



OFFICE OF COMMUNITY &  
ECONOMIC DEVELOPMENT

*Collaborative solutions for a promising future*

# Washtenaw Continuum of Care Data Review

JULY THROUGH SEPTEMBER 2023

# System Overview: 2023 through September

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**636**

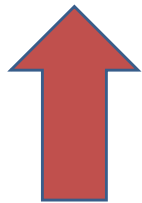
People Experiencing  
Homelessness at end  
of September 2023

**317**

Total Persons  
Permanently  
Housed

**165**

Average days  
from intake to  
permanent  
housing



**69%**

Since September  
2023



**15%**

Since June  
2022



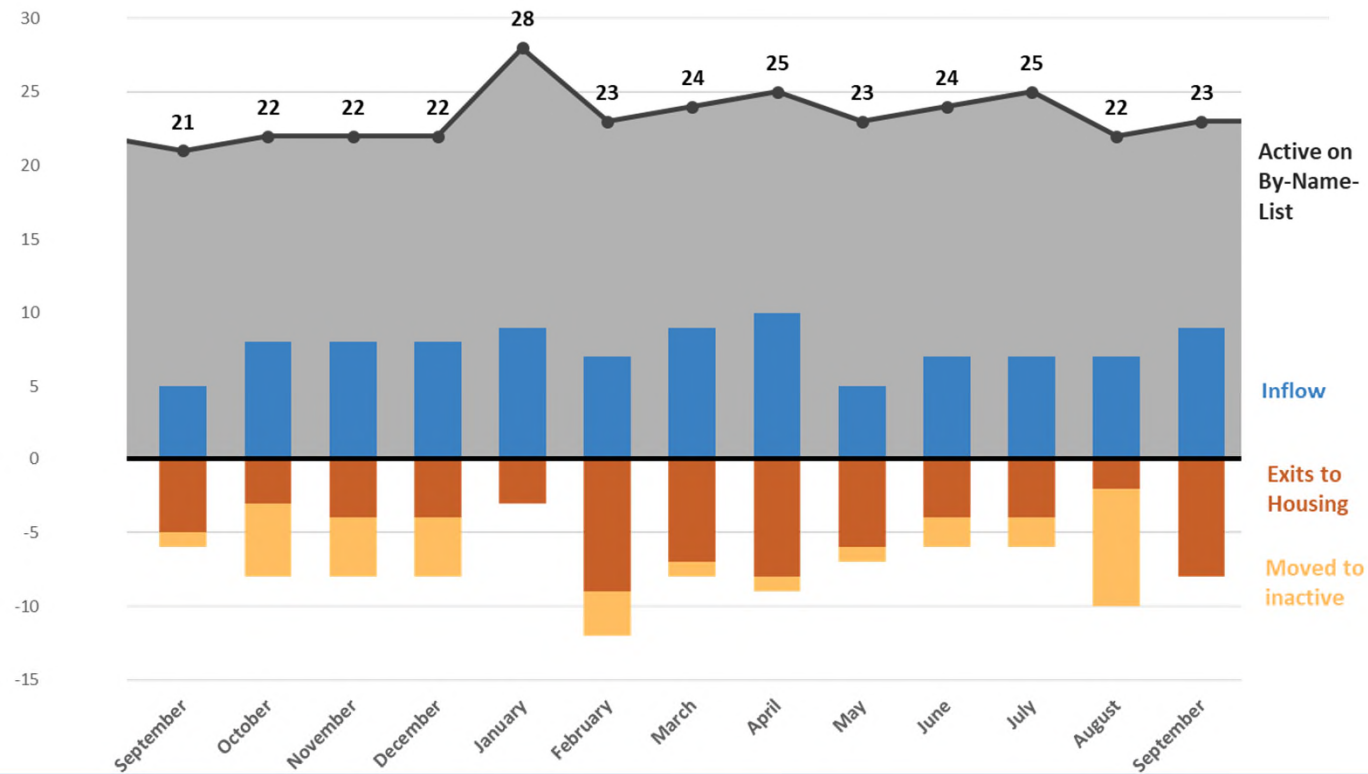
**5%**

Since CY 2022

# By-Name-Lists

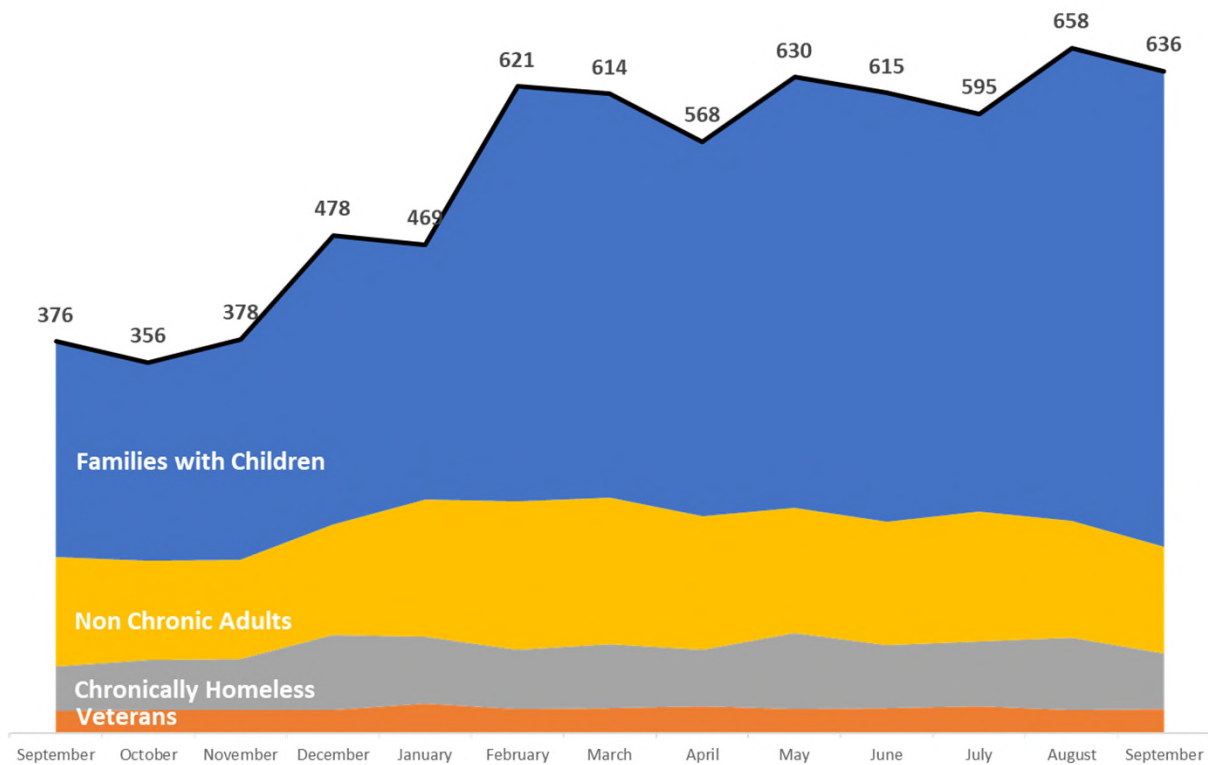
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# Veteran By Name List: Year Lookback



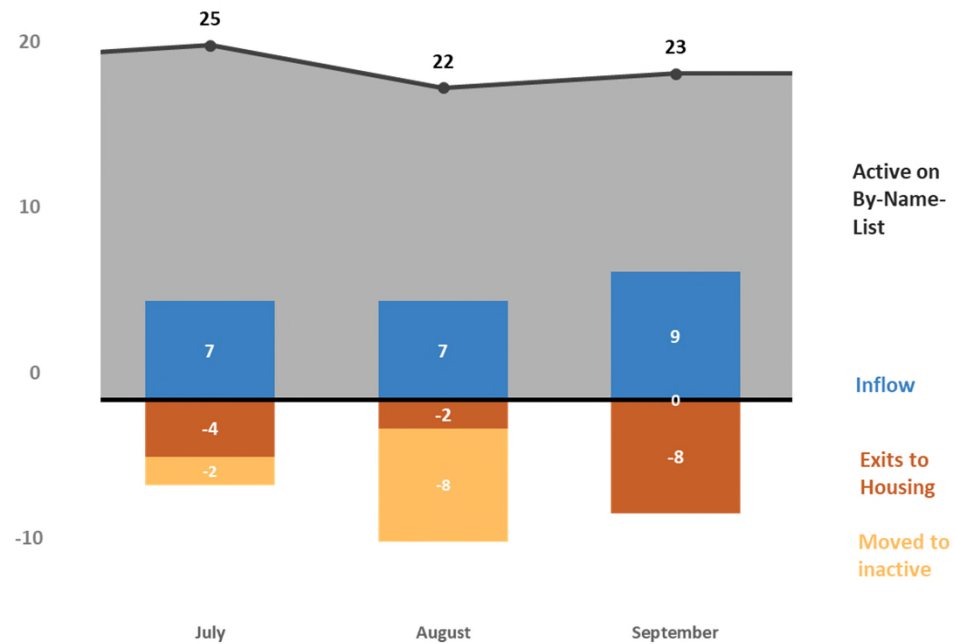
# Total Persons 2022-23

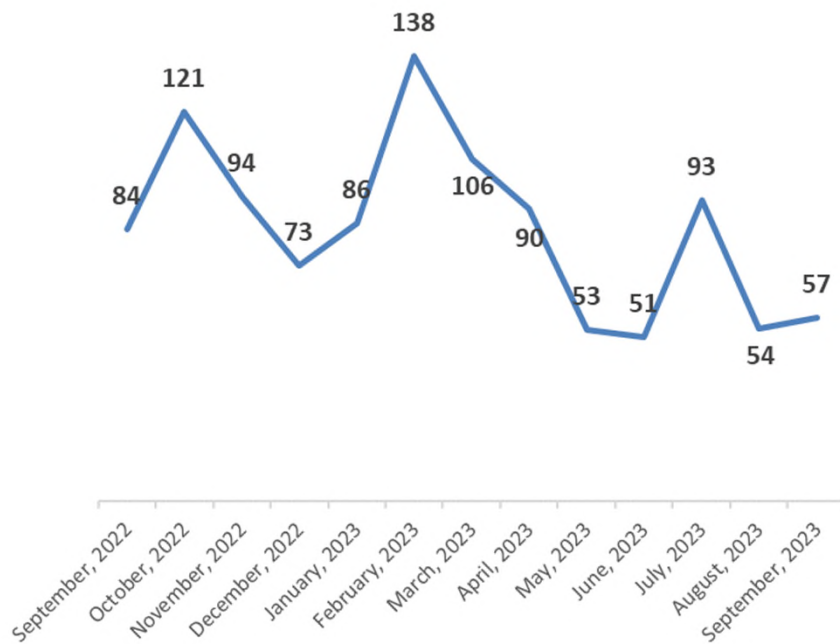
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# Veteran By Name List: 3 Month Lookback

