds will be used to hire a Mortgage Foreclosure Counselor, Intake Specialist, Attorney, and for a revolving loan fund.
 - b. In addition, the OCD is creating a program to acquire \$1 HUD mortgage foreclosed homes for non-profits to rehab and re-sell to low-income homeowners. The intent is to expand the program to work with private financial institutions and to sell units to non-profits to provide rental properties where appropriate.
2. Regional planning was recommended to coordinate resources and create efficiencies. The City also collaborates on many County-wide taskforces and commissions. Fourteen Departments from the City and County are having discussions on how to collaborate and combine services.

3. The creation of a \$5 million revolving loan fund was recommended to provide bridge financing to non-profit housing providers to secure large multi-family properties while permanent financing is pursued. The OCD applied for \$5.5 million from the MacArthur Foundation to increase the affordable rental housing in the community. The request included \$5 million for a revolving loan fund.
4. City Council will be voting on whether to adopt PA 216 of 2006 which provides up to a 2-year tax abatement to nonprofit housing providers whose mission is homeowner housing to acquire, rehabilitate and resell units or acquire land and build new housing for low-income homebuyers.

The OCD is in year 2 of an initiative to adopt energy efficient and green construction standards. The City worked with the Washtenaw Green Building Coalition and other organizations to adopt standards for new affordable housing projects as well as rehab projects. Council adopted an Energy Efficiency Program for low-income homeowners. The program is designed to reduce utility costs through energy improvements and to educate homeowners about energy efficiency. Eligible costs include energy audits, energy star appliances; energy efficient lighting, windows, doors, heating and cooling systems; air sealing; insulation; and water saving devices.

The City is partnering with limited equity cooperatives that have HUD mortgages expiring in the next ten years. Pine Lake Cooperative has commissioned a capital needs assessment and is working with the City to rehabilitate the units and extend the affordability period. Arrowwood Cooperative has created a nonprofit to purchase unit shares to keep them permanently affordable.

The City joined the Executive Committee and Housing Policy Board to create the Housing and Human Services Board. The joint board will be able to think more strategically and cohesively about housing and human services in order to develop city-wide policies. City Council requested that the HHSAB make a recommendation on whether to replace the former YMCA 100-unit SRO on the same site or an alternative location. The HHSAB has held a public hearing to get input from the community and has invited the Corporation for Supportive Housing, Synod, Washtenaw Housing Alliance, MSHDA, DDA, AATA and the Housing Commission to share their perspectives and knowledge. Another public hearing will be held once a recommendation is made.

The OCD is partnering with the City's Public Service Department on three initiatives. The OCD is income-qualifying City residents who are unable to pay for annexation fees, sidewalk repairs and plumbing repairs associated with the City's conversion to automated water meters. These residents will receive grants or interest-free loans to to comply with the City's requirements.

The City and County are in year 2 of an initiative to each contribute \$10,000/year in minigrants for nonprofit housing providers. The City and County have contracted with LISC to provide technical assistance to nonprofit housing providers and the grants must be used to implement the work plans developed between the nonprofit and LISC. Washtenaw Affordable Housing Corporation, Homelplace Community Land Trust, Michigan Ability Partners, Habitat for Humanity and Pine Lake Cooperative have all received mini-grants.

Washtenaw County contracted with the Washtenaw Housing Alliance (WHA) to develop a 10-year Plan to End Homelessness, following President Bush's national initiative. The WHA has brought together hundreds of community leaders, private and public organizations, for-profit and nonprofit businesses, service providers and service users to develop the "Blueprint to End Homelessness". The Blueprint has been incorporated into this document and the community is now working on implementing the Blueprint. One of the initiatives the City is involved in is a taskforce to create a sustainable revenue source for housing support services.

The WHA also took over administrative responsibility for the Continuum of Care process from the OCD because of the close alignment of Continuum of Care members and WHA members.

The OCD is working with a large private landlord and the housing commission to utilize more tenant-based section 8 certificates in their complexes.

OBJECTIVES AND OUTCOMES

The following objectives and outcomes are based on HUD's newly adopted performance measure regulations. The number of units, households and individuals served are based on HUD CDBG and HOME-funded activities. City general funds were not included below, but are incorporated into other sections of this Annual Action Plan.

SPECIFIC OBJECTIVE: *DECENT HOUSING*

OUTCOME: AFFORDABILITY

- 1 household will become first time homebuyers
 - Improve access to affordable owner housing
 - Improve access to affordable owner housing for minorities
- 31 Permanent Supportive Housing Units Acquired and Rehabbed
 - Increase the number of homeless persons moving into permanent housing
 - Increase range of housing options & related services for person with special needs

OUTCOME: SUSTAINABILITY

- 24 homeowners will have improved housing safety and quality through Single Family Rehabilitation program
 - Improve the quality of owner housing
- 14 rental units will have improved housing quality and safety through multi-family rehabilitation program
 - Improve the quality of affordable rental housing
- 480 households will receive free legal services to achieve housing stability
 - Improve the services to low-mod income persons
- 165 persons will be provided with supportive housing services to prevent eviction and increase housing stability
 - Improve the services to low-mod income persons
- 70 youth will receive transitional housing and support services

SPECIFIC OBJECTIVE: *SUITABLE LIVING ENVIRONMENT*

OUTCOME: AVAILABILITY/ACCESSIBILITY

- 1 public improvement will have increased functionality and appearance
 - Improve quality/increase quantity of public improvements for lower income persons
- 50 households living in public housing will gain access to affordable health care, vision care, and dental care
 - Improve the services to low-mod income persons

SPECIFIC OBJECTIVE: *ECONOMIC OPPORTUNITY*

OUTCOME: AFFORDABILITY

- 60 households will receive child care scholarships to alleviate the high cost of care so that they may remain employed or in job training programs
 - Improve economic opportunities for low-income persons
- 50 households living in public housing will receive free meals through community center programs and via food distribution.
 - Improve the services to low-mod income persons

PAST PERFORMANCE

The City did not achieve all of its objectives and outcomes from FY 2007/08 with regards to decent housing. The City met its goal of 10 permanent supportive housing units acquired and rehabbed. The 120 unit new project cannot be completed in one fiscal year and is still under construction. These 120 units are now being funded by the City's Affordable Housing Trust Fund instead of HOME funds. 23 multi-family rental rehabilitation units were completed and 54 units are underway, 48 of which are still underway from 2006/07 due to capacity issues of the non-profit. The City is working with MSHDA to provide technical assistance to the non-profit. The City met its goal of 3 first-time homebuyers. The City exceeded its goal of 22 single family rehabilitation projects by supporting 31 projects.

It is too early to determine if the City met its objectives and outcomes from FY 2007/08 with regards to suitable living environment and economic opportunity because those non-profits do not report their accomplishments until June 2008. The public infrastructure project was completed.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

GEOGRAPHIC ISSUES

The City of Ann Arbor is the largest City in Washtenaw County with a population of 114,000. The cities of Ann Arbor and Ypsilanti are the cultural, educational and business centers for the County. Ann Arbor is home to the University of Michigan, the largest employer in the City with a 2007 student enrollment of 25,555 undergraduate and 14,470 graduate students. The City has 15 Low-Moderate Income Census tracts, which means that more than 50% of the households have income less than 80% of the City Median Income, based on the 2000 Census. The greatest concentration of poverty in the City is in the downtown census tracts surrounding the University central campus and north campus, where the concentration of student residents ranges from 39% to 99%. The Housing Needs Assessment found a disconnect between the 6 low-mod census tracts that are primarily students and those households receiving public assistance. Students appear to report their job related income, not grants, stipends, and family income. Most students work part-time and are considered temporarily low-income.

Many of the other low-mod neighborhoods qualify as low-income because of multi-family housing complexes that are owned by the local Public Housing Authority, privately-owned complexes with HUD mortgages that have income restrictions or complexes owned by the private sector without income restrictions. The City has small scattered neighborhoods of single-family housing that are low-income.

Of the 15 low-mod census tracts in the City, 7 census tracts are disproportionately racial/minority concentration. One of the 7 census tracts is disproportionately Black, five of those census tracts are disproportionately Asian, and one census tract is disproportionately Black and Asian. In addition, 4 census tracts are disproportionately racial/minority concentration that are not low-mod census tracts. Two of those census tracts are disproportionately Black and two are disproportionately Asian.

Of the 15 low-mod census tracts in the City, 4 census tracts are disproportionately low-income families. One of those census tracts has a high concentration of U-M married student housing, one census tract is adjacent to central campus where the U-M dormitories and Greek housing is located, one census tract contains two privately owned income-restricted cooperatives, and one census tract has both U-M married student housing and a large privately-owned low-income housing complex.

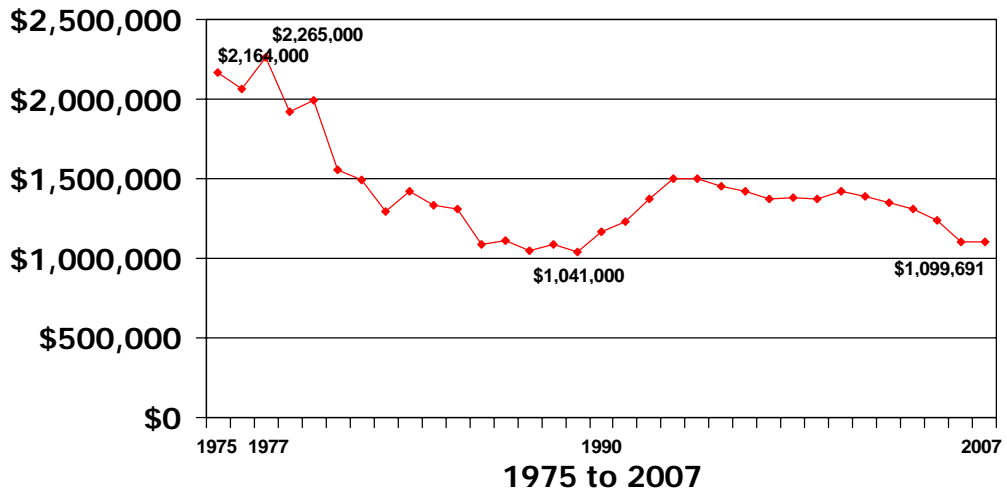
The City's goal is to encourage mixed-income neighborhoods and therefore is directing assistance City-wide.

Priority is assigned throughout the City to the extremely low-income, very low-income and low-income families who experience the greatest amount of need because of the gap between the number of low-income units that are currently available and the number of households who would be eligible for such housing if it were available. This priority category includes renters and homeowners experiencing housing difficulties due to age, financial hardship, unemployment, disability and/or illness. In addition, finding and maintaining housing city-wide for persons with substance abuse, mental illness, large families, poor credit history, limited or fixed income, and/or a criminal history continues to be a priority.

OBSTACLES TO MEETING UNDERSERVED NEEDS

FEDERAL FUNDING CUTS: The City of Ann Arbor's CDBG program began in 1975 with a \$2.1 million allocation. Ann Arbor's 2008 allocation is \$1.1 million. The City has lost over \$1 million in CDBG funds over 30 years, without factoring in the true cost of inflation. Federal reporting requirements have become more complex and onerous since 1975. As the federal allocation shrinks, the administrative cap of 20% for CDBG funds and 10% for HOME funds does not cover the cost of staffing the programs. The City of Ann Arbor has supported the federal program with almost \$2 million in local general funds, which do not get reflected in the CAPER or IDIS for HUD reporting purposes unless the general funds are matching the federal funds.

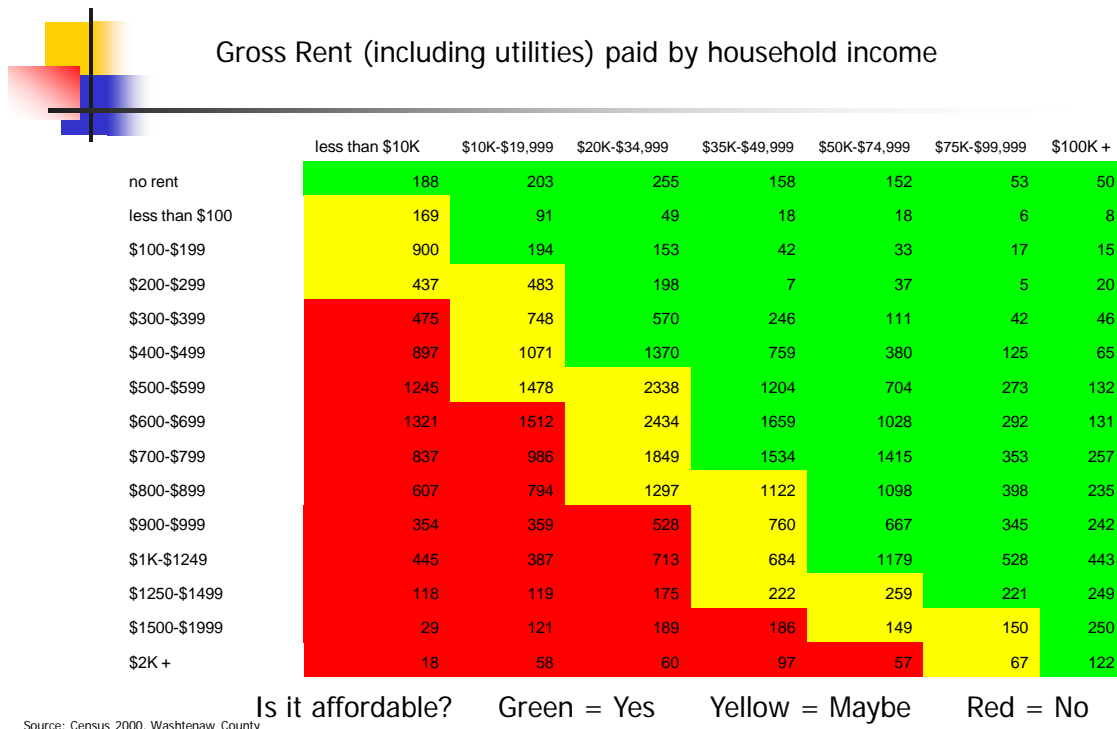
Ann Arbor City Federal CDBG Funding



COST: The greatest obstacle to providing additional affordable housing in the City of Ann Arbor is the cost of land, housing and related infrastructure and community development expenses. The housing stock in the lower price ranges tends to be older, in need of rehabilitation, and often has environmental problems such as lead-based paint. The City has been experiencing an out migration of low-income households seeking lower cost housing in the greater metropolitan area. The City will make City-owned land and tax-reverted properties available for affordable housing projects when the property is suitable for residential construction. Non-profit service providers are also impacted by the high commercial rent and commercial property prices in Ann Arbor and tend to locate outside the City limits. This trend has also concentrated poverty in other municipalities. The challenge is to promote economic diversity and balance throughout the metropolitan area.

AFFORDABLE HOUSING: "Affordability Mismatch" is the mismatch or difference between the supply of housing units available (for-sale and rent) and affordable to each income range and the number of households (owner and renter) in each income range. The Affordable Housing Needs Assessment data found that although it initially appeared that there was more than enough units available for the number of low-income households, the reality is that many of the low-cost housing options were occupied by households that could afford higher cost housing, based on spending 30% of their income or less on housing. People can choose to live wherever they desire and can afford. The private market is not providing enough units for very low-income and extremely low-income households because those units are not income restricted.

Rental Housing Mismatch



INFRASTRUCTURE: In 2003, the City amended the water and sewer ordinances to increase tap-in fees to over \$15,000 per unit, which added another financial burden to affordable housing developers. The City is also under a federal order to disconnect all of the storm water footing drains from sewer drains costing between \$5,000 and \$10,000 per disconnect. The Office of Community Development is working with the City's Public Services Unit to coordinate the City's footing drain disconnect program to offset the cost for new construction affordable housing units.

PROPERTY TAXES: Taxes for Ann Arbor residents are also a barrier to affordable housing. The City has attempted to offer relief from the tax burden by adopting affordable housing covenants in perpetuity, which prevents an affordable housing unit from being sold at fair market value. Consequently, the taxable value is based on the restricted sales price instead of the market value.

NIMBYISM: Neighborhood opposition continues to be a problem for new affordable housing developments and in some cases, acquisition and rehabilitation projects. Developers are encouraged to work with neighbors to address concerns when projects are still in the planning process. Opposition can also occur for nonprofits that provide public services.

FEDERAL, STATE and LOCAL RESOURCES

The City of Ann Arbor will provide \$1,391,864 in General Funds for public services and housing in FY 2008/09. The City supports nonprofits that apply for funding from local foundations and individuals such as the Knight Foundation, Pfizer, Ann Arbor Area Community Foundation, and United Way.