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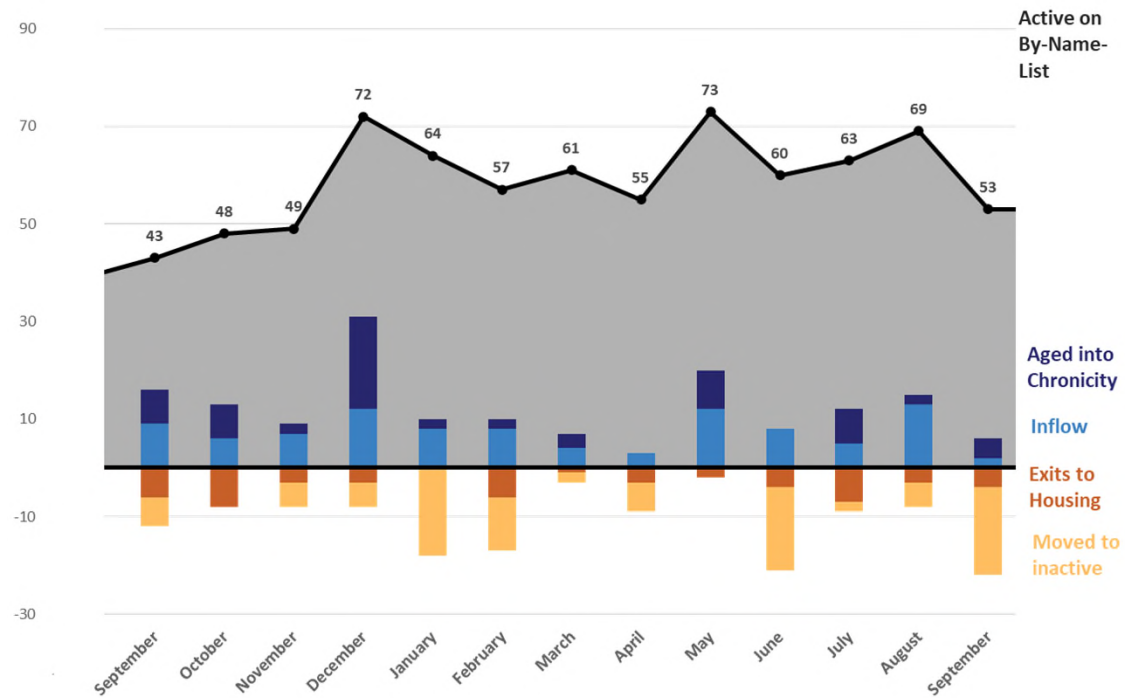


Year	Veterans
2018	97
2019	97
2020	86
2021	111
2022	101
2023	87

## Veteran By Name List

AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS

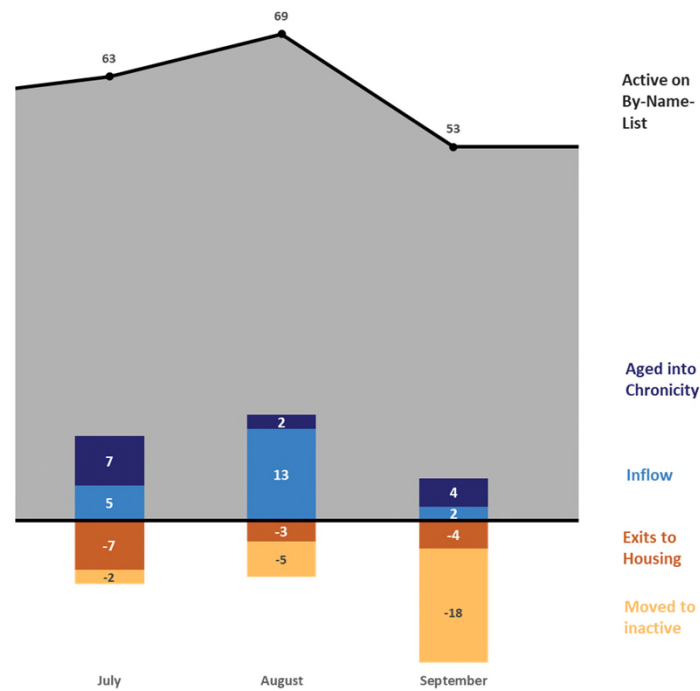
# Chronic By Name List: Year Lookback

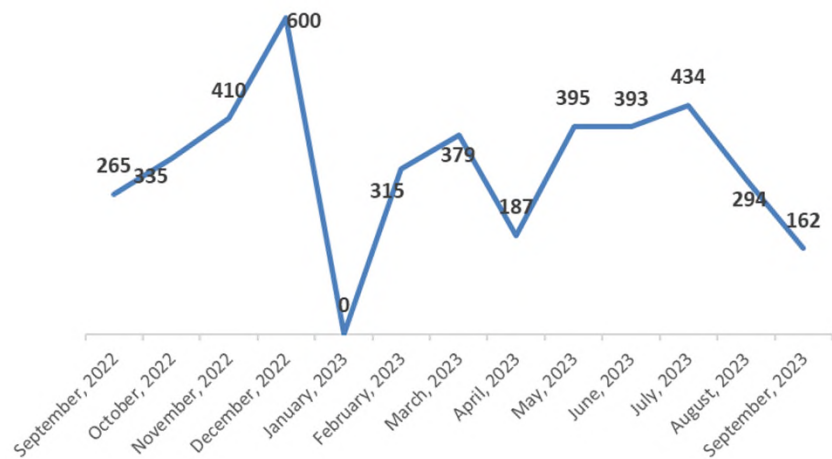




# Chronic By Name List: 3 Month Lookback

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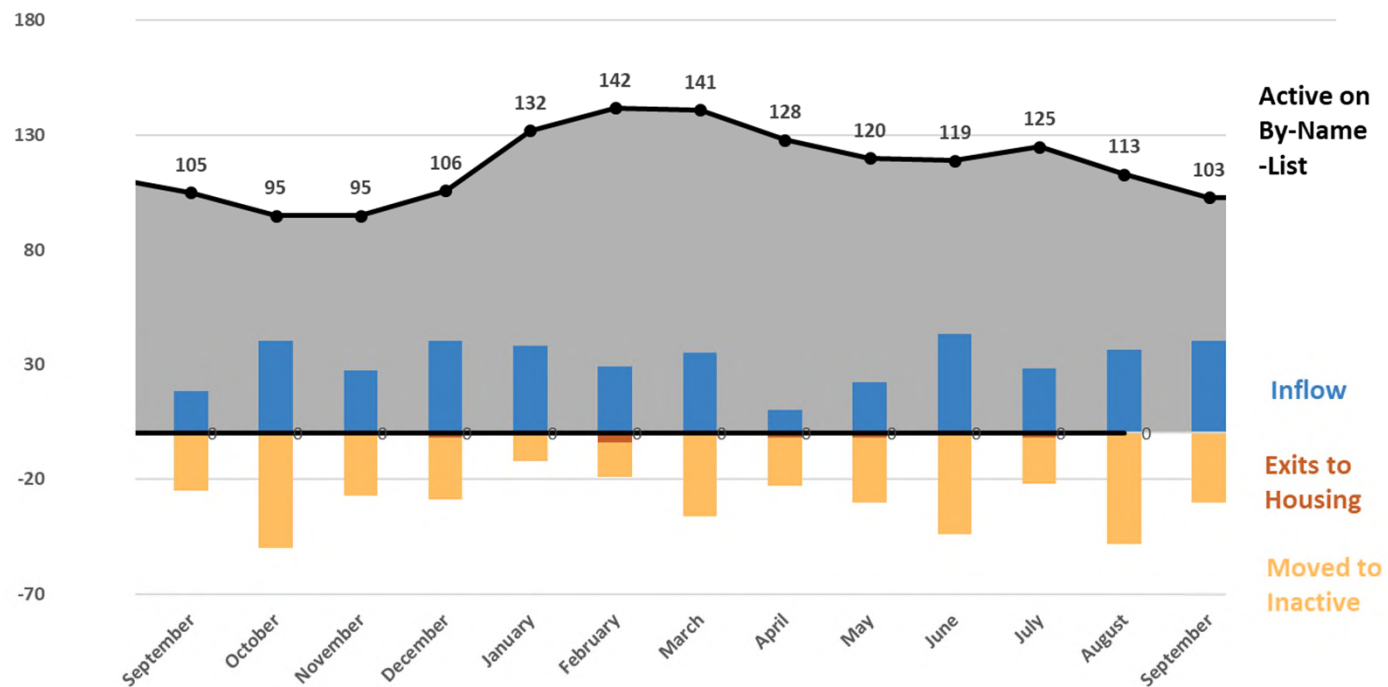