LOCAL CITY GENERAL FUNDS

<i>Funding Category</i>	<i>FY 2008</i>	<i>Residuals</i>	<i>Prog Income</i>	<i>Totals</i>
A2 Housing Trust Fund	\$81,485	\$0	\$0	\$81,485
A2 Assistance Fund	0	0	\$6,000	\$6,000
Public Services	\$1,331,864	0	0	\$1,331,864
Assistance to Programs	\$60,000	0	0	\$60,000
Y Operating	\$0	\$34,131	0	\$34,131
Administration	\$391,270	0	0	\$391,270
City total	\$1,864,619	\$34,131	\$6,000	\$1,904,750

STATE & FEDERAL FUNDS

The City does not apply directly for state and other federal funds. The City works with non-profits to apply for state and federal funds such as MSHDA funds, Low-Income Housing Tax Credits, Federal Home Loan Bank AHP funds, and McKinney-Vento Homeless assistance act funds.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

The City of Ann Arbor is the lead agency overseeing the development of the 5-Year Consolidated Strategy and Plan and 1-year Annual Action Plans. Other public and private agencies responsible for administering the programs covered in the Consolidated Plan include Washtenaw County, Ann Arbor Public Housing Authority, the Continuum of Care Board, and the Community Collaborative of Washtenaw County. The City contracts with over fifty nonprofit organizations to provide public (human) services, affordable housing, and down payment assistance to the community. The City also contracts with private developers and contractors to provide and preserve affordable housing.

The City of Ann Arbor collaborated with Washtenaw County, the Continuum of Care Board and the WHA to develop the County's Consolidated Plan, the Continuum of Care Plan and the Blueprint to End Homelessness, along with over 350 community members that included nonprofit housing and human service providers, government officials, business leaders, and consumers. The City's 2005-2009 Strategy and Plan incorporates the needs assessments and strategies from these four community-wide plans.

The following agencies were consulted for the 5 year Consolidated Strategy and Plan about services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons in developing these plans: Avalon Housing, Ann Arbor Center for Independent Living, Community Support and Treatment Services (CSTS), Community Housing Alternatives (CHA), Dawn Farm, Habitat for Humanity, HIV/AIDS Resource Center (HARC), Homeplace Community Land Trust, Home of New Vision, Housing Bureau for Seniors, Interfaith Hospitality Network, Michigan Ability Partners (MAP), Neighborhood Senior Services, Ozone House, POWER, Shelter Association of Washtenaw County, Washtenaw Affordable Housing Corporation (WAHC), and Washtenaw Community Health Organization (WCHO).

The City of Ann Arbor also participated with the following agencies in development the 10-Year Blueprint to End Homelessness and the Continuum of Care Program: Washtenaw County, Washtenaw Housing Alliance (WHA), Washtenaw Community Health Organization (WCHO), Community Support and Treatment Services (CSTS), Washtenaw County Workforce Development Board, Ann Arbor Housing Commission, City of Ann Arbor Housing Policy Board, Avalon Housing, Ozone House, Food Gatherers, SOS Community Services, Family Support Network (FSN), Non-Profit Enterprise at Work (NEW), St. Joseph Mercy Health Systems, and Zingerman's Deli.

The Ann Arbor Housing Commission actively works with nonprofit agencies who advocate for persons with disabilities such as Community Support and Treatment Services, Ann Arbor Center for Independent Living, HARC, the Association for Community Advocacy and others.

During the course of the next year, the City will encourage coordination between public and private housing, health, and social service agencies. The Blueprint to End Homelessness participants will continue working on implementing the Blueprint

through the coordination of its work groups. The County and City Office of Community Development will continue working together to provide coordinated services and to facilitate coordinated services among health and social service providers. The City will continue to work with the public and private sector housing providers to encourage partnerships. The City will continue working with the County, MSHDA, the Corporation for Supportive Housing (CSH) and LISC to provide technical and financial assistance to nonprofit housing providers. The City will continue working with other funders on an integrated funding process for homeless support services.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

The City began the Annual Plan development process with a series of public meetings including public hearings on December 17, 2007, January 8, 2008, and April 21, 2008 and a series of additional Housing and Human Services Advisory Board meetings that are open for public comment. A period for public comment on the Annual Plan was established from March 18, 2008 through April 22, 2008 with the document available for review at the Office of the City Clerk, the Ann Arbor Housing Commission, the Ann Arbor District Library, Bryant Community Center, Peace Neighborhood Center, Northside Community Center and the Office of Community Development. It is also available through the OCD website. A public notice was placed in the Ann Arbor News on March 17, 2008 that the Plans were available for public review and that a public hearing would be held on April 21, 2008. In addition, a draft Annual Plan notification was e-mailed to nonprofit subgrantees for comments.

The Ann Arbor City Council approved the Plan in May 2008. The Plan is available on the Office of Community Development website at www.ewashtenaw.org.

The City has installed software called "World Lingo" on its website, which allows the user to convert the text from English to another language.

CITIZEN COMMENTS

Please see the Executive Summary for a list of all of the Citizen Comments on the Plan.

All public comments were accepted. The City Office of Community Development worked with the Housing and Human Services Advisory Board, which is comprised of citizens and non-voting council members, to make recommendations on the public

service and housing funding priorities of the City. These groups made recommendations for funding to City Council based on evaluating and ranking the priorities and allocating the funds to the highest ranked applications. The City received requests for more funding than was available, and was not able to fund every request.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The City's institutional structure will continue to evolve during FY 2008. In 2004, an intergovernmental team of representatives from the City and Washtenaw County met during the year to review existing housing and human services programs and evaluate opportunities for program improvement and collaboration between the two entities. The team recommended that the City and County initially combine offices and eventually combine programs. The City and County decided to co-locate offices at a County building in the fall of 2004 and created a new Office of Community Development.

The City and County continue exploring opportunities to combine staff positions and eliminate duplicative processes. By 2008, the following County positions have shared City and County responsibilities: Director, Intake Specialist, Housing Manager, Fiscal Analyst, Operations Manager, Human Services Coordinator and Compliance Specialist. In addition, the County brought their rehab program in-house instead of contracting with an outside agency and hired a Rehabilitation Inspector. The Housing Manager will oversee community planning processes and programs that the OCD contracts with subgrantees such as public (human) services and multi-family housing. The Operations Manager will oversee internal process and programs that the OCD administers such as single family rehabilitation, public facilities and public infrastructure.

The City will continue collaborating and coordinating with other funders through the Funders Forum for public services, and with MSHDA, Washtenaw County, Ann Arbor DDA, FHLB, CSH and LISC for housing projects. In 2007, The Washtenaw Housing Alliance took responsibility for administering the Continuum of Care process, which was previously administered by the OCD. The Office of Community Development took responsibility for administering the Barrier Buster program in 2008.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

Prior to issuing Requests for Proposals (RFP) to utilize federal and local grant funds, the Office of Community Development held a mandatory bidders conference on February 12, 2008 to review the RFP's and regulatory requirements and provide potential applicants an opportunity to ask questions. Prior to the start of each program year, staff convenes a Contractors Meeting with all nonprofit organizations contracting with the City of Ann Arbor to provide housing, public services, and public facilities. Instructions relating to reporting requirements, grant draw procedures, applicable Federal regulations and compliance with the City Human Rights and Living Wage ordinances are explained with an opportunity to ask questions.

All federally-funded nonprofit organizations are required to provide independent audits and management letters that detail when fiscal and administrative controls are in need of improvement. Board of Director meeting minutes, financial reports and Federal 990 tax forms are also required. This information, along with the semi-annual and year-end performance reports, is used by staff to monitor contract compliance, program effectiveness, board oversight and administrative controls. Staff also conducts onsite monitoring reviews to ensure systems are in place to verify income eligibility and Ann Arbor residency as well as to discuss organizational challenges and general programmatic operations. When appropriate, staff may facilitate relationships among nonprofit organizations to fill service gaps, create efficiencies by sharing resources or to respond to customer complaints.

The City monitors multi-family rehabilitation and new housing developments through the coordination with City planning, building, engineering, utility and public safety staff during the site approval and construction phase. Before funds are committed to a new housing project, environmental reviews are conducted, legal due diligence is performed, the financial capacity of the organization is assessed and long-term project feasibility is assessed. Affirmative marketing plans, human rights and living wages practices are reviewed for compliance.

In addition, the City determines whether other federal regulations such as Davis-Bacon and Section 504 will apply. The City's Rehabilitation Specialist also provides technical assistance and support to nonprofit housing developers and homeowners who are receiving assistance for repairs to their housing unit. The Rehabilitation Specialist conducts on-site inspections, lead-based paint assessments, and monitors construction and rehabilitation completed by subcontractors. Ongoing monitoring occurs through annual Housing Quality Standard (HQS) inspections, income verifications, rent monitoring, financial auditing, and site visits.

The City monitors the homeownership program by coordinating with lenders, requiring homeownership education certification, analyzing the debt capacity of potential homeowners, and discouraging buyers from participating with predatory lenders. The Rehabilitation Specialist conducts on-site inspections and lead-based paint assessments before the home is purchased.

Compliance with regulations is also ensured by staff attending HUD-sponsored trainings and conferences, subscribing to several community development publications, regular use of the HUD Office of Community Planning and Development website and consultation with local HUD District representatives. Michigan State Housing Development Authority (MSHDA) has been instrumental in providing technical assistance to train new staff, develop criteria for reviewing affordable housing proposals and assisting nonprofit developers to create sustainable developments. Local Initiative Support Corporation (LISC) has also provided

technical assistance to nonprofit housing developers and has established a part-time local office to increase its ability to provide support. The City coordinates with the other funding sources for housing projects to increase efficiencies and increase consistency of monitoring procedures.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

The Lead Safe Housing Regulations dictate the procedures which must be followed regarding renovations and who performs the different elements of renovation. The City will continue to take action to evaluate and reduce lead-based paint hazards in each housing unit assisted through its Rehabilitation Program. Lead-based paint hazard reduction is an integral part of the City's Housing Rehabilitation efforts.

In accordance with federal regulations, the City distributes the EPA/HUD "Protect Your Family From Lead In Your Home" pamphlet and provides other appropriate information to all housing rehabilitation assistance recipients. The information covers the dangers of lead-based paint, symptoms of lead paint poisoning, and provides instructions on actions to be taken if symptoms of lead-based paint poisoning are present.

The Office of Community Development's three Rehabilitation Specialists will continue to maintain their licenses as lead risk assessors, inspectors and supervisors. They will continue to attend the HUD sponsored "Lead Safe Work Practices Training for Trainers Course" and refresher courses on lead safe work practices and teach one day courses to contractors on addressing lead-based paint hazards during renovation, remodeling, and rehabilitation in federally owned and assisted housing. The City will continue working closely with HUD and other regional agencies to obtain necessary training, information, and funding for these required efforts.

Lead risk assessments will be completed by a licensed company for all housing units receiving assistance. The City has created maps with GIS and Census data to indicate the age of construction and prevalence of children in the homes to assist in prioritizing lead abatement efforts. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as a part of the rehabilitation work. All lead work (interim control/abatement) will be conducted in accordance with federal regulations and performed by an appropriately licensed contractor. This regulation's implementation has impacted the cost of housing rehabilitation significantly. The City will be applying for additional funding to address lead safety issues in the community.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The City has identified the following priorities and specific objectives for its HOME & CDBG program.

1) ACTIVITY: Acquisition/Rehabilitation/Refinance

Objectives: Eliminate blight, and conditions detrimental to the health, safety, and welfare of citizens by coordinating and supporting housing assistance programs designed to acquire, rehabilitate, and maintain housing stock for extremely low-, very low- and low-income owner and renter households. Improve access to affordable housing for minorities. Eliminate hazards related to lead-based paint and improve energy efficiency. Assist neighborhood preservation by improving the housing for low-income people.

Increase the supply of supportive housing, which includes structural features and services to enable persons with special needs to live in dignity and independence. Improve and focus City initiatives, programs and support toward goals of providing more affordable housing for households identified in the City's Affordable Housing Needs Assessment and the Consolidated Strategy and Plan. Preserve existing affordable housing stock. Reduce the cost of overall housing costs to make the housing more affordable. Ensure that the rental income is sufficient to build up reserves so that the unit is maintained into the future.

Projects: Grants or loans for rental or homeowner acquisition, rehabilitation, and/or refinancing by Community Housing Development Organizations (CHDO's), nonprofits, individuals and for-profit organizations. Technical assistance will be provided by the City, when applicable. The CDBG single-family rehab program targets low-income homeowner's in need of rehabilitation, emergency repairs and lead-based paint removal. The CDBG multi-family rehab program targets rehabilitation of existing nonprofit housing stock.

ACTIVITY: New Construction

Objective: Increase new affordable housing stock for extremely low-, very low- and low-income owner and renter households. Improve and focus City initiatives, programs and support toward goals of providing more affordable housing for households identified in the City's Affordable Housing Needs Assessment and the Consolidated Strategy and Plan. Increase the supply of supportive housing, which includes structural features and services to enable persons with special needs to live in dignity and independence.

Projects: Grants or loans for rental or homeowner new construction by Community Housing Development Organizations (CHDO's), nonprofits, individuals and for-profit organizations. Technical assistance will be provided by the City, when applicable.

ACTIVITY: CHDO Reserves

Objective: The City of Ann Arbor currently has five CHDO's: Avalon Housing, Inc., Community Housing Alternatives (CHA), Homeplace Community Land Trust (HCLT), Michigan Ability Partners (MAP), and Washtenaw Affordable Housing Corporation (WAHC).

Projects: Grants and loans to CHDO's for acquisition, rehabilitation, new construction and homeownership. The City will provide technical assistance, as applicable and pre-development loans when needed.

ACTIVITY: Tenant Based Rental Assistance (TBRA)

Objective: Increase opportunities for extremely low-, very low- and low-income households to acquire and maintain decent, affordable rental housing in the City of Ann Arbor. Provide rental assistance and security deposit payments. The assistance is portable, meaning the tenant can use the assistance at a residence of the tenant's choice.

Projects: Community Development staff are exploring the use of HOME funds for Tenant Based Rental Assistance. Funds have not been set-aside in FY 2008-2009 for this activity. Public comment is welcome to help determine if this Plan should be amended to include this activity in FY 2008-2009.

ACTIVITY: Homeownership

Objective: To provide financial assistance to low-income first-time homebuyers in the form of closing costs, downpayment assistance and financial literacy. To improve access to affordable owner housing for minorities.

Projects: Loans to first time homebuyers to acquire housing.

HOME FUNDS

<i>Funding Category</i>	<i>FY 2008</i>	<i>Residuals</i>	<i>Prog Income</i>	<i>Totals</i>
Acq/Rehab/Refi	\$223,555	\$0	\$0	\$223,555
New Construction	0	0	0	0
Homeownership	0	0	0	0
CHDO Operating	\$45,858	0	0	\$45,858
CHDO Reserves	\$556,022	0	10,000	\$414,022
Administration	\$91,715	0	0	\$91,715
HOME total	\$917,150	\$0	\$10,000	\$927,150

CDBG FUNDS

<i>Funding Category</i>	<i>FY 2008</i>	<i>Residuals</i>	<i>Prog Income</i>	<i>Totals</i>
Single Family Rehab	\$232,312	\$0	\$75,000	\$307,312
Multi Family Rehab	\$0	0	0	\$0
Homeownership DPA	\$0	0	0	\$0
Public Facility	\$25,000	0	0	\$25,000
Rehab Service Delivery	\$193,000*	0	0	\$193,000

Jurisdiction

Public Services	\$396,000	0	0	\$396,000
Administration	\$211,578	0	0	\$211,578
CDBG total	\$1,057,890	0	\$75,000	\$1,132,890

*Rehab Service Delivery includes CDBG and HOME programs

NOTE: See Appendix D for the budget amendments that occurred during FY 2007

The following resources will be utilized when available: federal Low-Income Housing Tax Credits, MSHDA non-competitive housing tax credits, MSHDA HOME funds and MSHDA program funds, federal Emergency Shelter Grants, federal Supportive Housing Program grants, federal Shelter Plus Care vouchers, federal tenant based and project based Section 8 certificates, local Ann Arbor Housing Trust funds, local DDA funds, LISC loans, Michigan Interfaith Housing Trust Funds, Federal Home Loan Bank grants, Corporation for Supportive Housing Loans, private lending institution loans, and Religious Action for Affordable Housing donations.

The City is establishing relationships with Fannie Mae and local banks for rental and homeownership housing. OCD staff attend HUD, MSHDA, MCDDA, and CEDAM trainings to network with other funders, learn about new products and programs and learn about resources to address the identified needs.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

The Ann Arbor Housing Commission promotes residents councils at 4 of its largest public housing sites, and holds monthly RAB (Resident Advisory Board) meetings. The Commission is not actively promoting homeownership through its PH program (although it has but one unsold Turnkey III property remaining). It hopes to reactivate its Section 8 homeownership program in FY09, and will coordinate with the City/County CD department for downpayment assistance along with outside counseling services.

The Commission is currently designated "troubled" under SEMAP for the FY07, after a year "Standard" FY06 confirmatory review. The commission is already working with the local HUD office on a corrective action plan and anticipates "standard" status for FY08. In Public Housing, the commission was labeled physically substandard and hence "troubled" for FY06; however, achieved "standard" status as of FY07, following UPCS physical inspections in 11/2007.

Last year the City of Ann Arbor supported the Housing Commission with \$60,000 for general administration support and support services. This grant will continue in 2008 as part of the City's 2-year budget cycle.

In addition, the Housing Commission competed in the 2007 Affordable Housing RFP process and was awarded \$135,000 in Ann Arbor Housing Trust Funds for rehab work at the Maple Meadows Public Housing complex, which aided in its improved physical score under PHAS for FY07. This financial assistance offset federal Capital Fund Program (CFP) funding cuts, which has caused deferral of certain capital improvements.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

ANTI-DISCRIMINATION: The City of Ann Arbor has adopted a Human Rights Non-Discrimination Ordinance that prohibits landlords from discriminating against, among other things, a person's source of income. The City Attorney has ruled that the ordinance covers discrimination by landlords against Section 8 voucher holders. A HUD study ("Targeting Housing Production Subsidies", December 2003) found that local non-discrimination ordinances significantly improve outcomes for voucher holders-- that "voucher enrollees in jurisdictions with laws that bar discrimination based on source of income ... were found to have a significantly higher probability of success" in obtaining decent housing.

CITY UTILITIES: In 2003, the City amended the water and sewer ordinances increasing tap in fees to over \$15,000, which added another financial burden to affordable housing developers. The City is also under a federal order to disconnect all of the storm water footing drains from sewer drains costing \$10,000 per disconnect. The Office of Community Development is working with the City's Public Services Area and Planning and Development Services Unit to coordinate the City's footing drain disconnect program to offset the cost for affordable housing units.

In addition, the OCD is working with the City's Public Services (Utilities) on three joint programs for low-income homeowners. The City has annexation agreements with the surrounding townships. Low-income homeowners who cannot afford the annexation fee can apply for a fee waiver. The OCD determines if the homeowner is eligible and Public Services waives the fee. Second, Public Services requires homeowners to maintain and repair their sidewalks. Again, low-income homeowners can apply for a grant to pay for the repairs if they are income-eligible. Finally, Public Services has implemented a city-wide conversion to automated water meter readings. The conversion process cannot be done on water pipes that are disrepair. The OCD income-qualifies the tenant and provides low-interest loans to repair the plumbing.

ZONING: The Planning and Development Department along with the Citizens Planning Commission are studying existing zoning regulations to accommodate greater density within the City limits and exploring more cost effective infrastructure strategies. In addition, the Planning and Development Department is working with developers to analyze City policies and their impact on housing development. The

goal is to develop a best practices model. Calthorpe and Associates to made zoning recommendations for the downtown to encourage residential development and affordable housing. A taskforce of Council, Planning Commission, and DDA members called A2D2 was formed to research and make recommendations to City Council on zoning, affordable housing, transportation, design guidelines, and historic preservation issues in the downtown.

IMPEDIMENTS TO FAIR HOUSING

The Fair Housing Center completed an Impediments to Fair Housing Study in 2006.

Banking Choices:

1. The City should investigate its banks' banking practices, and either choose banks based on their community-mindedness, or encourage its current bank to invest significantly in the Ann Arbor community. Any investigation of a bank should include its CRA record, but should not be limited to that alone. The City should not place its funds in any bank that has received less than a CRA rating of Satisfactory, and a rating of Outstanding is preferable.

Boards & Commissions:

1. Every effort should be made to ensure that candidates for City boards and commissions are drawn from all sectors of the City's population, to better reflect the diversity of the City of Ann Arbor. Recruiting widely is an important aspect of developing more diverse boards and commissions.
2. Communicate clear guidelines to members of the Planning Commission, Zoning Board of Appeals, Housing Commission, and other boards and commissions. In addition, the Fair Housing Center recommends that the City ensure the ongoing education of board and commission members, regarding fair housing, civil rights, and zoning laws.

Training:

1. 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.

Promoting Accessibility through Building, Zoning, & Planning:

1. Create materials for the building department to aid builders/developers in compliance with Fair Housing Amendments Act accessibility requirements.
2. 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.
3. 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."
4. Work to involve members of the disability rights community in building, planning, and zoning decisions/issues.
5. Consider contracting with a Fair Housing professional to do testing, or mystery shopping, from planning/zoning/building departments.
6. Have a list of fair housing experts available to consult with the City on zoning, planning, and land-use issues.

Zoning Definitions

1. 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

Michigan Elliott-Larsen Civil Rights Act), state law, and the Americans with Disabilities Act; and 2) they are respectful of the people served.

2. Family definitions in zoning ordinances should include functional families as well as relationships such as adoption and foster care. Whether they identify traditional families and functional families in two different sub-definitions or in a single definition (as below), the families must be treated equally. So, for instance, occupancy limitations should not be placed only on the functional family. The City of Ann Arbor definition, as currently written, is overly complex, does not meet best practices for fair housing, and needs to be revised. It is best if the definition does not address occupancy limitations, but rather, the building code sets the occupancy limitations. Use building code occupancy standards and apply them to occupancy limitations.
3. Communicate to all developers that they are expected to follow all federal, state, and local ordinances regarding fair housing and civil rights. This is especially critical in cases where it appears that there is a possibility that fair housing law could be violated.

Accessibility

1. Continue to advertise that discrimination based on source of income is illegal in the City of Ann Arbor.
2. Assess language translation-related needs and address them as needed
3. Continue the pursuit of publicly-owned parkland
4. Continue to fund fair housing investigation and testing activities within the City.

Continuing Assessment

1. Conduct a periodic review of all local regulations pertaining to building codes, zoning, planning, and land-use.
2. Update the plan to reduce the impediments to fair housing every 5 years

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.

- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

The City of Ann Arbor will only use the forms of investment described in Section 92.205(b) of the HOME regulations.

HOME MATCH – The City of Ann Arbor is required to provide a 25% match to the federal HOME funds. The FY 08/09 HOME allocation is \$917,150, which will require a \$229,288 match. The primary source of matching funds estimated to be \$360,000 will bcome from the City forgoing taxes from nonprofit housing providers through the PILOT ordinance. The PILOT requires elderly housing projects to pay a 4% service fee in lieu of taxes and affordable housing providers serving households under 50% of the Area Median Income to pay \$1 per unit in lieu of taxes. Additional match will come from County and City general funds for specific housing projects.

RESALE FORMULA – HOME-funded homeownership projects will be subject to a resale formula not a recapture formula. Below is the resale formula for homeownership acquisition.

NEW RESALE FORMULA

- 1. An independent appraisal of the building is conducted at the time of the initial purchase or investment;
- 2. An independent appraisal is conducted of the building at the time the owner wishes to sell the unit;
- 3. The difference between the new and the old appraisal determines the increase in appraised value;
- 4. The seller retains 25% of the increase in the appraised value (see sample below);
- 5. An initial sales price (for new construction) or an initial resale price is determined based on the market conditions to determine what is affordable to the target income household.
- 6. Please note that the appraised value and the initial sales price (based on the subsidy required) are determined by two different processes and are not necessarily the same.

The City secures permanent affordability through a deed restriction. Every time the property is transferred or sold, the City must ensure that the new buyer is income-qualified and the sales price is affordable, and the seller receives their fair return.

There are 3 benefits:

1. The owner has an affordable monthly housing cost because the City subsidizes the property to an affordable rate.
2. The City's assessor is allowed under state law, to assess the property based on the restricted sales price, rather than the market value. The result is taxes are significantly decreased for the low-income owner.
3. The unit is permanently affordable.

SAMPLE Appraisal-based Resale Formula

Initial total development costs	\$140,000
Initial affordable sales price	\$100,000
City subsidy	$\$140,000 - \$100,000 = \$40,000$
Initial appraisal	\$150,000
Resale appraisal at 2 nd sale	\$200,000
Increase in appraised value	$\$200,000 - \$150,000 = \$50,000$
Resale price increase	$\$50,000 \times 25\% = \$12,500$
Resale price to 2 nd buyer	$\$100,000 \text{ (initial)} + \$12,500 = \$112,500$

REFINANCING GUIDELINES

Multi-family projects developed by housing organizations that receive HOME (or AAHTF) funds for rehabilitation may utilize HOME (or AAHTF funds) to refinance existing debt, consistent with 24 CFR 92.206(b)(2), if they meet the following guidelines:

1. Refinancing is necessary to permit or to continue affordability under 24 CFR 92.252 for HOME funds and if HOME funds are not eligible, then AAHTF funds may be used;
2. Rehabilitation is the primary eligible activity. A minimum of \$5,000 of rehabilitation per unit is required;
3. The grantee must demonstrate management capacity and practices that ensure that the long term needs of the project can be met and the targeted population can be served over an extended affordability period;
4. The grantee must demonstrate that the new investment is being made to maintain current affordable units, to create greater affordability in current affordable units; or to create additional affordable units;
5. Refinancing will be limited to projects that have previously received an investment of public funds;
6. The minimum HOME (or AAHTF) affordability period shall be 15 years;
7. HOME and AAHTF funds may be used for refinancing anywhere in the City of Ann Arbor;
8. HOME funds cannot be used to refinance multifamily loans of 5 units or more, made or insured by any Federal program, including CDBG;

The City will not be receiving American Dream Downpayment Initiative Funds for FY 2008.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

SOURCES OF FUNDS

The City expects the organizations that participate in the local Continuum of Care process to provide the majority of programs targeting homeless needs and prevention. The local Continuum of Care receives approximately \$3 million from Supportive Housing Program grants and Shelter Plus Care grants. Washtenaw County provides \$40,000 for payee services. MSHDA has provided approximately 90 new homeless preference vouchers to Washtenaw County under the Homeless Assistance Recovery Program (HARP) and additional vouchers are expected in 2008.

The Mental Health Block Grant provides \$159,000 for the PATH program. The Substance Abuse Block Grant provides \$555,000 for treatment services and \$226,000 for prevention services. MSHDA awarded \$1,049,000 under the 2007/08 Campaign to End Homelessness Housing Initiative for 24 units of permanent supportive housing in Ann Arbor.

The state Department of Human Services provides \$9,600,000 for childcare reimbursement. The Department of Education provides \$26,000 for education for homeless youth. In addition, the Ann Arbor Area Community Foundation provides over \$200,000 for support services for homeless individuals and families, and manages another \$280,000 from private donors, the county, and the state for homeless prevention services.

In addition, the City of Ann Arbor provides \$1.6 million in CDBG and general funds for supportive services and \$850,000 that can be used for permanent supportive housing.

HIGH PRIORITY ACTIVITIES

The City proposes to serve approximately 295 extremely low-income (<30% AMI) formerly homeless or at-risk of becoming homeless individuals within the City who will receive support services related to housing assistance through contracts with nonprofit organizations within the community. Those include: Avalon Housing Inc., Community Housing Alternatives, Michigan Ability Partners, HIV/AIDS Resource Center and Washtenaw Affordable Housing Corporation.

The City contracts with several organizations to provide supportive services to increase housing stability of low-income households. The Ann Arbor Housing Commission continues to work with Washtenaw County Community Support and Treatment Services (CSTS) to assist 220 residents at Miller Manor, Baker Commons, Broadway Terrace and White-State-Henry public housing sites. Michigan Ability Partners will provide supportive services to maintain permanent housing for 26 extremely low-income, chronically homeless individuals. The Washtenaw County CSTS program, Project Outreach Resource Team (PORT) continues to work in the community to assist approximately 200 homeless individuals gain access to mental health services. SOS Community Services also proposes to provide services to 200 families who are at-risk of becoming homeless.

The City will also contract with nonprofit organizations to provide emergency shelter and transitional housing services. The Shelter Association of Washtenaw County recently completed construction of the Delonis Center, a 50-bed shelter for single adults that offers a variety of supportive services to over 850 individuals. Interfaith Hospitality Network will shelter approximately 35 families. Ozone House provides both emergency and transitional housing for approximately 110 homeless teens each year. The Father Patrick Jackson House, a division of Catholic Social Services, will provide transitional housing for 10 teen parents and their infants. The Home of New Vision will shelter over 120 women recovering from substance abuse. The Domestic Violence Project SAFE House proposes to provide temporary shelter for 80 women and their children. All organizations provide intensive case management and supportive services needed to access and maintain permanent housing.

Homelessness prevention activities supported by the City through contracts with nonprofit organizations include the provision of counsel to over 400 low-income individuals regarding eviction prevention, tenant's rights, personal protection orders and other legal matters, supplied by Legal Services of South Central Michigan.

Also, Community Action Network provides eviction prevention services to 50 households in public housing sites. The HIV/AIDS Resource Center's Housing Assistance Program provides eviction prevention and housing support services to 55 low-income individuals. The City will continue to support programs through the Housing Bureau for Seniors and Neighborhood Senior Services that will assist 655 elderly individuals with maintaining housing and avoiding homelessness.

Finally, the City will provide funds to the Ann Arbor Area Community Foundation for the Barrier Busters, a coalition of 30 nonprofit organizations who work together to administer the emergency cash assistance to eligible households for expenses related to eviction prevention. An estimated 60 households will receive financial assistance through City Funds to Barrier Busters in the upcoming year. An additional fund has been established by the City of Ann Arbor Water Utilities Department for low-income residents who cannot afford to pay their utility bill and who have received water shut off notices. The City Office of Community Development oversees the administration of those additional funds to Barrier Busters, as well. Overall, the Barrier Buster program assists over 400 households with emergency assistance to prevent eviction every year.

The City also contracts with nonprofit organizations to provide food to both homeless and extremely low-income residents. Programs include: Food Gatherers, which provides food for distribution and meal preparation to over 80 nonprofit organizations in Ann Arbor and provides 988 free meals annually through the Community Kitchen, located at the Delonis Center shelter; Motor Meals of Ann Arbor, which delivers meals to over 135 low-income homebound and elderly adults; a food pantry operated by Catholic Social Services at Northside Community Center that serves over 600 families per year. Also, the City funds a breakfast program held at St. Andrew's church that serves 105,490 meals per year.

The community meal program (Community Kitchen, mentioned above) has been relocated to the Delonis Center, allowing for efficiencies in the storage and delivery of food, a more complete meal schedule, and increased opportunities to coordinate volunteers. The former breakfast and evening meal programs at area churches will continue to operate with private and public sources of funding in order to offer another option to the community.

The City will continue to fund transitional housing and permanent supportive housing for homeless individuals and their families with HOME and Affordable Housing Trust Funds.

BARRIERS

The greatest barriers are always the economy, capacity, and funding. The City struggles with a lack of good paying jobs with benefits, a nation-wide problem. The City has adopted a Living Wage ordinance that requires contractors with the City to provide a living wage for their employees. However, this ordinance impacts a fraction of the employers in the area and local nonprofits are often negatively impacted because they cannot afford to pay living wages to their own employees.

The lack of employment opportunities, which include benefits, is an obstacle because many of the needs would be reduced if households had adequate health care, disability, unemployment, retirement and other benefits through their employer. The needs would still exist but the cost would be borne by the private sector instead of the public sector. The City only has the financial capacity to address a fraction of the need in the community. And finally, service providers are overwhelmed by the need and do not have sufficient staff or the ability to offer attractive financial packages to maintain their staff.

The federal, state and local governments are all experiencing budget cuts. Because community development is not a core service (i.e., police and fire services), this department tends to be a relatively lower funding priority and thus more at-risk for funding cuts.

Additionally, access to transportation is an obstacle to gainful employment and access to services. The City has a good public transportation system, but many of the lowest income residents in the metro area live outside the City limits and do not have access to good public transportation. In addition, the hours of availability severely limit the ability for low-income working households to rely on it completely.

LOCAL DISCHARGE PLAN

Local discharge planning to prevent homelessness is an important part of the efforts of service providers participating in the Washtenaw County/City of Ann Arbor Continuum of Care (C of C). As a whole, Washtenaw County is in Phase II of the implementation of the Michigan Prisoner Re-entry Initiative (MPRI). They have hired a community coordinator and are in the resource and data collection stage of a community assessment and implementation plan.

A Washtenaw County "Street Outreach Court" has been developed over the past year and served 33 people in its first six months of operation. This court provides the opportunity for individuals with minor offenses who are chronically homeless or at risk of homelessness to clear their warrants, obtain assistance with finding housing, and pursue recovery and treatment without fear of arrest. The court is not held in a courtroom setting and has a "no arrest" policy.

Community Support and Treatment Services (CSTS), which serves mentally ill and substance abuse populations, has an official discharge planning policy that initiates discharge planning processes at the earliest feasible point during service delivery based upon the client's level of functioning. Upon discharge or transfer of clients, CSTS case managers and a placement coordinator are responsible to ensure that the client has a viable housing option available. This process is supported by a full-time housing coordinator.

Project Outreach Team (PORT), a division of CSTS, collaborates with the University of Michigan Hospital psychiatric unit to identify housing options for discharged patients and participates in ongoing work groups to address discharge planning issues. With regard to jails, CSTS and PORT are implementing a new Discharge Plan and Procedure based on the GAINS Center Recommendations for Best Practices. PORT also provides pre-jail and post-jail diversion programs that provide advocacy with courts for chronically homeless persons.

The Shelter Association of Washtenaw County (SAWC) also coordinates with the

University of Michigan Hospital System so that discharged patients are not sent to the Shelter without an assessment. The assessments enable the WCSA to identify clients that it can serve appropriately and to add clients to its wait list in a timely manner.