Year	Chronic
2018	235
2019	247
2020	220
2021	365
2022	322
2023	333

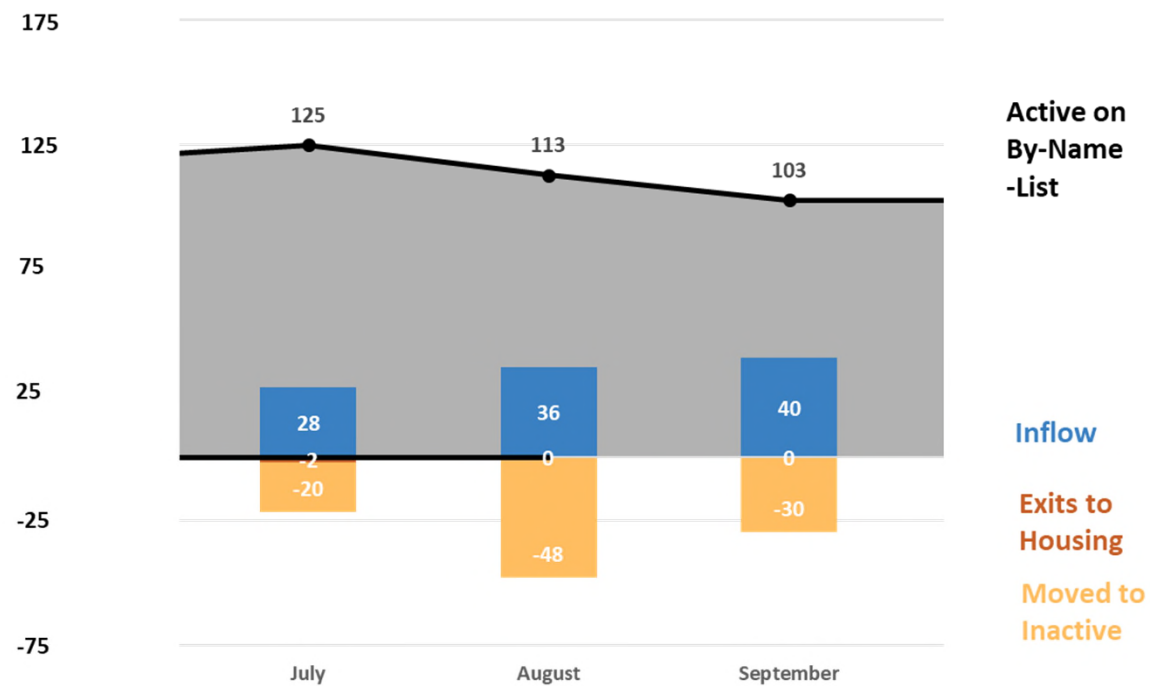
## Chronic By Name List

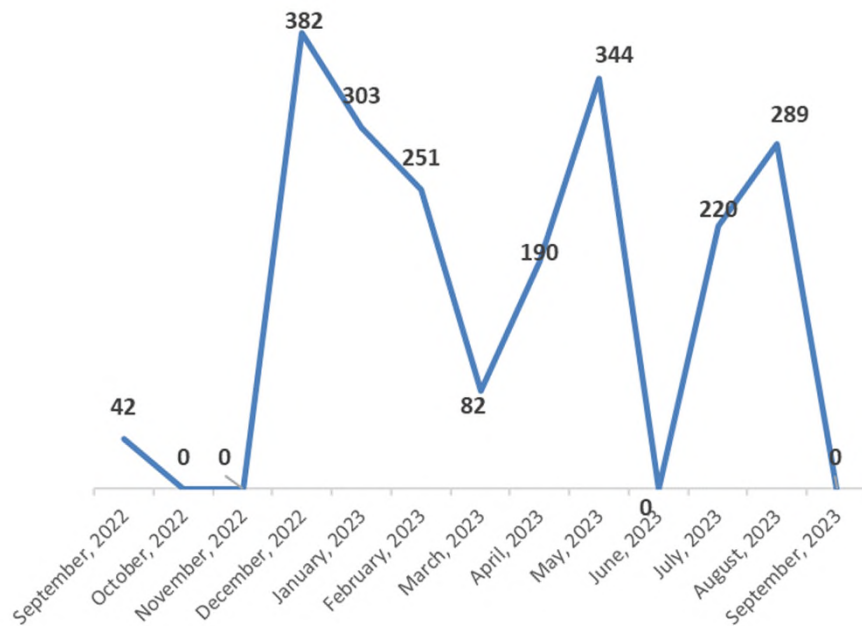
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS

# Non-Chronic By Name List: Year Lookback



# Non-Chronic By Name List: 3 Month Lookback



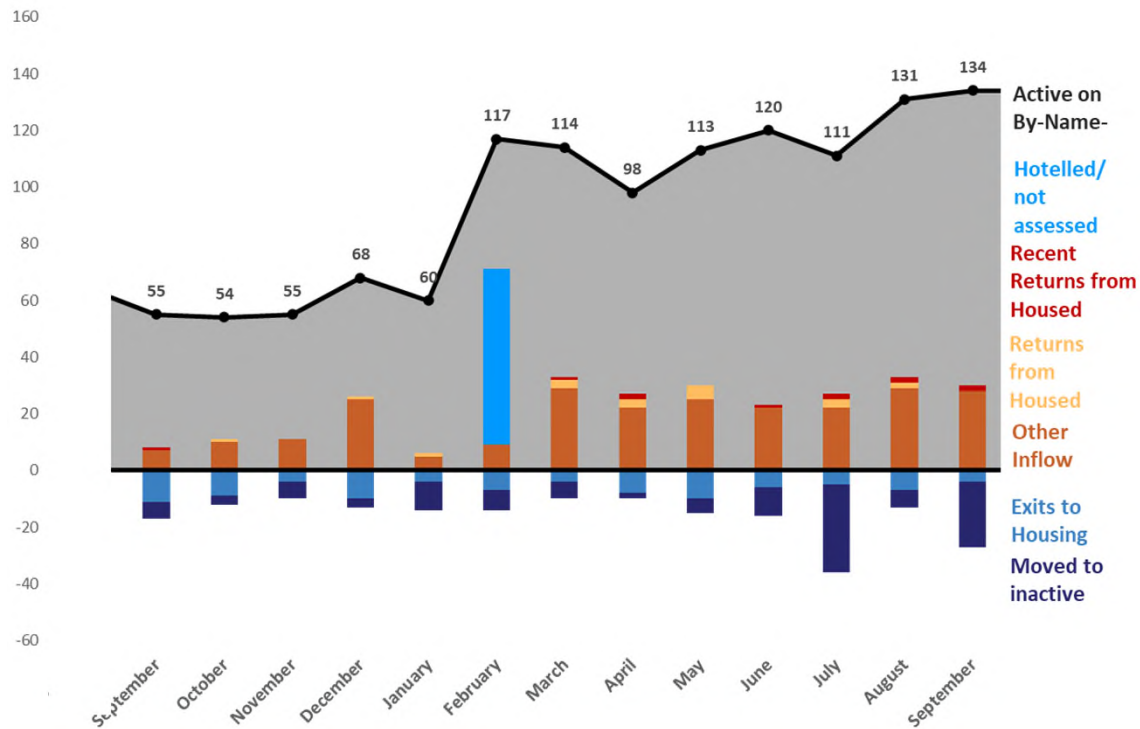


Year	Non-Chronic
2018	163
2019	136
2020	148
2021	157
2022	167
2023	243

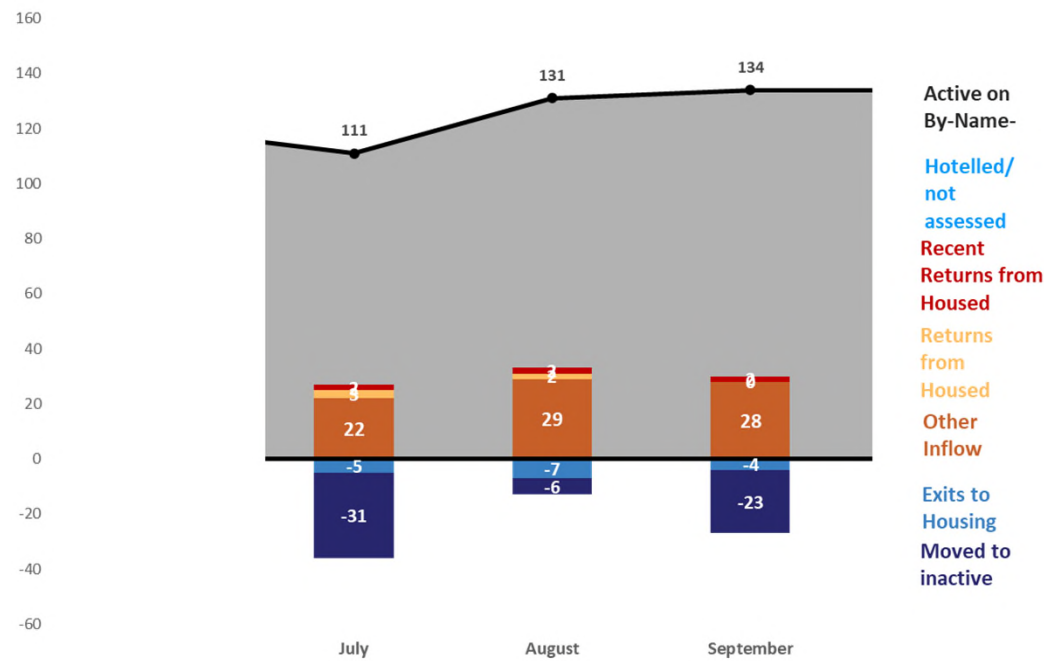
## Non-Chronic By Name List

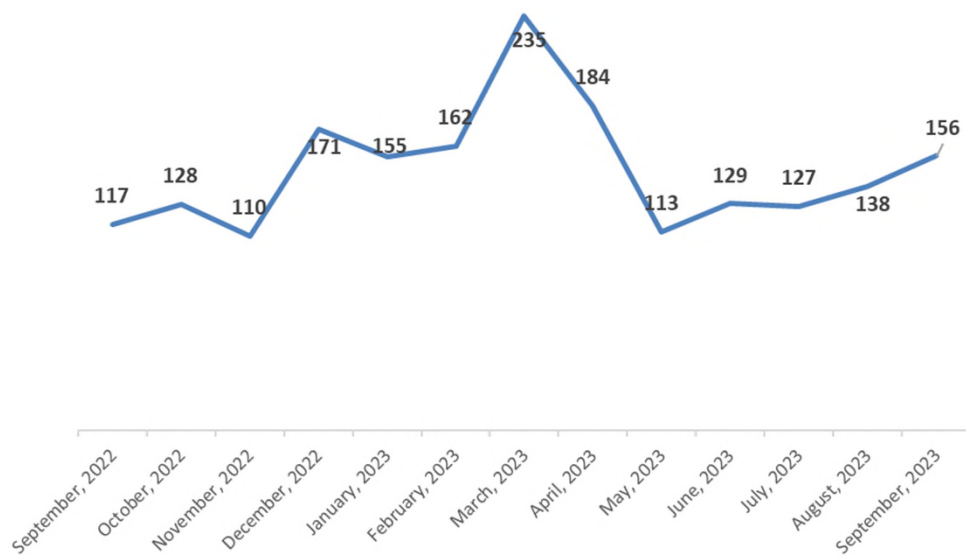
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS

# Family By Name List: Year Lookback



# Family By Name List: 3 Month Lookback





Year	Family
2018	83
2019	98
2020	91
2021	92
2022	109
2023	151

## Family By Name List

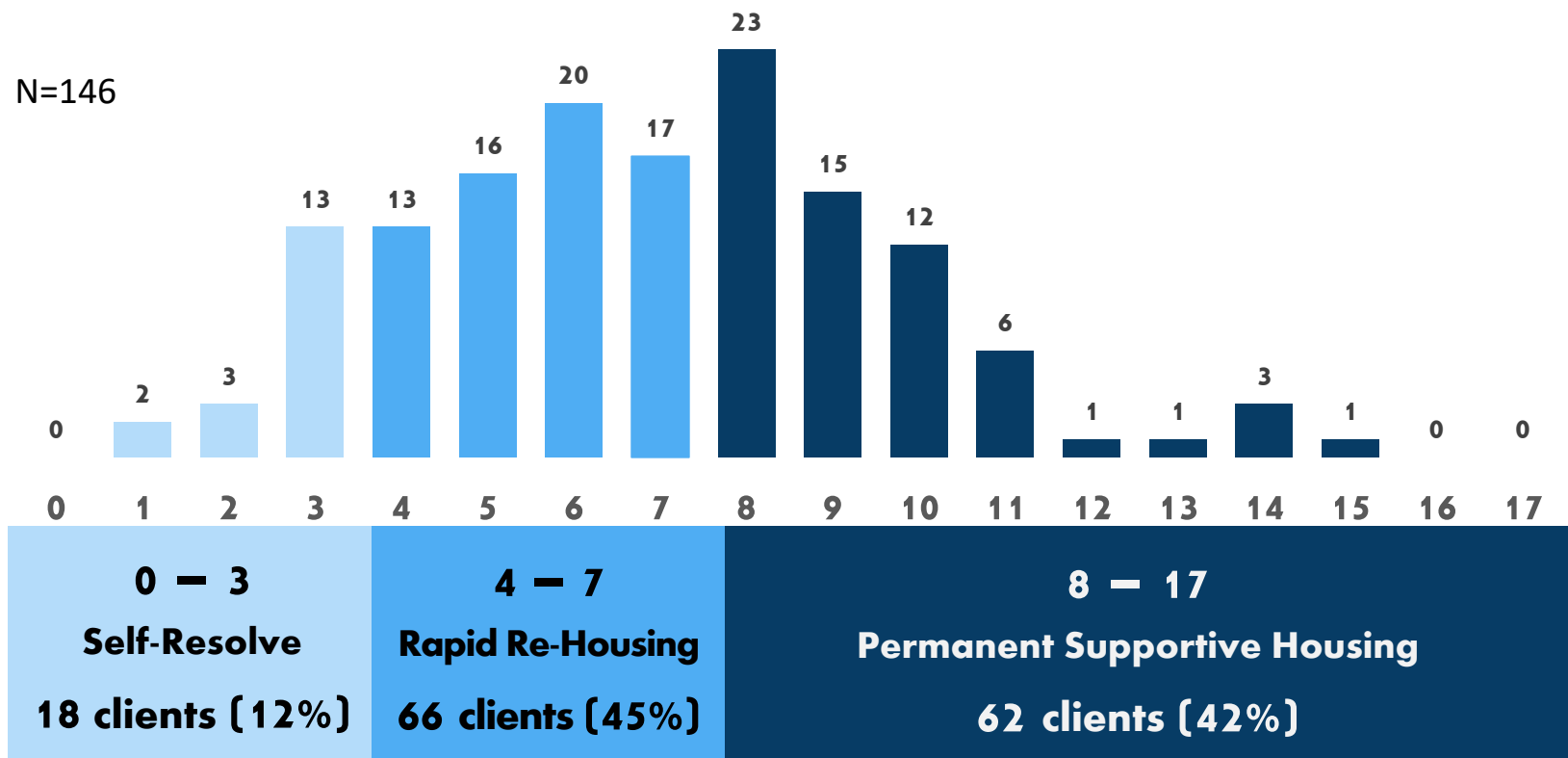
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS



# Inflow & Outflow

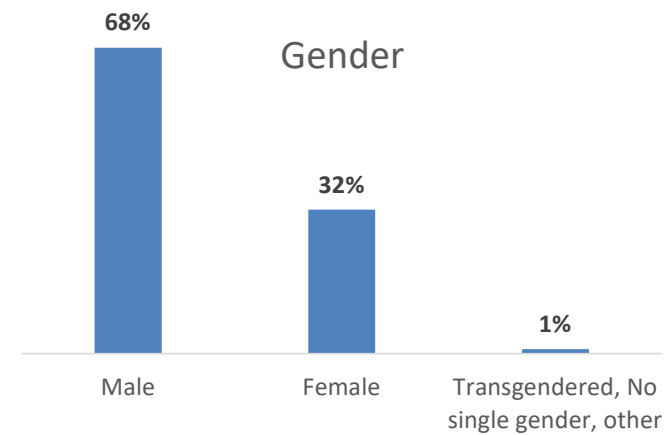
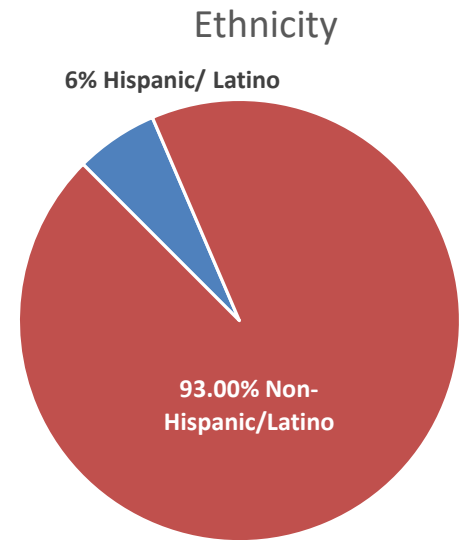
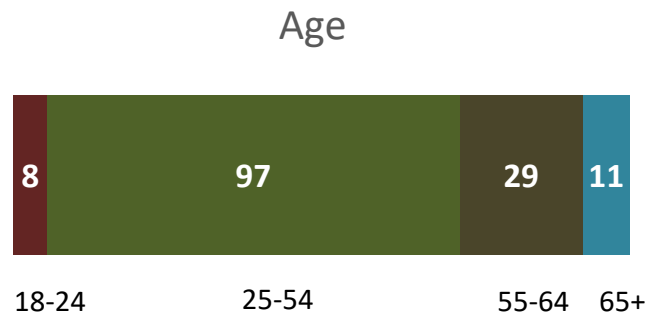
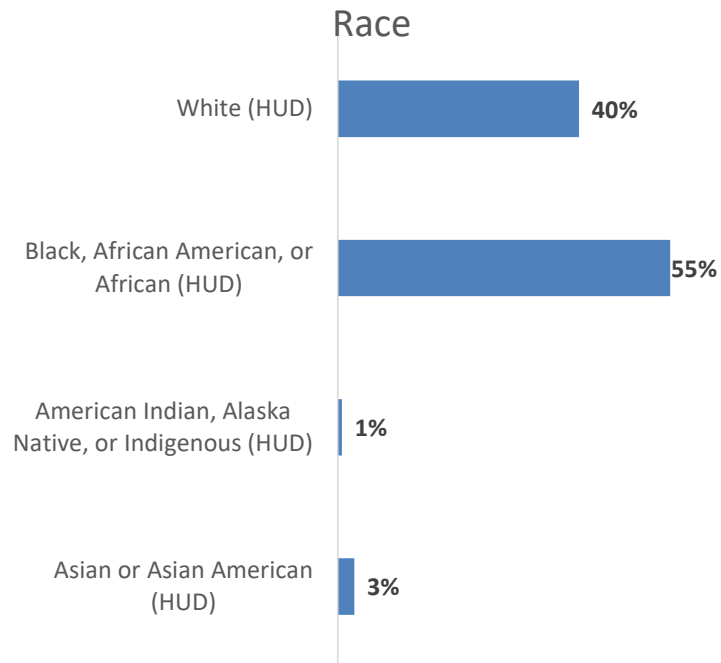
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## Individual VI-SPDAT Scores: July—September, 2023



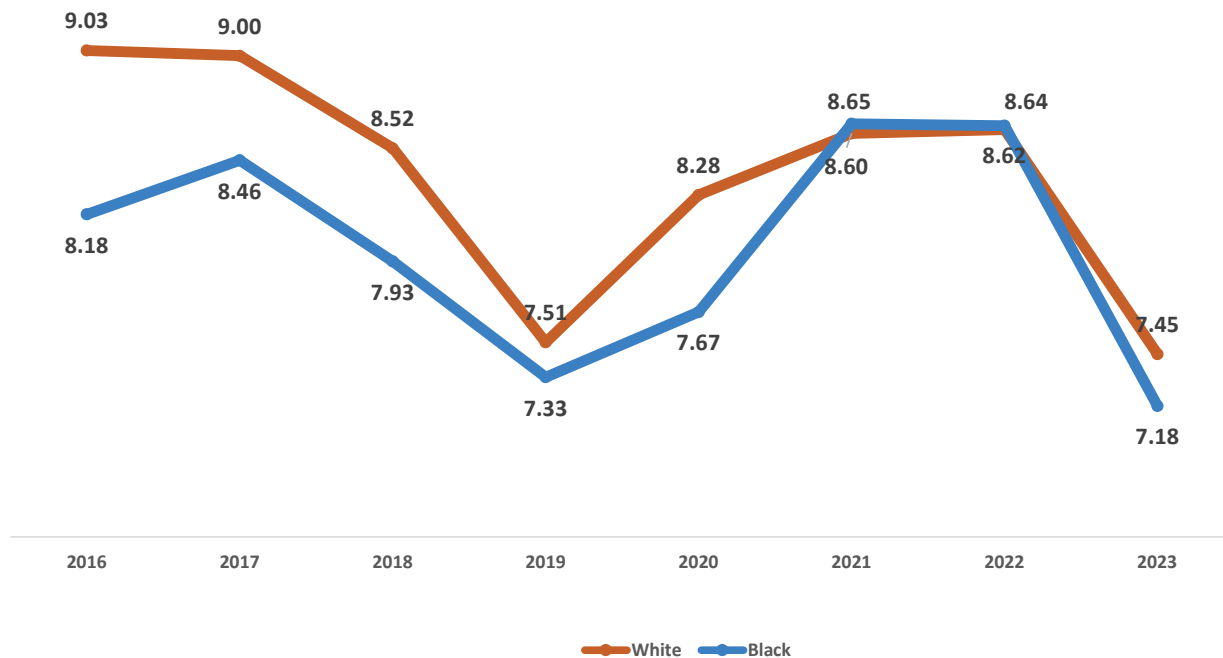
# VI-SPDAT Demographics July to September 2023