MAP has created the CEO Program, which is an intensive employment training and placement program for ex-offenders re-entering the community. That project serves about 60 people per year. It includes Moral Recognition Therapy, employment skills preparation, empowerment training, mock and taped interviews with real employers and individual job development.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:

NOT APPLICABLE – The City of Ann Arbor is a *local* unit of government.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

PUBLIC FACILITIES and IMPROVEMENTS: The City generally does not fund public infrastructure improvements with CDBG funds as traditionally these projects are funded with City general funds, enterprise funds, grants, and special assessments.

ECONOMIC DEVELOPMENT: CDBG funds are generally not used for economic development activities as those activities are generally funded through other sources such as the SPARK, Community Action Agency, Workforce Development Council, Michigan Economic Development Council, Michigan Works, local Chambers of Commerce, Washtenaw County Planning Department, Brownfield Redevelopment Authority and local Downtown Development Authorities.

PUBLIC SERVICES (HUMAN SERVICES): The City supports a variety public services with City general funds and the maximum allowed (\$396,000) in CDBG funds. The City contracts with over 40 nonprofit organizations which in turn leverage a significant amount of other funding to provide a full range of human services to the community. These activities all serve LMI Limited Clientele, as documented by tracking the family size and income of the recipients. 5000 households will benefit from the following CDBG funded public service programs and projects:

Avalon Housing Inc., 603 W. Huron Street, was allocated \$75,000 in CDBG funds for enhanced property management and supportive housing services. Avalon owns and manages 182 units of low-mod supportive housing. Avalon provides supportive housing services through a sub-contract with Catholic Social Services. The program goal is to prevent eviction and increase housing stability. Avalon Housing was created to house people with extremely low incomes, people who are homeless or at risk of homelessness, and people with a mental or physical disability. This population includes both individuals and families with children. Avalon will serve 182 households/295 low-income people who will be income-qualified annually as Avalon tenants. All of Avalon's units have been funded with federal HOME, CDBG, and Low Income Housing Tax Credits, which restricts the income of the tenants at the time of application to 30%, 50% or 60% of Area Median Income, depending on the unit.

Legal Services of South Central Michigan, 420 North Fourth Avenue, was allocated \$73,000 in CDBG funds to provide free legal services in civil cases to low-income households and seniors to achieve housing stability. Individuals will be assisted through general advice or extensive services, as needed. This program will increase housing stability by preventing evictions, assisting survivors of domestic violence and their children to remain in their homes, and by assisting individuals to maintain their income (and thereby their housing) from public assistance and other sources. Legal Services will serve 480 low-income people. Legal Services clients are income-verified and all clients are low-income while the majority are under 30% AMI.

Ozone House, 1705 Washtenaw, was allocated \$47,000 in CDBG funds to provide transitional housing and support services to homeless youth. Ozone House seeks to increase housing stability for homeless youth, ages 16 through 20 by providing them with transitional housing and intensive support services. Services include on-going individual and family counseling, case management and advocacy, life skills training, employment support, opportunities for leadership, financial assistance, health care, and aftercare. Ozone House serves a clientele that are presumed to be statistically low and moderate income persons.

Community Action Network, Green Baxter Center at 1737 Green Road and Hikone Center at 2724 Hikone Road, was allocated \$31,000 in CDBG funds to provide eviction prevention services, healthcare, and food to families living in public housing. CAN coordinates health care, vision care, and dental care services for residents, including assistance with health insurance enrollment. CAN provides food for resident children during summer camps and after-school programs, and provides for families through monthly food distributions. CAN assists residents with various eviction prevention services, such as helping families apply for subsidies, providing advocacy, and intervening to stop behaviors that can lead to eviction for public housing residents. The recipients, 50 families, are all income certified as low-mod households as a condition of living in public housing.

Child Care Network, 3060 Packard, was allocated \$170,000 in CDBG funds to provide 60 low-income customers with child care financial scholarships. This assistance allows parents to remain employed, seek employment or participate in job training programs while their children participate in reliable and safe licensed programs. If eligible, customers are required to access state child care funds through the Department of Human Services (DHS) before any local funds are used. Customers are income certified as low-mod income households as a condition of participation in the program. Scholarship applicants are prioritized by level of income, with the lowest income families receiving scholarships first.

In addition, the City allocated \$1,331,864 in general funds to human service activities (see Attachment B). In 1989, City Council formalized its commitment to human services with the approval of a Human Services Policy. The Policy stated that the City of Ann Arbor recognizes that it must invest in its human capital as well as its physical infrastructure, public safety or public works. To this end, the City must seek to assure that adequate levels of appropriate human services are made available to residents of the City, particularly the most vulnerable. This requires ongoing planning, communication and coordination with a variety of public and voluntary organizations, county, state and federal governments, the Ann Arbor Area Community Foundation, Washtenaw County United Way and community organizations such as the Washtenaw Housing Alliance and their planning process for the Blueprint to End Homelessness.

The City seeks to assure the availability of human services primarily by:

- Encouraging the delivery of appropriate services from organizations which can deliver and underwrite the cost of services.
- Entering into contractual partnerships with nonprofit organizations to ensure delivery of essential services using Community Development Block Grant or City General Funds;
- Providing other public funds to organizations which can deliver needed human services to Ann Arbor residents.

Funding priorities for human services are those services provided to individuals or families experiencing difficulty in meeting their basic human needs. Services shall be targeted to residents of Ann Arbor who are low, very low and extremely low-income as defined by the Department of Housing and Urban Development. Services may also be targeted geographically, by age group, or by specific need.

There are four main objectives, which have been established by the City to meet the statutory goals. Annual outcomes to support these goals are as follows:

A) Increase Housing Stability

- The Barrier Busters Emergency Assistance Fund will provide financial assistance to prevent 60 households from becoming homeless;
- Washtenaw County-CSTS will provide 200 homeless individuals with mental health and employment services.
- Ann Arbor Housing Commission will assist 210 residents with on site mental and health services.
- Avalon Housing Inc. will provide support services to 165 households;
- Catholic Social Services will provide support services and transitional housing for 10 previously homeless parenting teens and their children through the Father Patrick Jackson House;
- Community Action Network will provide eviction prevention services for 50 resident households of public housing sites;
- Community Housing Alternatives will provide support to 15 individuals to maintain housing or increase housing stability;
- The Domestic Violence Project will provide shelter and supportive services for 30 survivors of domestic violence and their children;
- The Fair Housing Center of SE Michigan will respond to 10 new fair housing complaints with investigations;
- HIV/AIDS Resource Center will provide housing supports to 55 persons;
- Home of New Vision will provide transitional and housing support services to 120 women and their children;
- University of Michigan Regents' Housing Bureau for Seniors will assist 275 seniors in maintaining housing stability;
- Interfaith Hospitality Network – Alpha House will provide support services to 35 families transitioning into permanent housing;
- Legal Services of South Central Michigan will provide eviction prevention legal services for 480 households;
- Michigan Ability Partners will provide housing support services for 26 extremely low-income individuals;
- Ozone House will provide transitional housing and support services for 50 youth;
- Shelter Association of Washtenaw County will provide emergency shelter and services for 250 people as well as support services for 850 people;
- Washtenaw Affordable Housing Corporation will provide housing support services for 40 households;
- SOS will promote housing stability for 250 at risk families and individuals through homeless prevention and shelter activities;

B) Increase Access to Health and Well-being

- The University of Michigan Regents' Community Dental Center will provide reduced-fee dental services for 87 low-income individuals;
- The University of Michigan Regents' Community Family Health Center will provide healthcare for 105 low-income individuals.
- Community Action Network will provide food and opportunities for healthcare for 52 low-income resident households at a public housing site;
- The Corner Health Center will provide healthcare for 10 low-income, usually uninsured youth and their children; and assist 30 patients in applying for public health insurance.
- Catholic Social Services will provide emergency food to 2000 people and will assist 225 seniors with tax forms, healthcare financing counseling, and resources for raising their grandchildren;
- Food Gatherers will provide 1.5 million pounds of food to over 80 programs serving low-income households;

- Motor Meals of Ann Arbor will provide home delivered meals to 135 low-income disabled, home bound persons;
- Neighborhood Senior Services will provide support services for 380 seniors to maintain housing stability;
- Packard Community Clinic will provide healthcare to 200 very low-income persons;
- Planned Parenthood of Mid-Michigan will assist 148 women with reproductive healthcare;
- Shelter Association of Washtenaw County will serve 550 homeless men and women through the Delonis Center Health Clinic;
- St. Andrews Breakfast Program will provide a free breakfast and sack lunch for 165 individuals daily;
- The Women's Center of America will offer support and mental health counseling services to 185 low-income persons;

C) Increase Long-term Success of At-Risk Youth

- Ann Arbor YMCA will provide job training for 20 youth with special needs through the Chain of Plenty Program, which will serve over 15,000 meals a year to low-income and homeless adults;
- Arrowwood Hills Cooperative will provide an after school program and educational supports for 80 low-income youth;
- Community Action Network will provide after-school enrichment activities and facilitate parent-teacher communication for 75 youth in public housing.
- The Center for Occupational and Personalized Education will provide education and drug- and violence-prevention programs for 25 low-income at-risk youth.
- Family Learning Institute will provide reading and writing skill-building services for 100 low-income youth.
- Food Gatherers will offer employment training for 14 extremely low-income homeless youth;
- Big Brothers/Big Sisters of Washtenaw County will provide adult mentoring for 180 children from low-income and/or single-parent homes;
- Peace Neighborhood Center will provide after school and summer camp activities for 140 low-income youth;
- SOS Community Services will provide 70 at-risk, homeless youth with after-school and educational enrichment programs.
- Student Advocacy Center will provide support services to assist 50 low-income households to access appropriate education and maintain their child's enrollment in school;

D) Increase Family Economic Stability

- Ann Arbor Center for Independent Living will assist 150 people with disabilities to achieve greater independence and economic stability;
- Catholic Social Services will provide 150 homeless and ex-offenders education about violence/aggression to increase their employment opportunities;
- Child Care Network will provide 60 childcare scholarships for low-income households;
- Washtenaw Literacy will provide one-on-one and ESL group literacy training for 60 low-income individuals.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

The City of Ann Arbor and Washtenaw County have participated in a joint Continuum of Care process to develop and implement a coordinated approach to reducing poverty and homelessness. As of 2008, the Continuum of Care will be administered by the Washtenaw Housing Alliance. The WHA is a membership organization for non-profits who serve homeless populations.

Representation at the subcommittee level includes the City of Ann Arbor, Washtenaw County and human service organizations to develop and implement a comprehensive plan for emergency shelter and services, transitional and permanent housing. These joint efforts have encouraged a systems approach to homelessness to enable more homeless individuals to achieve self-sufficiency and find jobs and housing in the community.

The Shelter Association of Washtenaw County operates the Delonis Center which includes 30 service agencies that provide coordinated services from the Center. The shelter includes a community kitchen that is staffed by volunteers coordinated by Food Gatherers and the YMCA "Chain of Plenty" program. Catholic Social Services will provide education to 150 homeless and ex-offenders about violence/aggression to increase their employment opportunities. As of 2008 the Office of Community Development will administer Barrier Busters funds, which is a network of agencies that collaborate to streamline bureaucracy across agencies and utilize emergency cash assistance to quickly help clients in Washtenaw County.

The City of Ann Arbor provides assistance to those living below the poverty level by supporting and promoting the development of permanent supportive housing, increased access to healthcare, and encouraging the coordination of housing and employment support services of all fund recipients of CDBG and HOME funds to lessen the financial burden on this population.

Increased access to health care will be provided through contracts with nonprofit organizations. The University of Michigan Community Dental Center to subsidize costs for 87 low income patients. The University of Michigan Community Family Health Center will provide mental health care and prescription subsidies for 180 low-income individuals. The Corner Health Center will provide pre-natal, general care and health education for 10 teens and their children. Packard Community Clinic will provide general medical care for 200 very-low-income patients. Planned Parenthood of Mid-Michigan will provide 148 women with reproductive healthcare. The Shelter Association Clinic serves over 550 homeless persons per year.

The City will contract with several organizations for activities related to improved employment and economic stability for low-income families. Washtenaw Literacy will help 60 people improve basic reading skills to succeed in the job market. Food Gatherers offers employment training for homeless youth. Child care Network provides 60 childcare scholarships that enable parents to work and attend school. Catholic Social Services will provide 150 homeless ex-offenders with counseling to increase their employability.

The City will support several learning programs to increase school success for youth to improve economic opportunities through contracts with the following nonprofit organization programs: The Center for Occupational and Personalized Education will provide an alternative education program for 25 students who are expelled from

public schools; Family Learning Institute will provide reading, writing and comprehension coaching for 100 low-income 4th through 8th grade students; The Student Advocacy Center will assist 50 families to access appropriate education for their children. The Ann Arbor YMCA Chain of Plenty is a program operated in partnership with the Washtenaw Intermediate School District to provide job training for 20 high school students with special needs. The students will learn job skills by preparing daily meals for residents of the new Delonis Center.

The City will contract with several nonprofit organizations to provide services to benefit youth and families. Specific programs include: after school, camp, and education enrichment programs through SOS, Community Action Network, Peace Neighborhood Center and Arrowwood Hills Community Center. Big Brothers/Big Sisters also facilitates adult mentoring for 180 children from low-income and/or single-parent homes.

The City will contract with several organizations to address the needs of senior citizens and persons with disabilities. Neighborhood Senior Services will provide home chore services, transportation and support to over 380 seniors. The Ann Arbor Center for Independent Living will provide support services, housing and employment assistance to 150 persons with disabilities. The University of Michigan Regents' Housing Bureau for Seniors will assist 275 seniors to access housing and needed supportive services. Catholic Social Services will assist 225 seniors regarding Medicare/Medicaid applications and tax preparation; HIV/AIDS Resource Center will provide case management and support to 55 individuals and their families.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The City Housing Objectives will include housing targeted to non-homeless special needs housing. The City's goal is to fund rehabilitation of 7 units of housing for the elderly with CDBG funds. The City generally does not identify or prioritize funding based on HUD's definition of non-homeless special needs populations, and this population is served through the City's housing and human services funding with programs for individuals and families that may be homeless, low-income, or special needs.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response:

Not applicable.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

Not applicable.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

**ATTACHMENT A
SUMMARY OF CITY OF ANN ARBOR
FY2008/09 COMMUNITY DEVELOPMENT BLOCK GRANT
& HOME PROJECTS**

COMMUNITY DEVELOPMENT BLOCK GRANT

HOUSING REHABILITATION		PUBLIC SERVICES	396,000
<i>Single Family Rehabilitation</i>	\$232,312	<u>Increase Housing Stability</u>	
-homeowner loans for code improvements to 12 units		<i>Avalon Housing Inc</i>	\$75,000
		- 603 W. Huron St.: Tenant Support Services	
<i>Multi Family Rehabilitation</i>	\$0	<i>Community Action Network</i>	\$21,000
		—PO Box 130076: Eviction Prevention	
		<i>Legal Services of South Central Michigan</i>	\$73,000
		-- 420 N. Fourth: Legal Services	
		<i>Ozone House</i>	\$47,000
		—1705 Washtenaw: Shelter & Transitional Housing	
REHAB ADMINISTRATION	\$193,000		
- Administration of all CDBG and HOME rehabilitation projects			
HOMEOWNERSHIP ASSISTANCE	\$0	<u>Increase Access to Health Care & Well-Being</u>	
- Down payment and closing cost assistance to first time homebuyers		<i>Community Action Network</i>	\$10,000
		—PO Box 130076: Food & Health Care	
PUBLIC FACILITY	\$25,000	<u>Increase Family Economic Stability</u>	
- To be allocated		<i>Child Care Network</i>	\$170,000
		--2385 S. Huron Pky: Child Care Scholarships	
		GRANT ADMINISTRATION	<u>\$211,578</u>
		CDBG ENTITLEMENT TOTAL	<u>\$1,057,890</u>
		PROJECTED PROGRAM INCOME	75,000
		PROJECTED PROGRAM RESIDUALS	0
		CDBG ENTITLEMENT PROGRAM TOTAL	<u>\$1,132,890</u>

HOME PROGRAM

REHABILITATION	\$223,555	CHDO - Operating	\$45,858
<i>Single Family Rehabilitation</i>		<i>Avalon Housing, Inc., 603 W. Huron St.</i>	\$25,222
-homeowner loans for code improvements to 12 units		<i>Homeplace Community Land Trust, 333 Parkland Plaza</i>	\$3,210
		<i>Michigan Ability Partners LDHA, LLC – 3810 Packard Road</i>	\$14,675
		<i>Washtenaw Affordable Housing Corporation – 701 Miller</i>	\$2,751
CHDO RESERVES		GRANT ADMINISTRATION	<u>\$91,715</u>
- 20 units housing acquisition & rehabilitation, Pear Street Apartments	\$370,456		
<i>Avalon Housing, 603 W. Huron St.</i>		HOME PROGRAM TOTAL	<u>\$917,150</u>
- 14 units housing rehabilitation m 211 E. Davis Street	\$185,566	PROJECTED PROGRAM INCOME	10,000
<i>Avalon Housing, 603 W. Huron St</i>		PROJECTED PROGRAM RESIDUALS	0
		HOME PROGRAM TOTAL	<u>\$927,150</u>

Attachment B
FY 2008-2009 City General Fund Investments

INCREASE HOUSING STABILITY

<i>Ann Arbor Area Community Foundation</i>	\$20,000
— 625 Main: Barrier Busters Emergency Assistance	
<i>Catholic Social Services</i>	\$11,000
—4925 Packard: Father Patrick Jackson House	
<i>Catholic Social Services</i>	\$47,400
—4925 Packard: Adult Daycare, counseling	
<i>Community Action Network</i>	\$3,000
--PO Box 130076: Eviction Prevention	
<i>Community Housing Alternatives</i>	\$10,000
—107 Ferris, Ypsilanti: Housing Support Services	
<i>Domestic Violence Project</i>	\$45,000
—4100 Clark, Ypsilanti: Emergency Shelter	
<i>Fair Housing Center of Southeastern Michigan</i>	\$10,000
--PO Box 7825: Fair Housing Education & Testing	
<i>HIV/AIDS Resource Center</i>	\$12,000
—3075 Clark, Ypsilanti: Housing Support Services	
<i>Home of New Vision</i>	\$25,000
—2500 Packard: Transitional Housing Program	
<i>Housing Bureau for Seniors – Univ. of MI</i>	\$24,000
—2401 Plymouth: Housing Support Services	
<i>Interfaith Hospitality Network</i>	\$35,000
—4038 Jackson: Emergency Family Shelter	
<i>Michigan Ability Partners</i>	\$34,000
—3810 Packard: Housing Support Services	
<i>Shelter Association of Washtenaw County</i>	\$137,286
—420 W. Huron: Emergency Shelter	
<i>Shelter Association of Washtenaw County</i>	\$50,000
--420 W. Huron: Service Center	
<i>SOS Community Services</i>	\$50,000
—101 S. Huron, Ypsilanti: Housing Support Services	
<i>Washtenaw Affordable Housing Corporation</i>	\$20,000
--701 Miller: Housing Support Services	
<i>Washtenaw County CSTS</i>	
—555 Towner, Ypsilanti: Homeless Outreach Team	\$107,000

INCREASE ACCESS TO HEALTH & WELL BEING

<i>Catholic Social Services</i>	\$6,300
--4925 Packard: Emergency Food	
<i>Catholic Social Services</i>	\$22,000
—4925 Packard: Older Adult Services	
<i>Community Dental Center – Univ. of MI</i>	\$25,000
—406 N. Ashley: Dental Services	
<i>Community Family Health Center – Univ. of MI</i>	\$25,000
—1230 N. Maple: Maple Meadows Outreach Clinic	
<i>Corner Health Center</i>	\$20,000
—47 N. Huron, Ypsilanti: Health Services	
<i>Food Gatherers</i>	\$100,000
-- PO Box 131037: Food Bank/Food Rescue	
<i>Home of New Vision</i>	\$10,000
—2500 Packard: Substance Abuse Treatment	
<i>Motor Meals of Ann Arbor – Univ. of MI</i>	\$16,000
—1000 Wall: Weekend Meal Delivery	
<i>Neighborhood Senior Services</i>	\$50,000
-- 5361 McAuley, Ypsilanti: Elderly Support Services	
<i>Packard Community Clinic</i>	\$30,000
—3174 Packard: Health Services	
<i>Planned Parenthood</i>	\$15,000
—3100 Professional Dr.: Family Planning Services	
<i>Shelter Association of Washtenaw County</i>	\$53,000
—420 W. Huron: Delonis Center Health Clinic	
<i>St. Andrew's Breakfast Program</i>	\$8,500
—306 N. Division: Daily Food Program	
<i>The Women's Center of Southeastern Michigan</i>	\$30,000
—2425 W. Stadium: Mental Health Counseling	

INCREASE LONG-TERM SUCCESS OF AT-RISK YOUTH

<i>Ann Arbor YMCA</i>	\$9,000
—400 W. Washington: Chain of Plenty Program	
<i>Arrowwood Hills Cooperative</i>	\$20,000
—2566 Arrowwood Trail: After School Programs	
<i>Big Brothers/Big Sisters of Washtenaw County</i>	\$9,000
—Youth Mentoring	
<i>Center for Occupational & Personalized Education</i>	\$22,700
—3014 Packard: Alternative Education Program	
<i>Community Action Network</i>	\$28,000
--PO Box 130076: After School Programs	
<i>Family Learning Institute</i>	\$30,678
—1954 S. Industrial: Reading & Writing Programs	
<i>Food Gatherers</i>	\$12,000
-- PO Box 131037: Job Training Program	
<i>Peace Neighborhood Center</i>	\$25,000
—1111 N. Maple: Youth & Family Services	
<i>SOS Community Services</i>	\$12,000
—101 S. Huron, Ypsilanti.: Homeless Youth Services	
<i>Student Advocacy Center of MI</i>	\$30,000
—1921 W. Michigan, Ypsilanti: Educational Advocacy	

INCREASE FAMILY ECONOMIC STABILITY

<i>Ann Arbor Center for Independent Living</i>	\$30,000
-- 3945 Research Park Dr: Support Services	
<i>Catholic Social Services</i>	\$27,000
—4925 Packard: Employment Skills Workshops	
<i>Washtenaw Literacy</i>	\$25,000
—5577 Whitaker, Ypsilanti: Adult ESL & Literacy	

HOUSING & HUMAN SERVICES CONTINGENCY

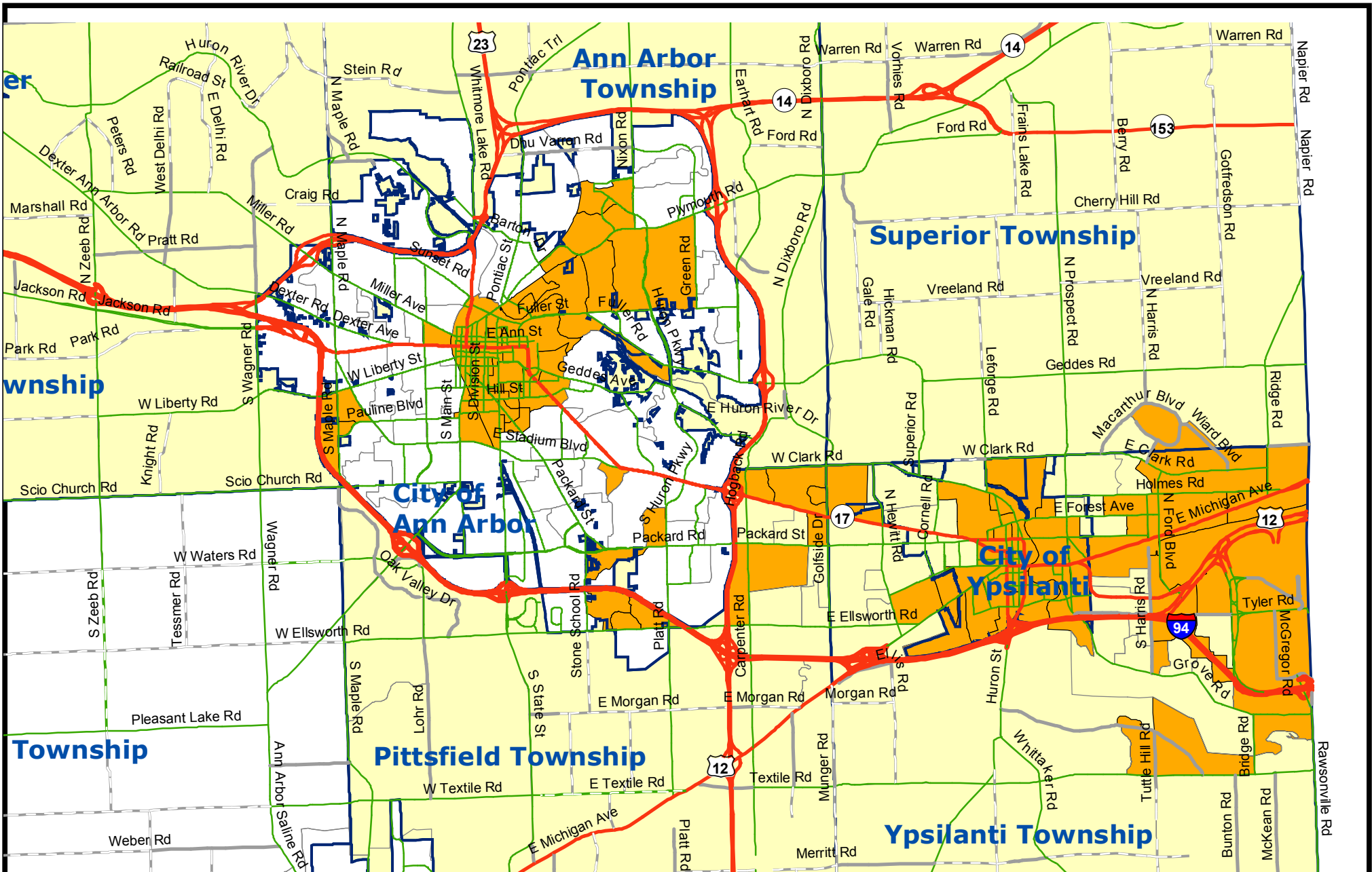
Allocated by City Council \$0

TOTAL HUMAN SERVICE CONTRACTS **\$1,331,864**

OTHER GENERAL FUND ACTIVITIES

<i>Ann Arbor Affordable Housing Trust Fund</i>	\$81,485
<i>Ann Arbor Housing Commission</i>	\$60,000
<i>Staff Administration</i>	\$391,270
<u>TOTAL OTHER ACTIVITIES:</u>	<u>\$532,755</u>

TOTAL GENERAL FUNDS: **\$1,864,619**



Washtenaw County, Michigan
 Ann Arbor/Ypsilanti Urban Area
 Percentage of Low to Moderate Income
 Households By Block Group- FY07

Percentage of Low to Moderate Income Households By Block Group

- 51% - 100% LMI
- Urban County Participants



Map Prepared By Washtenaw County GIS Program
 Source: U.S. Department of Housing and Urban Development (HUD) Boundary Files - Summary Level 090
 US Census Bureau 2000 Census of Michigan, Low to Moderate Income Estimates FY07

Appendix 10

Housing Needs Table		Grantee:		3-5 Year Quantities												Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income/ HIV/ AIDS Population		
		Only complete blue sections. Do NOT type in sections other than blue.												% of Goal	% HSHLD				# HSHLD						
		Current % of Households	Current Number of Households	Year 1		Year 2		Year 3		Year 4*		Year 5*								Multi-Year					
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							Goal				Actual	
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	689														100%	234	No	278	439		
			Any housing problems	58.6	404				12				12	24	0	0%	H	Y	H/O	60.7	142				
			Cost Burden > 30%	58.6	404									0	0	####									
			Cost Burden >50%	31.2	215									0	0	####									
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	995																	No			
			With Any Housing Problems	83.9	835	23	2	30	6	46		45	50	194	8	4%	H	Y	H						
			Cost Burden > 30%	75.4	750									0	0	####									
			Cost Burden >50%	62.3	620									0	0	####									
		Large Related	NUMBER OF HOUSEHOLDS	100%	164																	No			
			With Any Housing Problems	93.9	154			4	14				20	34	4	12%	H	Y	H						
			Cost Burden > 30%	87.8	144									0	0	####									
			Cost Burden >50%	70.1	115									0	0	####									
		All other hshld	NUMBER OF HOUSEHOLDS	100%	5,349																	No			
			With Any Housing Problems	81.9	4,379		2							0	2	####									
			Cost Burden > 30%	81	4,334									##	0	####									
			Cost Burden >50%	71.9	3,845									0	0	####									
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	263																				
			With Any Housing Problems	77.6	204	4	5	4	4	4		4	4	20	9	45%	H	Y	C						
			Cost Burden > 30%	77.6	204									0	0	####									
			Cost Burden >50%	52.9	139									0	0	####									
		Small Related	NUMBER OF HOUSEHOLDS	100%	151																	No			
			With Any Housing Problems	87.4	132	3	2	3	5	3		3	3	15	7	47%	H	Y	C						
			Cost Burden > 30%	87.4	132									0	0	####									
			Cost Burden >50%	74.8	113									0	0	####									
		Large Related	NUMBER OF HOUSEHOLDS	100%	28																	No			
			With Any Housing Problems	50	14		4		5					0	9	####									
			Cost Burden > 30%	50	14									0	0	####									
			Cost Burden >50%	50	14									0	0	####									
All other hshld	NUMBER OF HOUSEHOLDS	100%	390																	No					
	With Any Housing Problems	80.8	315									0	0	####											
	Cost Burden > 30%	80.8	315									0	0	####											
	Cost Burden >50%	70.5	275									0	0	####											
Elderly	NUMBER OF HOUSEHOLDS	100%	357															100%	146	No	150				
	With Any Housing Problems	55.5	198									10	##	0	####	H	Y	H/O	65.8	96					
	Cost Burden > 30%	55.5	198									0	0	####											
	Cost Burden >50%	19	68									0	0	####											

MFI	Income	Tenure	Type	Metric	%	Count	Housing Problems												%	Count	No	Count			
							1	2	3	4	5	6	7	8	9	10	11	12							
50 to <= 80% MFI	>30 to <= 50% MFI	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1,090																No			
				With Any Housing Problems	67	730	48	0	20		40			20	128	0	0%	H	Y	H/O					
				Cost Burden > 30%	60.6	660									0	0	####								
			Cost Burden >50%	14.2	155									0	0	####									
			Large Related	NUMBER OF HOUSEHOLDS	100%	123																		No	
				With Any Housing Problems	55.3	68	48	0			10			20	78	0	0%	H	Y	H/O					
		Cost Burden > 30%		39.8	49									0	0	####									
		Cost Burden >50%	8.1	10									0	0	####										
		All other hshold	NUMBER OF HOUSEHOLDS	100%	2,874																		No		
			With Any Housing Problems	84.9	2,439									0	0	####									
			Cost Burden > 30%	83.8	2,409									0	0	####									
		Cost Burden >50%	28.9	830									0	0	####										
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	549																	No			
			With Any Housing Problems	51.9	285	3	1	3	4	3		3	3	15	5	33%	H	Y	C						
			Cost Burden > 30%	51.9	285									0	0	####									
		Cost Burden >50%	15.5	85									0	0	####										
		Small Related	NUMBER OF HOUSEHOLDS	100%	260																		No		
			With Any Housing Problems	65.4	170	5	9	5	3	5		5	5	25	12	48%	H	Y	C						
	Cost Burden > 30%		65.4	170									0	0	####										
	Cost Burden >50%	42.3	110									0	0	####											
	Large Related	NUMBER OF HOUSEHOLDS	100%	38																		No			
		With Any Housing Problems	73.7	28	5	5	5	1	5		5	5	25	6	24%	H	Y	H/O/C							
		Cost Burden > 30%	47.4	18									0	0	####										
	Cost Burden >50%	36.8	14									0	0	####											
All other hshold	NUMBER OF HOUSEHOLDS	100%	175																		No				
	With Any Housing Problems	77.1	135									0	0	####											
	Cost Burden > 30%	77.1	135									0	0	####											
	Cost Burden >50%	42.9	75									0	0	####											
>30 to <= 80% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	340															100%	98	No	138			
		With Any Housing Problems	45.6	155								2	2	0	0%	H	Y	H/O	50.0	49					
		Cost Burden > 30%	45.6	155									0	0	####										
		Cost Burden >50%	16.2	55									0	0	####										
		Small Related	NUMBER OF HOUSEHOLDS	100%	1,325																		No		
			With Any Housing Problems	40.8	540	12	0			4				16	0	0%	H	Y	H						
			Cost Burden > 30%	27.2	360									0	0	####									
		Cost Burden >50%	2.6	35									0	0	####										
		Large Related	NUMBER OF HOUSEHOLDS	100%	144																		No		
	With Any Housing Problems		65.3	94					4			10	14	0	0%	H	Y	H/O							
	Cost Burden > 30%		9.7	14									0	0	####										
	Cost Burden >50%	0	0									0	0	####											
	All other hshold	NUMBER OF HOUSEHOLDS	100%	2,840																		No			
		With Any Housing Problems	38.6	1,095									0	0	####										
		Cost Burden > 30%	37.3	1,060									0	0	####										