**N=126**



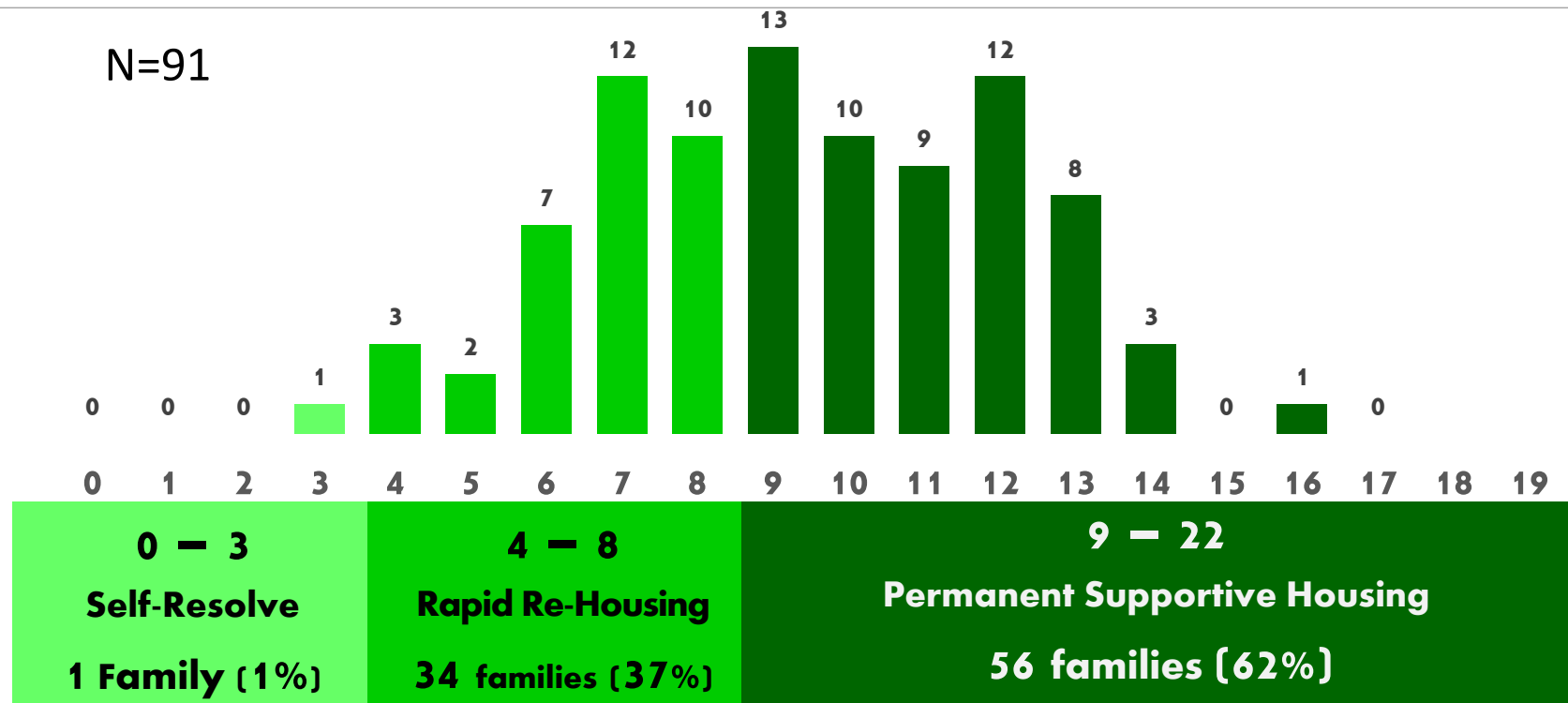
# Individual VI-SPDAT Scores: Racial Disparity Over Time

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Remarkably, since 2021 we have observed the near elimination of a racial disparity in assessments, although there is a small discrepancy of .27 in 2023.

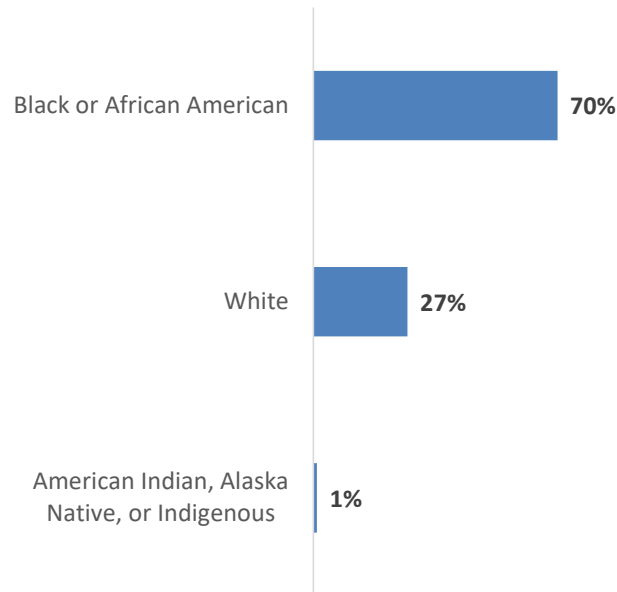
## Family VI-F-SPDAT Scores: July to September, 2023



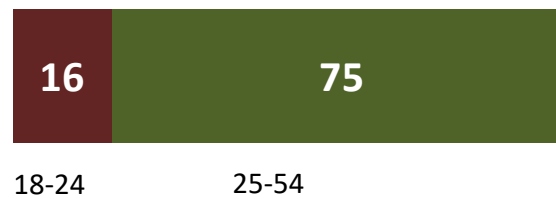
# VI-SPDAT Head of Household Demographics July to September 2023

## N=91 Families

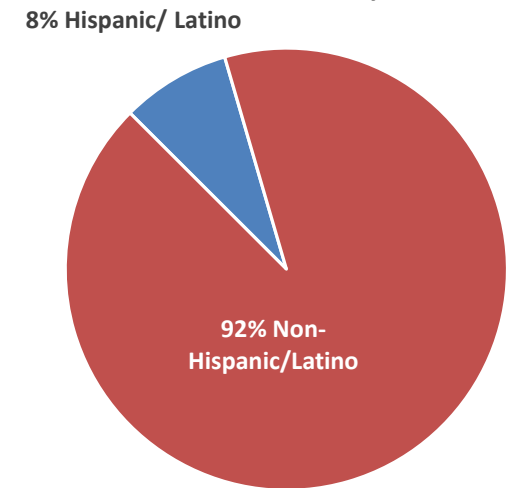
Race



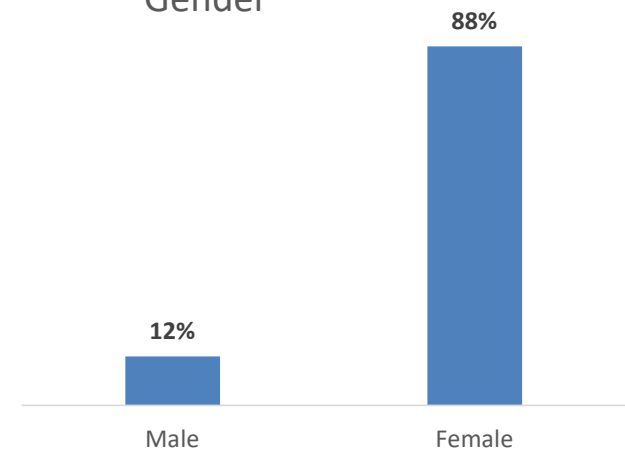
Age



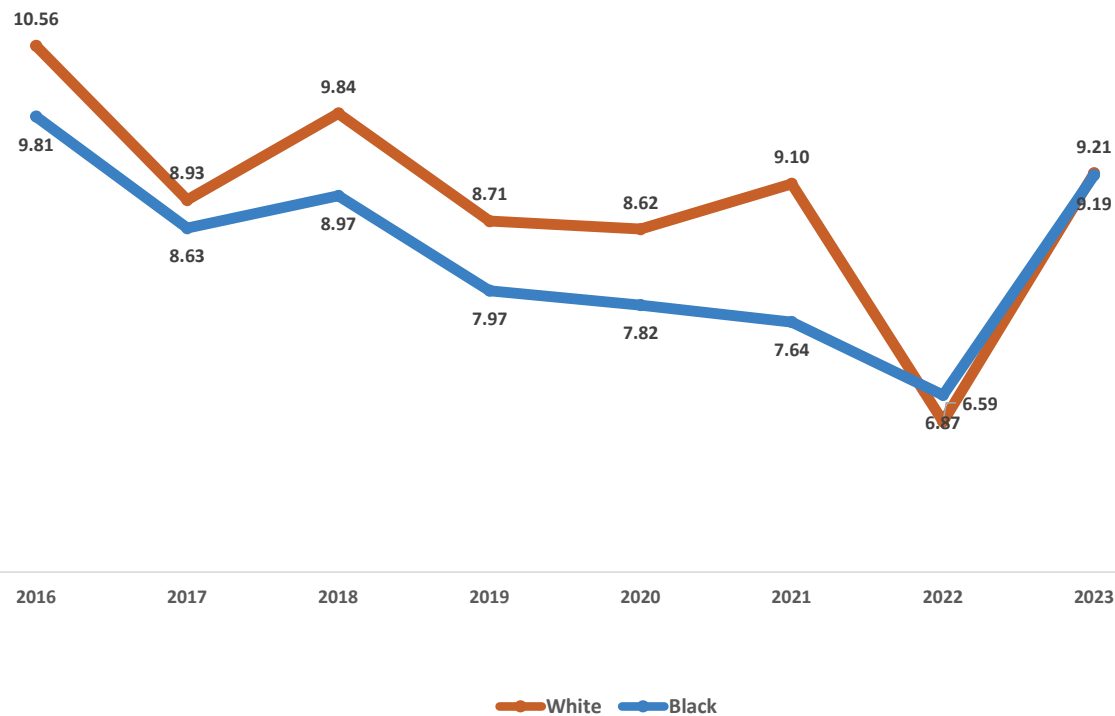
Ethnicity



Gender



# Family VI-F-SPDAT Scores: Racial Disparity Over Time



The average yearly family score, by race. Scores are trending significantly higher in 2023, with little observable racial disparity.