Household Income > \$15,000		All																				
		Cost Burden >50%	105														0	0	####			
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	747																No		
		With Any Housing Problems	34.4	257	2	1	2	4	1	2	2	9	5	56%	H	Y	C					
		Cost Burden > 30%	33.9	253														0	0	####		
		Cost Burden >50%	7.8	58														0	0	####		
	Small Related	NUMBER OF HOUSEHOLDS	100%	679																No		
		With Any Housing Problems	49.2	334	10	17	4	10	3	4	4	25	27	108%	H	Y	H/O					
		Cost Burden > 30%	49.2	334														0	0	####		
		Cost Burden >50%	7.4	50														0	0	####		
	Large Related	NUMBER OF HOUSEHOLDS	100%	105																No		
		With Any Housing Problems	57.1	60	10	4	10	4	3	2	10	35	8	23%	H	Y	C/H/O					
		Cost Burden > 30%	47.6	50														0	0	####		
		Cost Burden >50%	9.5	10														0	0	####		
	All other Inshok	NUMBER OF HOUSEHOLDS	100%	553																No		
		With Any Housing Problems	61.1	338														0	0	####		
		Cost Burden > 30%	59.7	330														0	0	####		
		Cost Burden >50%	17.2	95														0	0	####		
Total Any Housing Problem				173	52	86	50	157	0	73	0	180	0	##	102	Total Disabled		287				
Total 215 Renter				164	4	50	40	130		50		90			44	Tot. Elderly		1503	Total Lead Hazard		566	
Total 215 Owner				48	45	42	10	25		42		42			55	Tot. Sm. Related		6230	Total Renters		27681	
Total 215				212	49	92	50	155	0	92	0	132	0	0	99	Tot. Lg. Related		870	Total Owners		5550	

TABLE 3B ANNUAL HOUSING COMPLETION GOALS

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Rental Goals	45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Owner Goals	28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless	28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	39	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	73	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	45	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	73	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		9996	8617	2872	21485	134
Occupied Units: Owner		422	1549	4020	5991	43
Vacant Units: For Rent	3%	270	296	107	673	0
Vacant Units: For Sale	2%	10	30	60	100	0
Total Units Occupied & Vacant		10698	10492	7059	28249	177
Rents: Applicable FMRs (in \$s)		\$690 & \$774	942	1,185		
Rent Affordable at 30% of 50% of MFI (in \$s)		721	824	1,030		
Public Housing Units						
Occupied Units		202	43	91	336	0
Vacant Units		5	6	8	19	0
Total Units Occupied & Vacant		207	49	99	355	0
Rehabilitation Needs (in \$s)		1,595,000	385,000	770,000	2,750,000	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality (N) enumerations ▼
	Emergency	Transitional			
1. Homeless Individuals	168	61	56	285	
2. Homeless Families with Children	21	18	0	39	
2a. Persons in Homeless with Children Families	71	57	0	128	
Total (lines 1 + 2a)	239	118	56	413	
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality (N) enumerations ▼
1. Chronically Homeless		48	37	85	
2. Severely Mentally Ill		43	0	43	
3. Chronic Substance Abuse		129	0	129	
4. Veterans		40	0	40	
5. Persons with HIV/AIDS		2	0	2	
6. Victims of Domestic Violence		47	0	47	
7. Youth (Under 18 years of age)		5	0	5	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	81	67	14	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	
	Transitional Housing	69	26	43	0	0	10	0	12	0	0	0	0	0	22	0	0%	H	Y	H/C
	Permanent Supportive Housing	182	105	77	10	13	40	10	13	0	25	0	25	0	113	23	20%	H	Y	H/C
	Total	332	198	134	10	13	50	10	25	0	25	0	25	0	135	23	17%			
Chronically Homeless		69	55																	

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H. M. L.	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	119	119	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	
	Transitional Housing	74	74	0	0	0	0	0	30	0	0	0	0	0	30	0	0%	H	Y	HOME
	Permanent Supportive Housing	65	65	0	0	0	9	9	143	0	0	0	0	0	152	9	6%	H	Y	HOME
	Total	258	258	0	0	0	9	9	173	0	0	0	0	0	182	9	5%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Appendix 12 Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	1351	35	1316	9	5	9	0	23	0	9	0	33	0	83	5	6%
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	75	24	51	0	0	0	0	0	0	10	0	0	0	10	0	0%
	56. Physically Disabled	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13	####
	57. Alcohol/Other Drug Addicted	350	4	346	7	0	0	0	10	0	0	0	10	0	27	0	0%
	58. Persons w/ HIV/AIDS & their families	105	0	105	0	0	0	0	0	0	10	0	0	0	10	0	0%
	59. Public Housing Residents	1067	355	712	10	0	10	0	10	0	10	0	10	0	50	0	0%
	Total	2948	418	2530	26	18	19	0	43	0	39	0	53	0	180	18	10%
Supportive Services Needed	60. Elderly	5112	900	4212	900	1212	910	1073	920	0	940	0	950	0	4620	2285	49%
	61. Frail Elderly	2882	480	2402	480	489	490	348	500	0	510	0	525	0	2505	837	33%
	62. Persons w/ Severe Mental Illness	1950	350	1600	350	378	365	406	375	0	390	0	400	0	1880	784	42%
	63. Developmentally Disabled	1325	115	1210	115	126	120	93	124	0	126	0	130	0	615	219	36%
	64. Physically Disabled	4364	535	3829	530	579	535	552	540	0	550	0	560	0	2715	1131	42%
	65. Alcohol/Other Drug Addicted	8047	100	7947	100	110	105	146	110	0	120	0	135	0	570	256	45%
	66. Persons w/ HIV/AIDS & their families	490	41	449	40	50	40	72	40	0	45	0	45	0	210	122	58%
	67. Public Housing Residents	1067	355	712	185	180	190	452	200	0	205	0	210	0	990	632	64%
Total	25237	2876	22361	2700	3124	2755	3142	2809	0	2886	0	2955	0	14105	6266	44%	

Appendix 13 Housing and Community Development Activities				Needs	Current	Gap	5-Year Quantities											
							Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
							Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
01 Acquisition of Real Property 570.201(a)				0	0	0										0	0	
02 Disposition 570.201(b)				0	0	0										0	0	
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)			2	0	2		1	1				1		3	0		
	03A Senior Centers 570.201(c)			1	0	1									0	0		
	03B Handicapped Centers 570.201(c)			1	0	1									0	0		
	03C Homeless Facilities (not operating costs) 570.201(c)			2	0	2							1		1	0		
	03D Youth Centers 570.201(c)			1	0	1					1				1	0		
	03E Neighborhood Facilities 570.201(c)			2	0	2		1							1	0		
	03F Parks, Recreational Facilities 570.201(c)			0	0	0									0	0		
	03G Parking Facilities 570.201(c)			1	0	1									0	0		
	03H Solid Waste Disposal Improvements 570.201(c)			0	0	0									0	0		
	03I Flood Drain Improvements 570.201(c)			150	0	150	0	10			10		10		30	0		
	03J Water/Sewer Improvements 570.201(c)			140	0	140	50	5	50						100	5		
	03K Street Improvements 570.201(c)			0	0	0									0	0		
	03L Sidewalks 570.201(c)			0	0	0									0	0		
	03M Child Care Centers 570.201(c)			1	0	1	1	1							1	1		
	03N Tree Planting 570.201(c)			0	0	0									0	0		
	03O Fire Stations/Equipment 570.201(c)			0	0	0									0	0		
03P Health Facilities 570.201(c)			3	0	3	1						1		2	0			
03Q Abused and Neglected Children Facilities 570.201(c)			1	0	1							1		1	0			
03R Asbestos Removal 570.201(c)			1	0	1		1							1	0			
03S Facilities for AIDS Patients (not operating costs) 570.201(c)			1	0	1									0	0			
03T Operating Costs of Homeless/AIDS Patients Programs			5	0	5	1	1	1				1		3	1			
04 Clearance and Demolition 570.201(d)				1	0	1				1					1	0		
04A Clean-up of Contaminated Sites 570.201(d)				2	0	2									0	0		
Public Services	05 Public Services (General) 570.201(e)			50	0	50	10		10	21	10		10		50	21		
	05A Senior Services 570.201(e)			10	0	10	2	2	2	2	2		2		10	4		
	05B Handicapped Services 570.201(e)			20	0	20	4	4	4	2	4		4		20	6		
	05C Legal Services 570.201(e)			5	0	5	1	1	1	1		1		1		5	2	
	05D Youth Services 570.201(e)			55	0	55	11	14	11	10	11		11		55	24		
	05E Transportation Services 570.201(e)			0	0	0				0					0	0		
	05F Substance Abuse Services 570.201(e)			25	0	25	5	5	5	1	5		5		25	6		
	05G Battered and Abused Spouses 570.201(e)			15	0	15	3	1	3	1	3		3		15	2		
	05H Employment Training 570.201(e)			0	0	0				1					0	1		
	05I Crime Awareness 570.201(e)			0	0	0				0					0	0		
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))			5	0	5	1	1	1	0	1		1		5	1		
	05K Tenant/Landlord Counseling 570.201(e)			0	0	0	1	1	1	1	1		1		5	2		
	05L Child Care Services 570.201(e)			0	0	0	1	1	1	1	1		1		5	2		

PJ	05M Health Services 570.201(e)	0	0	0	5	7	5	6	5		5		5		25	13
	05N Abused and Neglected Children 570.201(e)	0	0	0	1	1	1	0	1		1		1		5	1
	05O Mental Health Services 570.201(e)	0	0	0	5	5	5	3	5		5		5		25	8
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0	1	1	1	0	1		1		1		5	1
	05Q Subsistence Payments 570.204	0	0	0											0	0
	05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)	0	0	0											0	0
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0
	06 Interim Assistance 570.201(f)	0	0	0											0	0
	07 Urban Renewal Completion 570.201(h)	0	0	0											0	0
	08 Relocation 570.201(i)	0	0	0	5	4	5		15		5		5		35	4
	09 Loss of Rental Income 570.201(j)	0	0	0											0	0
	10 Removal of Architectural Barriers 570.201(k)	0	0	0			1				1				2	0
	11 Privately Owned Utilities 570.201(l)	0	0	0											0	0
	12 Construction of Housing 570.201(m)	0	0	0											0	0
13 Direct Homeownership Assistance 570.201(n)	0	0	0	15	18	15		3		1		15		49	18	
14A Rehab: Single-Unit Residential 570.202	0	0	0	22	19	22		22		24		22		112	19	
14B Rehab: Multi-Unit Residential 570.202	0	0	0											0	0	
14C Public Housing Modernization 570.202	0	0	0	1	0			1				1		3	0	
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0	1	0									1	0	
14F Energy Efficiency Improvements 570.202	0	0	0	5	8	5		5		5		5		25	8	
14G Acquisition - for Rehabilitation 570.202	0	0	0	5	2	5						5		15	2	
14H Rehabilitation Administration 570.202	0	0	0	5	5	5		1		5		5		21	5	
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0	4	11	4		4		4		4		20	11	
15 Code Enforcement 570.202(c)	0	0	0											0	0	
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0	
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0	
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0	
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0	
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0	
18B ED Technical Assistance 570.203(b)	0	0	0											0	0	
18C Micro-Enterprise Assistance	0	0	0											0	0	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0	1	1	1		1		1		1		5	1	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0	
19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0	
19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0	
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0	
19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0	
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0	
19H State CDBG Technical Assistance to Grantees	0	0	0											0	0	

20 Planning 570.205		0	0	0										0	0	
	21A General Program Administration 570.206	0	0	0	1	1	1		1		1		1	5	1	
	21B Indirect Costs 570.206	0	0	0										0	0	
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0										0	0	
	21E Submissions or Applications for Federal Programs 570.206	0	0	0										0	0	
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0										0	0	
	21G HOME Security Deposits (subject to 5% cap)	0	0	0										0	0	
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0										0	0	
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0	4	3	5		4		4		5	22	3	
22 Unprogrammed Funds		0	0	0										0	0	
HOPWA	31J Facility based housing – development	0	0	0										0	0	
	31K Facility based housing - operations	0	0	0										0	0	
	31G Short term rent mortgage utility payments	0	0	0										0	0	
	31F Tenant based rental assistance	0	0	0										0	0	
	31E Supportive service	0	0	0										0	0	
	31I Housing information services	0	0	0										0	0	
	31H Resource identification	0	0	0										0	0	
	31B Administration - grantee	0	0	0										0	0	
	31D Administration - project sponsor	0	0	0										0	0	
CDBG	Acquisition of existing rental units	0	0	0			2							2	0	
	Production of new rental units	0	0	0										0	0	
	Rehabilitation of existing rental units	0	0	0	3	2	4					5		12	2	
	Rental assistance	0	0	0										0	0	
	Acquisition of existing owner units	0	0	0										0	0	
	Production of new owner units	0	0	0										0	0	
	Rehabilitation of existing owner units	0	0	0	22	9	22		22		14		22	102	9	
	Homeownership assistance	0	0	0	10	14	5		3		1		5	24	14	
HOME	Acquisition of existing rental units	0	0	0	7	0			10		31		10	58	0	
	Production of new rental units	0	0	0	10	0	120	0						130	0	
	Rehabilitation of existing rental units	0	0	0	30	2	9				14		10	63	2	
	Rental assistance	0	0	0										0	0	
	Acquisition of existing owner units	0	0	0										0	0	
	Production of new owner units	0	0	0	2	8	2				3			7	8	
	Rehabilitation of existing owner units	0	0	0	5	10					10		5	20	10	
	Homeownership assistance	0	0	0	5	4								5	4	
Totals		500	0	500	267	172	348	50	145	0	186	0	192	0	1138	222



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-1 Availability/Accessibility of Suitable Living Environment								
SL-1 (1)	Specific Objective: 3 public facilities or infrastructure will have increased functionality 1 public improvement underway 1 public facility Ozone 1 public facility	CDBG \$57,028 AAHTF \$5,532	Performance Indicator #1 Number of public facilities or improvements completed	2005	2	0	0%	
				2006	0	2	#DIV/0!	
				2007	0		#DIV/0!	
				2008	1		0%	
				2009			#DIV/0!	
				MULTI-YEAR GOAL				3
	Specific Objective:			Performance Indicator #2	2005			#DIV/0!
					2006			#DIV/0!
					2007			#DIV/0!
					2008			#DIV/0!
					2009			#DIV/0!
					MULTI-YEAR GOAL			
	Specific Objective:			Performance Indicator #3	2005			#DIV/0!
					2006			#DIV/0!
					2007			#DIV/0!
2008							#DIV/0!	
2009							#DIV/0!	
MULTI-YEAR GOAL							0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-2 Affordability of Economic Opportunity							
EO-2 (1)	Specific Objective: 235 households will receive child care scholarships to alleviate the high cost of care so that may remain employed Child Care Network	City CDBG \$510,000	Number of households that receive scholarships and achieve self-sufficiency	2005	60	63	105%
				2006	55	57	104%
				2007	60		0%
				2008	60		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective:		Performance Indicator #2	2005			#DIV/0!
				2006			#DIV/0!
				2007			#DIV/0!
				2008			#DIV/0!
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective:		Performance Indicator #3	2005			#DIV/0!
				2006			#DIV/0!
				2007			#DIV/0!
2008						#DIV/0!	
2009						#DIV/0!	
MULTI-YEAR GOAL						0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (3)	Specific Objective: 130 units of rental housing constructed 10 units Mapleview Apts 120 units proposed Burton Commons	City HOME \$1,648,447 HUD - ESG \$104,000 FHLB \$540,000 MSHDA \$9,410,000 Wash County \$50,000 LIHTC \$4,600,000	Performance Indicator #1 Number of rental units constructed	2005	0	0	#DIV/0!
				2006	10	0	0%
				2007	120		0%
				2008	0		#DIV/0!
				2009			#DIV/0!
				MULTI-YEAR GOAL		130	0
	Specific Objective: 2 units of owner housing constructed 8 units completed at Stone School 3 - Habitat	City HOME \$315,150 Private funds \$880,000	Performance Indicator #2 Number of owner units constructed	2005	0	8	#DIV/0!
				2006	2	0	0%
				2007	0		#DIV/0!
				2008	3		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL		5	8
	Specific Objective:		Performance Indicator #3	2005			#DIV/0!
				2006			#DIV/0!
				2007			#DIV/0!
2008						#DIV/0!	
2009						#DIV/0!	
MULTI-YEAR GOAL					0	#DIV/0!	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (2)	Specific Objective: 90 households will receive rehab work on their home at below interest rate loans to improve the safety and quality	City CDBG \$1,332,894 City HOME \$377,555	Performance Indicator #1 Number of housing units brought up to Housing Code and Model Energy Code	2005	22	19	86%
				2006	22	31	141%
				2007	22		0%
				2008	24		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 87 rental units will have improved hsg quality & affordability through multi-family rehab 1- Hemlock, 1 - Rockland, 2 - W Summit, 48 Parkhurst 2 - Dexter, 29 Maple Meadow, 3 E Summit, 1 - Kilbrenn 14 Davis	City CDBG \$724,068 City AAHTF \$138,000	Performance Indicator #2 Number of units rehabbed	2005	10	2	20%
				2006	29	5	17%
				2007	48		0%
				2008	0		#DIV/0!
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 36 rental units will have improved housing quality and affordability through multi-family rehabilitation and refinance 2 - W Summit, 2 - Dexter, 1 - Hemlock 14 - Davis 1 Rockland, 1 Kilbrennan, 6 W William, 23 Parkside	City HOME \$630,498	Performance Indicator #3 Number of units acquired, rehabbed, and/or refinanced	2005	7	2	29%
				2006	23	5	22%
				2007	6		0%
2008				14		0%	
2009						#DIV/0!	
MULTI-YEAR GOAL					50	7	14%