# Program Data

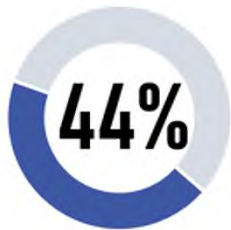
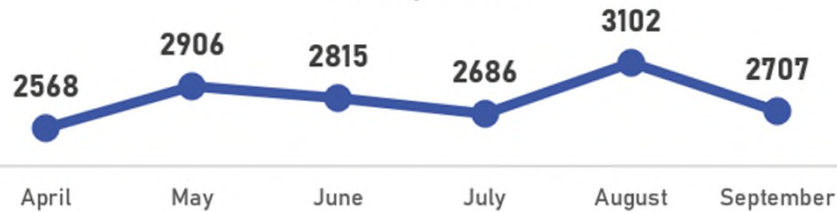
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JULY THROUGH SEPTEMBER 2023



# HAWC CALLS—September 2023

Calls per Month

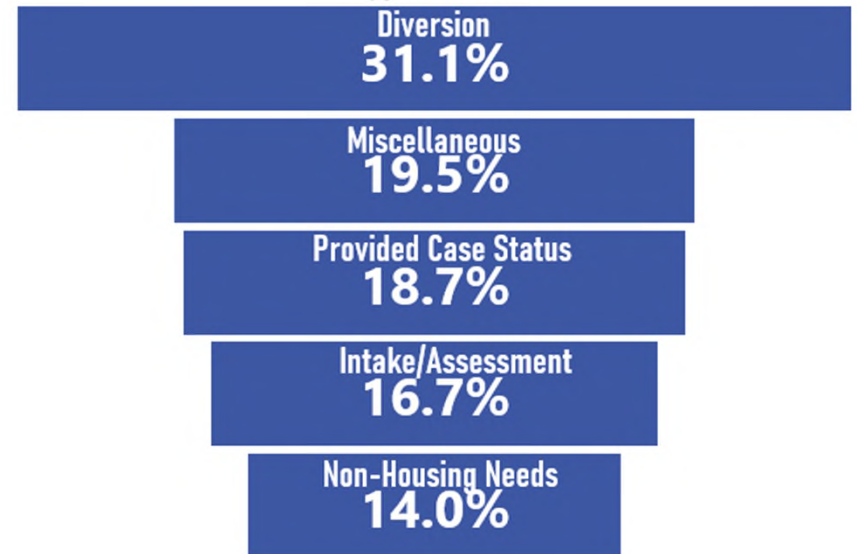


Of Calls Answered in  
less than 5 minutes

**2:52** Minutes

Average Wait Time

Types of Calls



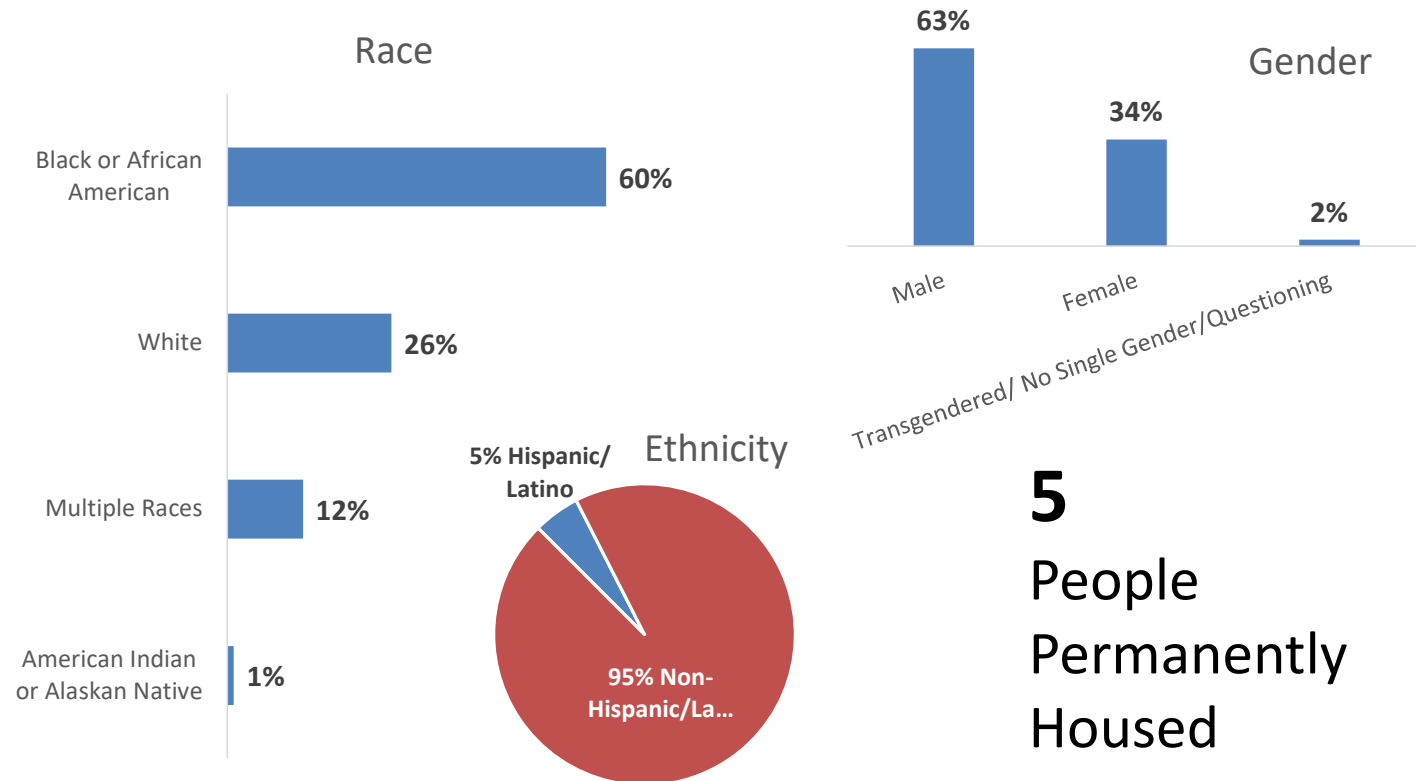
# Residential Emergency Shelter excluding Hotel Program (July to September 2023)

**182**

Persons Served  
In **119** households

**86%**

Of adults are  
**Single Adults**



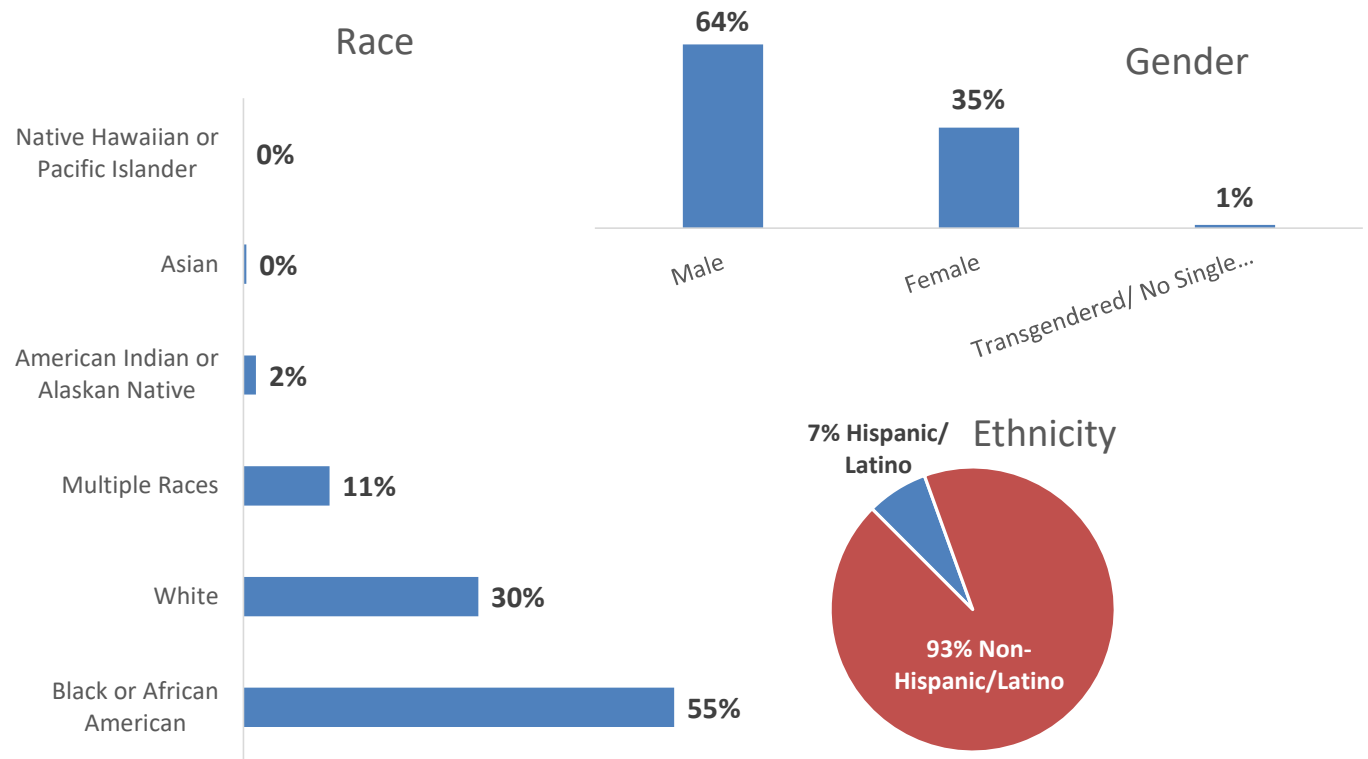
# Shelter: Non Residential Services (July to September 2023)

**223**

Persons Served

**1**

Person  
Permanently  
Housed



# Rapid Re-Housing (July to September 2023)

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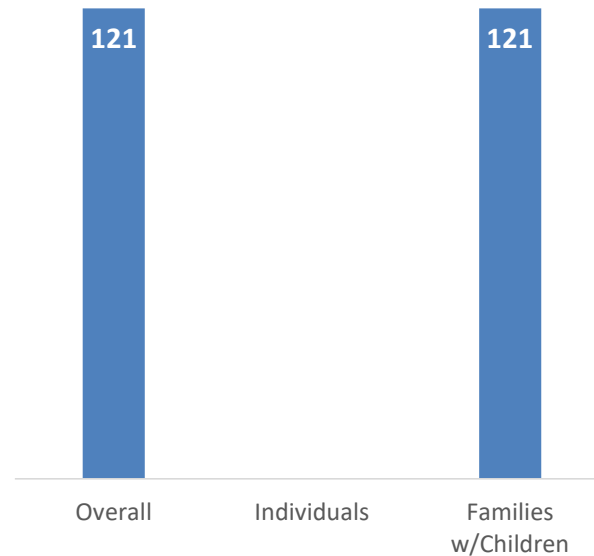
**336**

Persons Served

**297**

Moved into Housing

Average Days to Housing



**41%**

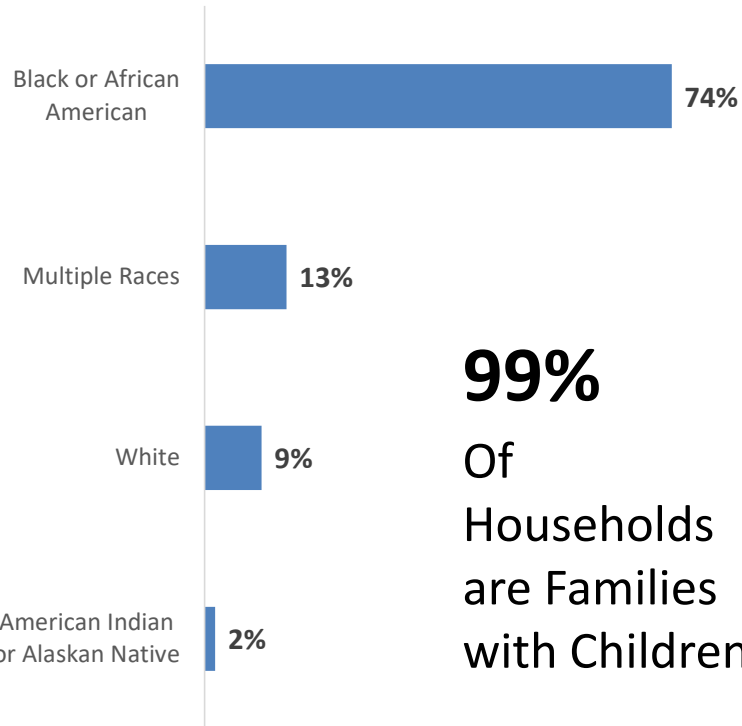
Are in their second year of service

**100%** of housed exits are **to rentals without subsidy**

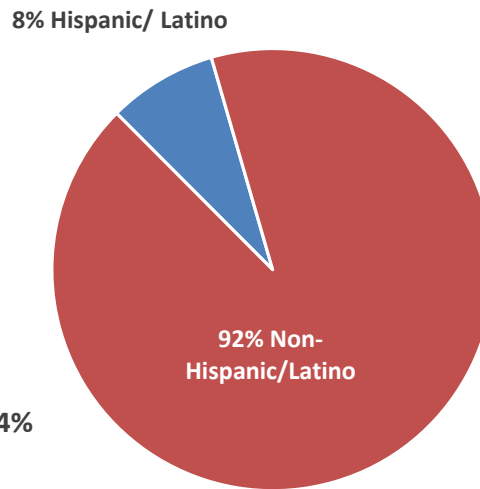
# 336

## Persons Served

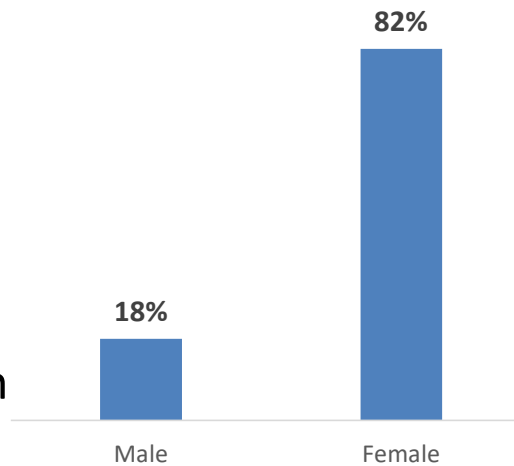
Race



Ethnicity



Gender of Adults



**99%**  
Of  
Households  
are Families  
with Children

# Rapid Re-Housing Demographics

# Permanent Supportive Housing (July to September 2023)

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**783**

Persons Served

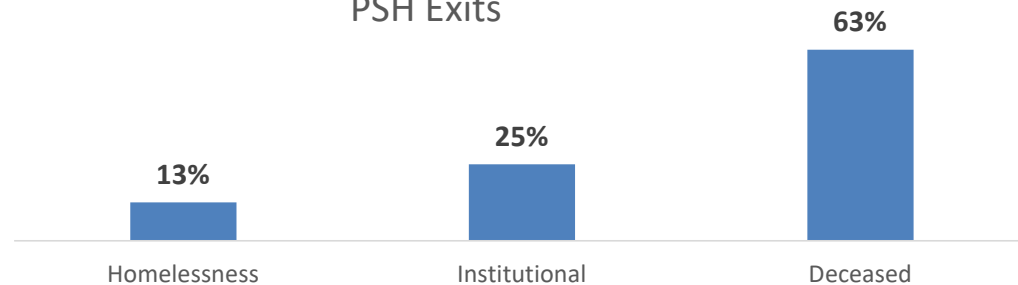
Average Length of Time in PSH in Years



**549**

Total  
Households

PSH Exits

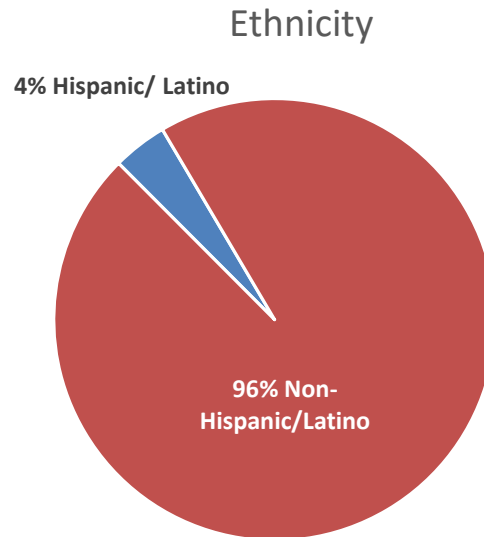


**783**

**Persons Served**

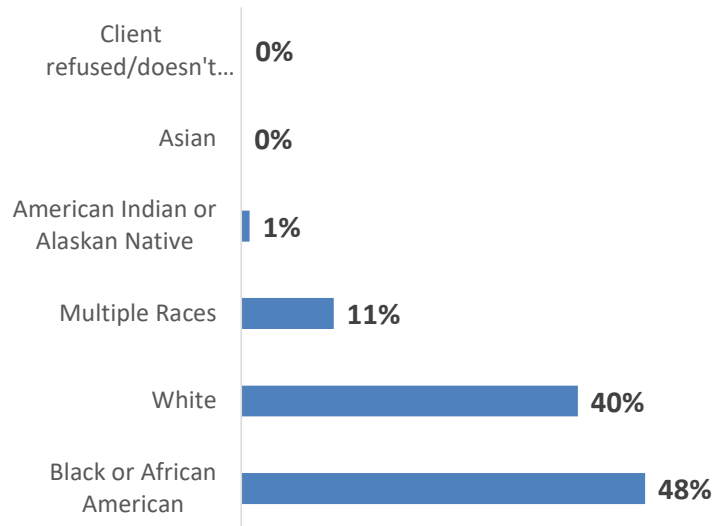
**15%**

**Of Households are  
Families with Children**

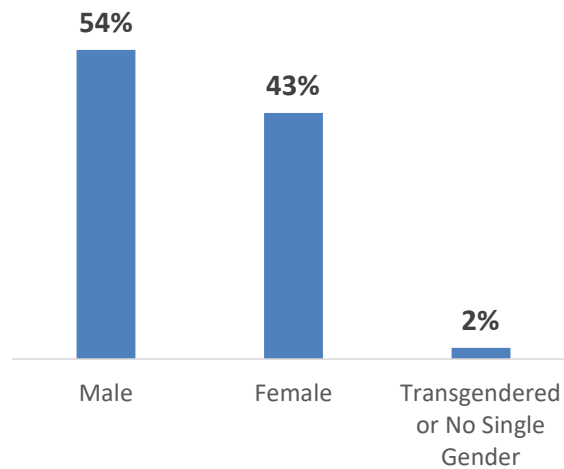


# Permanent Supportive Housing Demographics

Race



Gender of Adults



HHSAB 2024 WORKPLAN

JANUARY 1, 2024 TO DECEMBER 31, 2024			months in green are in-person meetings														
	ACTIVITIES	POLICY AREA	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG - NO MTG	SEP	OCT	NOV	DEC - NO MTG	WORK PRODUCT		
1	AFFORDABLE HOUSING POLICY REVIEW & ADVOCACY	HOUSING	X												AH Dashboard/Inventory AH Waitlist updates Below Market Units Created through Zoning Incentives		
2	PROVIDE INPUT FOR POLICY FOR USE OF AFFORDABLE HOUSING MILLAGE FUNDS FOR NON-CITY-OWNED AFFORDABLE HOUSING PROJECTS AND CITY AFFORDABLE HOUSING FUND	HOUSING			X							X			Draft policy for Council consideration on use of City's affordable housing millage funds (Prop C) for non-city-owned projects and long-standing affordable housing fund, including any differentiation in uses.		
3	NEW HUMAN SERVICES PARTNERSHIP UPDATE	HOUSING & HUMAN SERVICES				X						X			Ongoing work to finalize new model occurred in early 2022- <a href="https://www.washtenaw.org/3422/New-Human-Services-Partnership-Planning">https://www.washtenaw.org/3422/New-Human-Services-Partnership-Planning</a> .  OCED Human Services team to update the board on RFPs, awards, and evaluation outcomes.		
4	RECOMMENDED ZONING & POLICY CHANGES TO ADVANCE AFFORDABLE HOUSING OPPORTUNITIES	HOUSING		X							X				Connect with City Planning department on ongoing conversations related to zoning changes including single-family zoning, updated master plan, etc.  (If applicable) Learn how the City's Pathways to Removing Obstacles HUD funding is being utilized; review progress in each proposed strategy area (ie. planning/zoning/land use; development; infrastructure; preservation)		
5	ANN ARBOR HOUSING COMMISSION UPDATE	HOUSING							X						Identify gaps, emerging issues and/or data needs for the purposes of informing public affordable housing policy recommendations to City Council.  Updates on AAHC-led development of City-owned lots and use of AH Millage funds (Prop C).		
6	FOOD SECURITY & BARRIER BUSTERS UPDATE	HOUSING & HUMAN SERVICES			X			X							Updates from on Barrier Busters program and Food Security in Washtenaw County.		
7	HOMELESSNESS RESPONSE UPDATES	HOUSING & HUMAN SERVICES				X			X				X		Enhanced understanding of ongoing efforts to end homelessness and improve affordable housing stock. Identify service gaps, emerging issues and/or data needs for the purposes of informing housing & human services policy recommendations to City Council.		
8	HOUSING & HUMAN SERVICE EMERGENT ISSUES	HOUSING & HUMAN SERVICES	X	X	X	X	X	X	X		X	X	X		Analysis and policy recommendation regarding emergent housing/human services issues as necessary.		
9	OUTREACH & PUBLIC ENGAGEMENT ON AFFORDABLE HOUSING	HOUSING					X	X	X	X					May - July: Committee members plan community event/engagement on affordable housing to be held in August (possible topics: definitions of affordable housing and associated challenges)		
10	2024 CONFLICT OF INTEREST DISCLOSURES	ADMINISTRATIVE											X		2024 Conflict of Interest (COI) Disclosures Completed by member		
11	APPROVE 2024 WORKPLAN	ADMINISTRATIVE											X		2024 HHSAB work plan approved.		
12	ELECTION OF NEW 2024 OFFICERS	ADMINISTRATIVE											X		2024 officers nominated and elected.		
13	APPROVE 2024 HHSAB MEETING SCHEDULE	ADMINISTRATIVE											X		2024 HHSAB meeting schedule approved.		