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (1)	Specific Objective: 19 households will become first-time homebuyers	City CDBG \$346,995	Performance Indicator #1 Number of households acquiring a new house	2005	10	14	140%
				2006	5	5	100%
				2007	3		0%
				2008	1		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 52 permanent supportive housing units will be acquired and rehabbed by a Community Housing Development Org 7 - S First, 6 - 3rd, 4 - Broadway 11 - Platt, 20-Pear	City HOME \$1,594,833 MSHDA \$1,160,000 A2 DDA \$213,950 LISC \$75,000, VA \$285,000 County \$75,000 Other \$65,000	Performance Indicator #2 Number of units acquired and rehabbed	2005	4	0	0%
				2006	7	7	100%
				2007	10		0%
				2008	31		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 32 households will be temporarily or permanently relocated to comply with Uniform Relocation Act	City CDBG \$65,534 City gen fund \$26,522	Performance Indicator #3 Number of households relocated	2005	12	4	33%
				2006	5	29	580%
				2007	15		0%
2008				0		#DIV/0!	
2009						#DIV/0!	
MULTI-YEAR GOAL					32	33	103%

Appendix 9



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-1 Availability/Accessibility of Decent Housing								
DH-1 (2)	Specific Objective: 50 public housing residents will receive assistance to avoid eviction Community Action Network		Performance Indicator #1 Number of individuals avoiding eviction	2005			#DIV/0!	
				2006			#DIV/0!	
				2007			#DIV/0!	
				2008	50		0%	
				2009			#DIV/0!	
	MULTI-YEAR GOAL					50	0	0%
	Specific Objective: 664 persons will receive supportive housing services to increase housing stability Avalon Housing Inc.		Performance Indicator #2 Number of individuals receiving supportive housing services	2005	160	154	96%	
				2006	166	163	98%	
				2007	173		0%	
				2008	165		0%	
				2009			#DIV/0!	
	MULTI-YEAR GOAL					664	317	48%
	Specific Objective: 170 homeless youth will be provided with transitional housing and intensive services Ozone House Inc.		Performance Indicator #3 Number of youth participating in the program	2005	0	0	#DIV/0!	
				2006	50	61	122%	
				2007	50		0%	
2008				70		0%		
2009						#DIV/0!		
MULTI-YEAR GOAL					170	61	36%	

Appendix 9



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1 (1)	Specific Objective: 1610 households free legal services to achieve housing stability Legal Services of South Central Michigan		Performance Indicator #1 Number of individuals receiving legal services	2005	250	482	193%
				2006	400	558	140%
				2007	480		0%
				2008	480		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 664 persons will receive supportive housing services to increase housing stability Avalon Housing Inc.		Performance Indicator #2 Number of individuals receiving supportive housing services	2005	160	154	96%
				2006	166	163	98%
				2007	173		0%
				2008	165		0%
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 170 homeless youth will be provided with transitional housing and intensive services Ozone House Inc.		Performance Indicator #3 Number of youth participating in the program	2005	0	0	#DIV/0!
				2006	50	61	122%
				2007	50		0%
2008				70		0%	
2009						#DIV/0!	
MULTI-YEAR GOAL					170	61	36%



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3 (1)	Specific Objective: 170 youth will receive services at two Ann Arbor Public Housing Community Centers to promote a safe, crime-free community Community Action Network	City CDBG \$20,000	Number of children with improved social skills and academic performance as verified by scores on a behavioral survey and school grades	2005	0	0	#DIV/0!
				2006	100	119	119%
				2007	70		0%
				2008	0		#DIV/0!
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 1.5 million pounds of food will be provided to over 100 programs serving 6530 low-income households Food Gatherers	City CDBG \$100,000	Number of individuals that received food	2005	6530	6530	100%
				2006	0		#DIV/0!
				2007	0		#DIV/0!
				2008	0		#DIV/0!
				2009			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Objective: 100 households will gain health care Community Action Network	City CDBG \$10,000	As reported on an annual survey	2005	0		#DIV/0!
				2006	0		#DIV/0!
				2007	50		0%
2008				50		0%	
2009						#DIV/0!	
MULTI-YEAR GOAL					100	0	0%

Project Name: Public Facilities and Improvements						
Description:	IDIS Project #: 13 UOG Code: MI260192 Ann Arbor Expansion or rehabilitation of public facilities and infrastructure improvements					
Location: 110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Public Facilities ▼ Explanation: A Request for Proposals was published. During the 12 month period, funding for public facility and improvement projects will be committed.					
Expected Completion Date: 6/30/2007	Specific Objectives 1. Improve quality / increase quantity of public improvements for lower income persons ▼ 2. Improve quality / increase quantity of neighborhood facilities for low-income persons ▼ 3. _____ ▼					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Project-level Accomplishments	11 Public Facilities ▼	Proposed	3	Accompl. Type: ▼	Proposed	
		Underway	0		Underway	
		Complete	2		Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
2 public facilities will have increased functionality and appearance		Number of improved facilities or improvements				
03 Public Facilities and Improvements (General) 570.201(c) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt.	\$50,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$0		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units	2	Accompl. Type: ▼	Proposed Units	
		Actual Units	0		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	CDBG	Proposed Amt.	\$0		Fund Source:	Proposed Amt.	
		Actual Amount	\$33,028			Actual Amount	
	Other	Proposed Amt.	\$0		Fund Source:	Proposed Amt.	
		Actual Amount	\$3,572			Actual Amount	
	Accompl. Type:	Proposed Units	0		Accompl. Type:	Proposed Units	
		Actual Units	1			Actual Units	
	Accompl. Type:	Proposed Units	0		Accompl. Type:	Proposed Units	
		Actual Units	1			Actual Units	
Program Year 3	CDBG	Proposed Amt.	\$0		Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units	0		Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 4	CDBG	Proposed Amt.	\$25,000		Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	11 Public Facilities	Proposed Units	1		Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 5	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	

Project Name: HOME New Construction - Owner						
Description: New Construction of ownership housing	IDIS Project #: 11 UOG Code: MI260192 Ann Arbor					
Location: 110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Owner Occupied Housing ▼					
Expected Completion Date: 6/30/2007	Explanation: Funding allocated through ongoing Request for Proposals for new construction of affordable ownership units					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1. Improve the quality of owner housing ▼					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. Improve access to affordable owner housing ▼					
	3. Improve access to affordable owner housing for minorities ▼					
Project-level Accomplishments	10 Housing Units ▼	Proposed 5		Accompl. Type: ▼	Proposed	
		Underway 0			Underway	
		Complete 8			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Households will become first time homeowners	Number of newly constructed households for homeowners					
311 Housing information services ▼	Matrix Codes ▼					
12 Construction of Housing 570.201(m) ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 1	HOME ▼	Proposed Amt.	\$0	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$315,150		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	0	Accompl. Type: ▼	Proposed Units	
		Actual Units	8		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	HOME	▼	Proposed Amt.	\$100,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$0					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	10 Housing Units	▼	Proposed Units	2		Accompl. Type:	▼	Proposed Units		
			Actual Units	0				Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	Fund Source:	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	HOME	▼	Proposed Amt.	\$152,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	04 Households	▼	Proposed Units	3		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: HOME New Construction Rental						
Description:	IDIS Project #: 10 UOG Code: MI260192 Ann Arbor					
New Construction of rental housing						
Location:	Priority Need Category					
110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Select one: Rental Housing ▼					
Expected Completion Date:	Explanation:					
6/30/2008	Funding allocated through ongoing Request for Proposals for new construction of affordable rental units					
Objective Category	Simpson Housing Solutions, \$661,786 for Burton Commons, Simpson Housing Solutions					
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1. Increase the supply of affordable rental housing ▼					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. Increase the number of homeless persons moving into permanent housing ▼					
	3. Increase range of housing options & related services for persons w/ special needs ▼					
Project-level Accomplishments	10 Housing Units ▼	Proposed	120	Accompl. Type: ▼	Proposed	
		Underway	130		Underway	
		Complete	0		Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Proposed Outcome		Performance Measure		Actual Outcome	
	New units of affordable rental housing will be created		Number of rental units constructed			
	01 Acquisition of Real Property 570.201(a) ▼		Matrix Codes ▼			
12 Construction of Housing 570.201(m) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 1	HOME ▼	Proposed Amt.	\$408,316	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$168,240		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	120	Accompl. Type: ▼	Proposed Units	
		Actual Units	0		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	HOME	▼	Proposed Amt.	\$575,062	Fund Source:	▼	Proposed Amt.	
			Actual Amount	\$307,430			Actual Amount	
	HOME	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	10 Housing Units	▼	Proposed Units	0	Accompl. Type:	▼	Proposed Units	
			Actual Units	0			Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 3	Fund Source:	▼	Proposed Amt.	\$661,786	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	04 Households	▼	Proposed Units	0	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 4	HOME	▼	Proposed Amt.	\$0	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units	0	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

Project Name: HOME CHDO Reserves						
Description:	IDIS Project #: 9 UOG Code: MI260192 Ann Arbor Development of affordable housing by Community Housing Development Organizations					
Location: 110 N Fourth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Rental Housing ▼ Explanation:					
Expected Completion Date: 6/30/2008	Funding allocated through Request for Proposals for acquisition and rehabilitation or new construction of affordable rental or ownership units: \$46,000 Avalon Broadway; \$95,812 Avalon 3rd Ave					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1. Increase the supply of affordable rental housing ▼					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. Increase the number of homeless persons moving into permanent housing ▼					
	3. Increase range of housing options & related services for persons w/ special needs ▼					
Project-level Accomplishments	10 Housing Units ▼	Proposed 56		Accompl. Type: ▼	Proposed	
		Underway 21			Underway	
		Complete 7			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Rental or owner units will be constructed or acquired by CHDO's	Number of units under development with signed HOME contract					
12 Construction of Housing 570.201(m) ▼	Matrix Codes ▼					
14G Acquisition - for Rehabilitation 570.202 ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 1	HOME ▼	Proposed Amt. \$151,782		Fund Source: ▼	Proposed Amt.	
		Actual Amount \$0			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units 4		Accompl. Type: ▼	Proposed Units	
		Actual Units 0			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	HOME	▼	Proposed Amt.	\$142,513		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$308,601					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	10 Housing Units	▼	Proposed Units	7		Accompl. Type:	▼	Proposed Units		
			Actual Units	7				Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	HOME	▼	Proposed Amt.	\$141,812		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units	10		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	HOME	▼	Proposed Amt.	\$404,022		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	04 Households	▼	Proposed Units	45		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: HOME CHDO Operating						
Description:	IDIS Project #: 8 UOG Code: MI260192 Ann Arbor					
Planning and administration costs of Community Housing Development Organizations						
Location:	Priority Need Category					
110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Select one: <input type="text" value="Planning/Administration"/>					
Expected Completion Date:	Explanation:					
6/30/2008	During the 12 month period, operating funds will be provided to 4 CHDO's to facilitate planning, capacity building and development of new affordable housing units: Avalon Housing, Homeplace Community Land Trust, Michigan Ability Partners, Washtenaw Affordable Housing Corporation					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1. Increase the supply of affordable rental housing					
<input type="checkbox"/> Availability/Accessibility	2. Increase the availability of affordable owner housing					
<input type="checkbox"/> Affordability	3.					
<input type="checkbox"/> Sustainability						
Project-level Accomplishments	09 Organizations	Proposed	16	Accompl. Type:	Proposed	
		Underway	4		Underway	
		Complete	8		Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Proposed Outcome		Performance Measure		Actual Outcome	
	CHDO's will have increased development capacity		Number of units under development with signed HOME contract			
	211 HOME CHDO Operating Expenses (subject to 5% cap)		Matrix Codes			
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
Program Year 1	HOME	Proposed Amt.	\$50,594	Fund Source:	Proposed Amt.	
		Actual Amount	\$50,594		Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	09 Organizations	Proposed Units	3	Accompl. Type:	Proposed Units	
		Actual Units	3		Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	HOME	▼	Proposed Amt.	\$47,504		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$47,504					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	09 Organizations	▼	Proposed Units	5		Accompl. Type:	▼	Proposed Units		
			Actual Units	5				Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	HOME	▼	Proposed Amt.	\$47,271		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units	4		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	HOME	▼	Proposed Amt.	\$45,858		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units	4		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: Housing Rehabilitation & Preservation						
Description:	IDIS Project #: 7 UOG Code: MI260192 Ann Arbor Nonprofit housing organizations will complete rehabilitation of rental properties					
Location: 110 N Fourth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Rental Housing ▼ Explanation: During the 12 month period, OCD will provide grants to nonprofit owner of rental units for rehabilitation improvements, code violations, energy efficiency, lead-based paint and accessibility issues					
Expected Completion Date: 6/30/2008	Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories						
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the quality of affordable rental housing ▼ 2, ▼ 3, ▼					
Project-level Accomplishments	10 Housing Units ▼	Proposed	136	Accompl. Type: ▼	Proposed	
		Underway	48		Underway	
		Complete	10		Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Renters will have improved housing safety & quality	Number of units brought up to Housing Code & Model Energy Code					
14B Rehab; Multi-Unit Residential 570.202 ▼	14I Lead-Based/Lead Hazard Test/Abate 570.202 ▼					
10 Removal of Architectural Barriers 570.201(k) ▼	15 Code Enforcement 570.202(c) ▼					
14F Energy Efficiency Improvements 570.202 ▼	Matrix Codes ▼					
Program Year 1	CDBG ▼	Proposed Amt.	\$100,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$35,721		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	13	Accompl. Type: ▼	Proposed Units	
		Actual Units	2		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.	\$48,304		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$201,928					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	10 Housing Units	▼	Proposed Units	26		Accompl. Type:	▼	Proposed Units		
			Actual Units	5				Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	\$79,730		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units	48		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	CDBG	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	04 Households	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: Public Services						
Description:	IDIS Project #: 6 UOG Code: MI260192 Ann Arbor Services to create a suitable living environment					
Location: 110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Public Services ▼ Explanation: During the 12 month period, OCD will provide financial assistance to Avalon Housing, Legal Services of South Central Michigan, Community Action Network, and Ozone House for Housing Stability; Community Action Network for Health and Well Being; and Child Care Network for Economic Stability					
Expected Completion Date: 6/30/2007	Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives 1. Improve the services for low/mod income persons ▼ 2. Increase range of housing options & related services for persons w/ special needs ▼ 3. Improve economic opportunities for low-income persons ▼					
Project-level Accomplishments	01 People ▼	Proposed	9837	Accompl. Type: ▼	Proposed	
		Underway	1191		Underway	
		Complete	8187		Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
Individuals will have increased economic opportunities and sustainability		Number of households receiving services				
05C Legal Services 570.201(E) ▼		05 Public Services (General) 570.201(e) ▼				
05K Tenant/Landlord Counseling 570.201(e) ▼		05D Youth Services 570.201(e) ▼				
05L Child Care Services 570.201(e) ▼		05H Employment Training 570.201(e) ▼				
Program Year 1	CDBG ▼	Proposed Amt.	\$396,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$396,000		Actual Amount	
	Other ▼	Proposed Amt.	\$1,400,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$1,427,000		Actual Amount	
	04 Households ▼	Proposed Units	7000	Accompl. Type: ▼	Proposed Units	
		Actual Units	7229		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.	\$396,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$396,000				▼	Actual Amount	
	Other	▼	Proposed Amt.	\$1,345,401		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$1,330,586				▼	Actual Amount	
	04 Households	▼	Proposed Units	771		Accompl. Type:	▼	Proposed Units		
			Actual Units	958				▼	Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	
Program Year 3	CDBG	▼	Proposed Amt.	\$396,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount					▼	Actual Amount	
	Other	▼	Proposed Amt.	\$1,268,864		Fund Source:	▼	Proposed Amt.		
			Actual Amount					▼	Actual Amount	
	04 Households	▼	Proposed Units	1191		Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	
Program Year 4	CDBG	▼	Proposed Amt.	\$396,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount					▼	Actual Amount	
	Other	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					▼	Actual Amount	
	04 Households	▼	Proposed Units	875		Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					▼	Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					▼	Actual Amount	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					▼	Actual Units	

Project Name: Homeownership Assistance Program								
Description:	IDIS Project #: 5 UOG Code: MI260192 Ann Arbor Downpayment and closing cost assistance to first time home buyers							
Location: 110 N Fourth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Owner Occupied Housing ▼ Explanation: During the 12 month period, OCD will provide financial assistance to first-time homeowners in the form of closing costs, downpayment assistance, and financial literacy.							
Expected Completion Date: 6/30/2008	Specific Objectives							
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity								
Outcome Categories	1. Improve access to affordable owner housing for minorities ▼							
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. Improve access to affordable owner housing ▼							
	3. ▼							
Project-level Accomplishments	04 Households ▼	Proposed	19		Accompl. Type: ▼	Proposed		
		Underway	1			Underway		
		Complete	19			Complete		
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Proposed Outcome		Performance Measure		Actual Outcome			
	Households will become first-time homeowners		Number of households who receive homeownership assistance					
	13 Direct Homeownership Assistance 570.201(n) ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼				
Matrix Codes ▼				Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt.	\$91,611		Fund Source: ▼	Proposed Amt.		
		Actual Amount	\$215,941			Actual Amount		
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount		
	04 Households ▼	Proposed Units	10		Accompl. Type: ▼	Proposed Units		
		Actual Units	14			Actual Units		
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
		Actual Units				Actual Units		

Program Year 2	CDBG	▼	Proposed Amt.	\$65,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$96,054					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	04 Households	▼	Proposed Units	5		Accompl. Type:	▼	Proposed Units		
			Actual Units	5				Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	\$35,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	04 Households	▼	Proposed Units	3		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	04 Households	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	CDBG	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	HOME	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	04 Households	▼	Proposed Units	1		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Appendix 8 Grantee Name: **City of Ann Arbor**
 CPMP Version 2.0

Project Name: Single Family Housing Rehabilitation					
Description:	IDIS Project #: 4 UOG Code: MI260192 Ann Arbor Homeowner loans for code improvements, emergency repairs, and energy efficiency				
Location: 110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Owner Occupied Housing ▼ Explanation: During the 12 month period, OCD will provide deferred payment and low interest loans to owner-occupied unit for rehabilitation improvements, code violations, energy efficiency, lead-based paint and accessibility issues				
Expected Completion Date: 6/30/2008	Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Outcome Categories					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives 1, Improve the quality of owner housing ▼ 2, ▼ 3, ▼				
Project-level Accomplishments	10 Housing Units ▼	Proposed 90	Accompl. Type: ▼	Proposed	
		Underway 3		Underway	
		Complete 50		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
Homeowners will have improved housing safety & quality		Number of units brought up to Housing Code & Model Energy Code			
14A Rehab; Single-Unit Residential 570.202 ▼			14I Lead-Based/Lead Hazard Test/Abate 570.202 ▼		
10 Removal of Architectural Barriers 570.201(k) ▼			15 Code Enforcement 570.202(c) ▼		
14F Energy Efficiency Improvements 570.202 ▼			Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. \$400,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount \$372,483		Actual Amount	
	HOME ▼	Proposed Amt. \$100,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount \$268,393		Actual Amount	
	10 Housing Units ▼	Proposed Units 17	Accompl. Type: ▼	Proposed Units	
		Actual Units 9		Actual Units	
	10 Housing Units ▼	Proposed Units 5	Accompl. Type: ▼	Proposed Units	
		Actual Units 10		Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.	\$420,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$382,010					Actual Amount	
	HOME	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$75,567					Actual Amount	
	10 Housing Units	▼	Proposed Units	18		Accompl. Type:	▼	Proposed Units		
			Actual Units	24					Actual Units	
	10 Housing Units	▼	Proposed Units	4		Accompl. Type:	▼	Proposed Units		
			Actual Units	7					Actual Units	
Program Year 3	CDBG	▼	Proposed Amt.	\$325,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	HOME	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	10 Housing Units	▼	Proposed Units	22		Accompl. Type:	▼	Proposed Units		
			Actual Units						Actual Units	
	10 Housing Units	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units						Actual Units	
Program Year 4	CDBG	▼	Proposed Amt.	\$232,312		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$223,555					Actual Amount	
	HOME	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	04 Households	▼	Proposed Units	12		Accompl. Type:	▼	Proposed Units		
			Actual Units						Actual Units	
	04 Households	▼	Proposed Units	12		Accompl. Type:	▼	Proposed Units		
			Actual Units						Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount						Actual Amount	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units						Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units						Actual Units	

Project Name: CDBG Rehab Administration						
Description:	IDIS Project #: 3 UOG Code: MI260192 Ann Arbor					
Planning and Administration of Office of Community Development programs and activities						
Location: 110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Planning/Administration ▼					
Expected Completion Date: 6/30/2008	Explanation: During the 12 month period, OCD staff will monitor subrecipient agreements and administer OCD programs					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1, _____ ▼					
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2, _____ ▼					
	3, _____ ▼					
Project-level Accomplishments	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
Proposed Outcome	Performance Measure	Actual Outcome				
N/A	N/A					
14H Rehabilitation Administration 570.202 ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 1	CDBG ▼	Proposed Amt.	\$115,164	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	CDBG	▼	Proposed Amt.	\$105,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$133,199					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	\$169,023		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	CDBG	▼	Proposed Amt.	\$193,000		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: HOME Grant Administration						
Description:	IDIS Project #: 2 UOG Code: MI260192 Ann Arbor Planning and Administration of Office of Community Development programs and activities					
Location: 110 N Fourth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Planning/Administration ▼ Explanation:					
Expected Completion Date: 6/30/2008	During the 12 month period, OCD staff will monitor subrecipient agreements and administer OCD programs					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1, _____ ▼					
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2, _____ ▼					
	3, _____ ▼					
Project-level Accomplishments	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
Proposed Outcome	Performance Measure	Actual Outcome				
N/A	N/A					
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad) ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Matrix Codes ▼	Matrix Codes ▼					
Program Year 1	HOME ▼	Proposed Amt.	\$101,187	Fund Source: ▼	Proposed Amt.	
		Actual Amount	\$103,079		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	HOME	▼	Proposed Amt.	\$95,009		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$129,174					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	HOME	▼	Proposed Amt.	\$94,541		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	HOME	▼	Proposed Amt.	\$91,715		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: CDBG Grant Administration				
Description:	IDIS Project #: 1 UOG Code: MI260192 Ann Arbor Planning and administration costs of Office of Community Development programs and activities			
Location: 110 N Fouth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Planning/Administration ▼ Explanation: During the 12 month period, OCD staff will monitor subrecipient agreements and administer OCD programs			
Expected Completion Date: 6/30/2007	Specific Objectives			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Outcome Categories	1. Improve the services for low/mod income persons ▼			
<input type="checkbox"/> Availability/Accessibility	2. ▼			
<input type="checkbox"/> Affordability	3. ▼			
<input type="checkbox"/> Sustainability				
Project-level Accomplishments	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	09 Organizations ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Proposed Outcome			
	Performance Measure			
	Actual Outcome			
	N/A			
	21A General Program Administration 570.206 ▼	Matrix Codes ▼		
	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. \$231,739	Fund Source: ▼	Proposed Amt.
		Actual Amount \$246,871		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2	CDBG	▼	Proposed Amt.	\$221,076		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$248,317					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	09 Organizations	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	CDBG	▼	Proposed Amt.	\$219,938		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	CDBG	▼	Proposed Amt.	\$211,578		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		

Project Name: HOME Acquisition, Rehabilitation and Refinance				
Description:	IDIS Project #: 12 UOG Code: MI260192 Ann Arbor Acquisition and/or rehabilitation of affordable rental housing projects; and/or refinancing of rental housing			
Location: 110 N Fourth Ave, Suite 300 Ann Arbor MI 48104	Priority Need Category Select one: Rental Housing ▼ Explanation:			
Expected Completion Date: 6/30/2008	Funding allocated through ongoing Request for Proposals for redevelopment of property into affordable rental or ownership units			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories	1. Increase the supply of affordable rental housing ▼			
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. Improve the quality of affordable rental housing ▼			
	3. Increase the number of homeless persons moving into permanent housing ▼			
Project-level Accomplishments	10 Housing Units ▼	Proposed 13	Accompl. Type: ▼	Proposed
		Underway 23		Underway
		Complete 7		Complete
	10 Housing Units ▼	Proposed 0	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Affordable rental housing will be created or preserved	Number of units acquired, rehabilitated, and/or refinanced			
14B Rehab; Multi-Unit Residential 570.202 ▼	14F Energy Efficiency Improvements 570.202 ▼			
10 Removal of Architectural Barriers 570.201(k) ▼	15 Code Enforcement 570.202(c) ▼			
14I Lead-Based/Lead Hazard Test/Abate 570.202 ▼	Matrix Codes ▼			
Program Year 1	HOME ▼	Proposed Amt. \$200,000	Fund Source: ▼	Proposed Amt.
		Actual Amount \$364,176		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units ▼	Proposed Units 13	Accompl. Type: ▼	Proposed Units
		Actual Units 2		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2	HOME	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount	\$213,322					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	10 Housing Units	▼	Proposed Units	0		Accompl. Type:	▼	Proposed Units		
			Actual Units	5				Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 3	Fund Source:	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units	0		Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 4	Fund Source:	▼	Proposed Amt.	\$0		Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
Program Year 5	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.		
			Actual Amount					Actual Amount		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units		
			Actual Units					Actual Units		



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Roger W. Fraser

Name

City Administrator

Title

100 N Fifth Ave

Address

Ann Arbor MI 48104

City/State/Zip

734 994-2650

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2006, 2007, 2008, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Roger W. Fraser

Name

City Administrator

Title

100 N Fifth Ave

Address

Ann Arbor MI 48104

City/State/Zip

734 994-2650

Telephone Number

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
- This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official	Date

Roger W. Fraser

Name

City Administrator

Title

100 N. 5th Ave

Address

Ann Arbor MI 48104

City/State/Zip

734 994-2650

Telephone Number

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- | |
|--|
| <input checked="" type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable. |
|--|

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Washtenaw County Annex Building - Office of Community Development	110 N Fourth Ave, Ste 300	Ann Arbor	Washtenaw	MI	48104

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the

Jurisdiction

Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Roger W. Fraser

Name

City Administrator

Title

100 N. 5th Ave

Address

Ann Arbor MI 48104

City/State/Zip

734 994-2650

Telephone Number

**CITY OF ANN ARBOR
CITIZEN PARTICIPATION PLAN**

The City of Ann Arbor believes that citizens can significantly contribute toward the operation of a successful program by participating in the planning, implementing, and monitoring of community development activities. As representatives of one's community, a citizen can bring knowledge of the problems and needs of individuals, groups and neighborhoods to a central planning and forum. Citizens can also have input into how Community Development Block Grant (CDBG) funds, HOME funds, and other funds are allocated and have opportunities for input and review into the City's Consolidated Strategy and Plan.

Citizen Participation Plan Objectives

- A. The city provides for and encourages participation of citizens, particularly of extremely low, very low, and low-income residing in lower income neighborhoods and areas where federal funds will be spent, by holding public meetings and hearings to obtain citizen views.
- B. The city also provides citizens with reasonable and timely access to all of its committee meetings to facilitate this process.
- C. The city offers technical assistance from city staff to low, very low, and extremely low-income groups in developing proposals for federal and city funds, and the city will provide a written response to complaints.
- D. The city identifies and deals effectively with problems of non-English speaking residents as well as persons with mobility, visual or hearing impairments wish to participate in city meetings.

I. CITY ADVISORY COMMITTEE COMPONENT

Consistent with our Citizen Participation Plan objectives, the city encourages citizen participation on its advisory committees. On June 1, 2007 City Council will establish a Housing and Human Service Advisory Board (HHSAB) that relates to housing & human services and other community development activities. This Board will replace two advisory boards that were in place prior to June 2007. The HHSAB will provide citizen input to Community Development programs and processes, and make recommendations to the Mayor and City Council regarding CDBG, HOME and city funding decisions. HHSAB members are appointed by the Mayor and approved by City Council to oversee the citizen participation component of the Community Development Block Grant, HOME and city Programs for the City of Ann Arbor. The HHSAB will operate under its own approved Bylaws.

The following is the outline for the HHSAB:

Ann Arbor Housing and Human Services Advisory Board

Purpose: To make recommendations to the City Council, City Administration and the Office of Community Development regarding policies and programs to address the needs of low income residents of the City of Ann Arbor

Members: This will be a thirteen-member board with 3-year terms.

- 3 Non-profit and/or consumer representatives
- 2 Business representatives
(preferably representing development community, banking community, legal community and/or architect community)
- 7 At large representatives
- 1 Youth (non-voting)
- 1 Social Service and/or academic professional
- 2 City Council members (non-voting)

Bylaws: To be approved by City Council at a later date

Specific Tasks of Board:

1. Develop annual HHSAB work plan, for approval by City Council, for the implementation of housing and human service policies and programs.
2. Provide leadership in developing the Consolidated Strategy and Plan and its Annual elements, as required by HUD.
3. Make recommendations to City Council regarding City-wide housing and human service policies.
4. Annually, make recommendations to City Council regarding funding priorities for federal, state and City allocations and grants for housing and human services.
5. Oversee citizen participation process to assess community housing and human service needs.

Community Development Staff Role and Relationship to Advisory Commission:

1. Provide administrative support to the Board.
2. Provide professional advice to the Advisory Commission on:
 - a. Trends in community housing and human services needs
 - b. Grant-related regulations
 - c. Development of the Consolidated Strategy and Plan and Annual Plan elements
 - d. Need for new or revised housing and human services policies
 - e. Implications of funding priority changes
 - f. Potential work plan items
 - g. Other areas, as needed
3. Implement the annual work plan and provide periodic progress reports to the Advisory Commission
4. Administer related housing and human service programs
5. Develop and administer Community Development budget

In addition to the HHSAB, the Waiver and Review Committee which is a Mayor appointed committee of citizens will continue to oversee the Single Family Rehabilitation program. This committee sets the rehab guidelines and grants waivers based on individual rehab cases that are brought to board if the project is outside of the scope of the Rehab Guidelines.

II. CITIZEN ACCESS

Citizens will have the opportunity to provide input on the Consolidated Strategy and Plan and Consolidated Annual Performance and Evaluation Report, including CDBG and HOME activities during scheduled public hearings, performance hearings, special meetings, and regular citizen committee meetings. Hearings will be held to review the performance report, the required submissions and other aspects of the Consolidated Planning process. A comment period will also be established to receive comments from citizens before official documents are submitted to HUD. In addition:

Notice of public meetings of the Committees will be published in the local newspaper, and provided to community organizations that participate in the CDBG/HOME programs within a reasonable time prior to all meetings. Citizens' views will be encouraged in the development of the Consolidated Strategy and Plan, including the development of needs, the review of the proposed plan and review of program performance. All such meetings will be held at handicap accessible public buildings. Individuals of extremely low-, very low-, and low- income household who reside in areas where funds are used will be encouraged to attend the meetings. All minutes of the meetings and informational materials that pertain to allocations will be filed in the Office of the City Clerk and the Office of Community Development for review by the general public.

Free copies are available on a limited basis in the Office of Community Development and the document can be viewed on the City's website. The Plan will be placed on reserve at the following locations:

Office of the City Clerk - City Hall, 100 N. Fifth Ave
Office of Community Development - 110 N. Fourth suite 300
Ann Arbor Housing Commission - 727 Miller
Bryant Community Center - 3 W. Eden Court
Peace Neighborhood Center - 111 N. Maple Rd
Ann Arbor Community Center - 625 N. Main

The City shall publish a notice concerning programs to be funded with CDBG and HOME funds. A notice shall be published in the local newspaper, provided to community access television, and mailed to community organizations that participate in the CDBG program and posted on the city's webpage. All notices shall offer technical assistance to groups representative of persons of low and moderate income in developing proposals. The City shall also publish a summary of the Plan and proposed projects.

The HHSAB shall annually review the needs of non-English speaking residents, as well as persons with mobility, visual or hearing impairments who attend public citizen committee meetings. The HHSAB shall determine if there is a significant number of non-English speaking residents whose needs are being unmet at the public meetings, and what step should be taken to meet these need.

III. CITIZEN COMPLAINT PROCEDURE:

Specific complaints regarding Community Development or HOME Program matters shall be handled in the following manner: A timely, written response to written complaints and grievances shall be provided within 15 days, where practical.

Upon receipt of a verbal or written complaint, staff shall inform the aggrieved party of the City's grievance procedure. City staff will discuss the nature of the complaint and fill out an internal complaint contact form, to be kept in the permanent complaint file. Staff will inform the citizen of their right to complete and submit a complaint form to the Office of Community Development. Staff will inform the complainant of all inter-agency recourse including filing a grievance with the U.S. Department of Housing and Urban Development.

Staff shall contact the entities noted in the complaint and discuss the situation, internal grievance procedures if applicable, and any indicated corrective measures. Staff shall then outline the events in a letter to be sent to the subject of the complaint or their director and board chair, and send a copy of the letter to the citizen with a brief description of corrective measures and alternative sources of assistance for the aggrieved party.

If the issue is unresolved, the complainant may request that the matter be referred to the HHSAB as an agenda item for its next scheduled meeting. The HHSAB has the option of referring the matter to the Mayor and Council.

IV. RELOCATION/DISPLACEMENT

The City of Ann Arbor intends to cause no displacement to persons receiving assistance from the CDBG or HOME programs. The City recognizes that while it intends no displacement, situations may arise wherein displacement and/or relocation or temporary relocation is the only viable method for providing assistance. The City will therefore provide for reasonable benefits to any person involuntarily and permanently displaced as a result of the use of CDBG or HOME funds to acquire or substantially rehabilitate residential and nonresidential property in accordance with the Uniform Relocation Act. This document may be reviewed at the Office of Community Development.

V. AMENDMENTS AND/OR MODIFICATIONS

The City will follow 24 CFR 570.305 requirements if there is a substantial modification to the Consolidated Plan. A substantial modification is defined as any modification that significantly affects the scope of services, purpose or beneficiaries of a project and that by itself or in combination with other changes is greater than 10% of the fiscal year CDBG & HOME entitlement amount. A 30 day period will be established to receive comments on a substantial amendment before the amendment is implemented.

Approved by City Council on May 7, 2007 as a component of the Annual Strategy and Plan