# CITY OF ANN ARBOR MEETING NOTICE

## Housing and Human Services Advisory Board Meeting Dates

Meeting Location: Virtual via Zoom unless noted as in-person. In-Person meetings will be held at Washtenaw County Administration Building, 220 N. Main Street, Ann Arbor.

January 11, 2024	February 8, 2024	March 14, 2024
April 11, 2024 (in person)	May 9, 2024	June 13, 2024
July 11, 2024	August – No meeting	September 12, 2024 (in person)
October 10, 2024	November 14, 2024	December – No meeting

India Williams  
Washtenaw County Office of Community & Economic Development  
415 W. Michigan Ave, Suite 2200, Ann Arbor, MI 48197  
williamsi@washtenaw.org  
Posted:

All persons are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's office at 734.794.6140; via email to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to:

City Clerk's Office  
301 E. Huron St.  
Ann Arbor, MI 48104

Requests made with less than two business days notice may not be able to be accommodated.

DRAFT

## **Housing and Human Services Advisory Board (HHSAB) October 12, 2023 Meeting**

HHSAB Board Members in attendance:

- Tara Cohen (TC)
- Amanda Carlisle (AC)
- Chris Watson (CW)
- Geoffrey Lowes (GL)
- Brenna McMahon (BM)
- Anna Erickson (AE)
- James Daniel (J Daniel)
- Peter Slutzker (PS)
- James Downing (J Downing)

Jennifer Hall, Ann Arbor Housing Commission (JH)

### **Planning, Zoning, & Land Use - UPDATE 2015 AFFORDABILITY AND ECONOMIC EQUITY ANALYSIS & CONDUCT HOUSING NEEDS ASSESSMENT**

AC: I was just talking with someone at the County about this, that we need to redo this 2015 analysis, so yes - this is needed. A lot has changed since 2015.

CW: Pandemic effects have been huge. Between remote work and prices of rents skyrocketing, we want to know what's changed.

AE: A needs assessment will be really useful to in order to identify what specific areas of town need affordable housing.

### **Planning, Zoning, & Land Use - INCREASED DENSITY THROUGH THE COMPREHENSIVE PLAN & ANALYSING TC1 ZONING DISTRICT**

AC: Thumbs up!

### **Planning, Zoning, & Land Use - EXPLORE MODIFICATIONS TO THE UDC**

AC: I would like to see streamlining done across all types of developments in the city. I have development experience and I also hear lots of complaints from citizens. I would love to see a way we can still get good development, but streamline it.

CW: Because of the environmental and sustainability goals of the City, there's a lot of times when we're asking a private developer to do additional improvements to infrastructure or sidewalks, for example. Could we make an exception for non-profit developers and continue to

have for-profit developers that can “afford” to help make these improvements do so? There’s more to discuss there.

AC: I was thinking of the permitting process. Work on my single family home took forever because of the permitting process. So I think that’s something for streamlining that can be improved.

## **Planning, Zoning, & Land Use - IN DEPTH ANALYSIS OF HIGH OPPORTUNITY NEIGHBORHOODS**

AE: I love this.

## **Planning, Zoning, & Land Use - CAMPGROUND**

BM: I love that idea.

GL: I know exactly what area you mean – if the goal is to use that lot for affordable housing, it is very much underused.

CW: I think something that runs through a lot of these strategies is how to get more 3- and 4-bedroom units. A lot of this says to me, “How can we incentivize different types and sizes of development for people at different stages in life?”

J Downing: Massachusetts has a law where you can avoid certain zoning requirements or local permit processes if you’re building affordable housing. It has oftentimes set up a rather negative dynamic where a private developer comes in wanting all their permits approved, and saying that if it doesn’t get approved they’ll turn the project into affordable housing – and leverage people’s negative emotions towards affordable housing. So it may get things approved that shouldn’t get approved. Not sure if we should implement that in our community – just saying that sometimes in other communities it seems to stir up negative results, in addition to good ones.

## **Planning, Zoning, & Land Use - STREAMLINED PROCESS REVIEW FOR AFFORDABLE HOUSING DEVELOPMENTS**

J Downing: It seems useful to have a timeline from application to approval. I know an uncertain timeline can mess up development processes.

TC: I know people feel strongly about their public participation. Are there more specific ideas about what this would mean?

JH: As a developer, I know that you’re required to notify people within a specific area of your development, with the idea that they will be more knowledgeable. But we sought a much

wider-ranged area of public input with our past affordable housing projects, which gives more people in the city an opportunity to support affordable housing than may typically be able to.

### **Planning, Zoning, & Land Use - ACCESSORY DWELLING UNITS**

CW: I think the thing we don't know too much about is short term rentals. Are people building ADUs just to have them as short term rentals, are they not? And would these short term rentals impact the availability of other housing?

AE: I also wonder what the opportunity for ADUs is. We all thought there would be more uptake in it than there has been. So how much do we invest in increasing it in our community? Is that something the community is interested in?

### **Planning, Zoning, & Land Use - CITY FEES**

AE: This is something that comes up often when folks come to us with requests for funding, so it would be good to look at.

J Downing: I think this is excellent. Any fee that Ann Arbor is adding that other municipalities aren't is another disincentive to developers, so it's good to know what they are.

### **Planning, Zoning, & Land Use - CITY CODES**

J Downing: One thing I definitely hear out in the development community is that Ann Arbor has a very slow building and permitting review process. Speaking as a developer, I would rather take a stricter building code with a predictable timeline than processes that have a longer and unpredictable timeline. So a change like a definitive timeline – like 60 days after application – would be a real impact. Affordable housing already has so many external clocks ticking on financing that market rate developers don't have.

### **Development – FINANCING CONSTRUCTION/REHABILITATION OF AFFORDABLE HOUSING**

AC: Yes, do it!

### **Infrastructure - GEOTHERMAL**

J Downing: Any reason you're not including looking at solar power?

JH: We have many solar grants with organizations right now, so it wasn't included in this proposal.

#### **Infrastructure – CONVERSION OF COMMERCIAL OR OTHER PROPERTIES**

AC: Yes.

#### **Infrastructure – UPGRADING UTILITIES & INCREASE AN AREA'S CAPACITY FOR HOUSING**

AC: Would this also be able to include some of the co-ops?

JH: Yes, absolutely.

J Downing: Not sure if this would exactly fit here, but there's HUD funding for retrofitting affordable housing with electrification and energy efficiency. Something we've bumped up against with electrification is that you're at the mercy of the electric grid – including blackouts. The solution to that is a backup generator – but that means gas, and then you're no longer an all-electric building. So in Ann Arbor, where there is incentive to have an all-electric building, there should be more flexibility to allow for this solution of having a backup generator.

GL: That's something that we on the Renters Commission talk about quite a bit. As a renter, you can't install a generator – so from a renter's point of view, this is also an important issue given the uncertainty of our power grid.

#### **Infrastructure – INFRASTRUCTURE IMPROVEMENTS**

J Downing: I think one public good that doesn't necessarily increase prices is increased public transportation access and more frequent bus service.

#### **Preservation – FUNDING FOR RENOVATIONS & ACQUISITIONS**

J Daniel: I am certainly interested in money going to the co-ops.

AC: I support.

#### **Preservation – HOUSING BUREAU FOR SENIORS PROGRAM**

AC: I would support re-creating the Housing Bureau for Seniors program. Washtenaw Housing Alliance has been looking into that as well. Overall, it seemed like a successful program and in the future could include other types of households like single parents.

TC: I also think that sounds important to explore. It brings up some questions about logistics and how it would all work, but if we've done it before it seems like something that could be done and be very helpful.

AC: It was Michigan Medicine that used to run this program, and they stopped because they didn't necessarily want to be in that business.

J Downing: Sounds like a fantastic program, would be great to do this again. I can see why the large university didn't necessarily want to continue it, but maybe a different organization can.

### **Preservation – HOMEOWNERSHIP EDUCATION**

TC: I would support homeowner education. There doesn't seem to be many organizations providing that right now.

### **OTHER IDEAS?**

AC: Something that I didn't see come up was state advocacy around inclusionary zoning, lifting rent control bans? Is that something that could be included in planning and policy?

JH: It can be included in there.

J Downing: I think the biggest barrier to development of affordable housing in Ann Arbor is the high cost of the acquisition of the land you're starting with. Are there ways that the public sector can help with acquisition of property? Land banking, land trusts?

JH: We probably aren't going to include acquisitions in this particular grant because it involves federal funds, but the things we've been talking about here would still be very relevant for development that we do without federal funds, like with our millage.

AC: Something that the Washtenaw Housing Alliance has talked about is institutions that have land, and looking at those organizations the way that the City is looking at City-owned sites. I'm curious if there was something you could give to a faith-based organization for example, like a toolkit that would explain to them how to use some of their underutilized property for affordable housing or donation?

JH: Sure thing.

J Downing: There are programs in other cities where when a library or public health center is rebuilt, they look at ways to have the public space on the first floor and build housing on top.

JH: I know the downtown Ann Arbor library is specifically looking at that right now.

CW: I know motels and hotels in other states are looking at ways to convert to one bedroom units for rent as well.

PS: I was wondering about opportunities to convert unused commercial space if folks aren't returning to offices to be used for residential purposes?

JH: We should consider that. It's more of a building-by-building analysis, and there are so few buildings that meet the exact dimensions and infrastructure requirements. But it's still worthwhile to figure out how we could attack that issue.

TC: It would be interesting to look at it if zoning weren't a barrier and do kind of a case study on a couple of specific buildings to see what it would cost and what would go into conversion instead of new construction.





OFFICE OF COMMUNITY &  
ECONOMIC DEVELOPMENT

*Collaborative solutions for a promising future*

# Washtenaw Continuum of Care Data Review

JULY THROUGH SEPTEMBER 2023

# System Overview: 2023 through September

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**636**

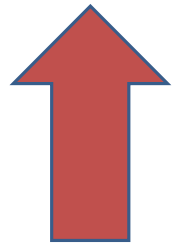
People Experiencing  
Homelessness at end  
of September 2023

**317**

Total Persons  
Permanently  
Housed

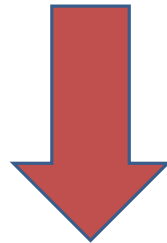
**165**

Average days  
from intake to  
permanent  
housing



**69%**

Since September  
2023



**15%**

Since June  
2022



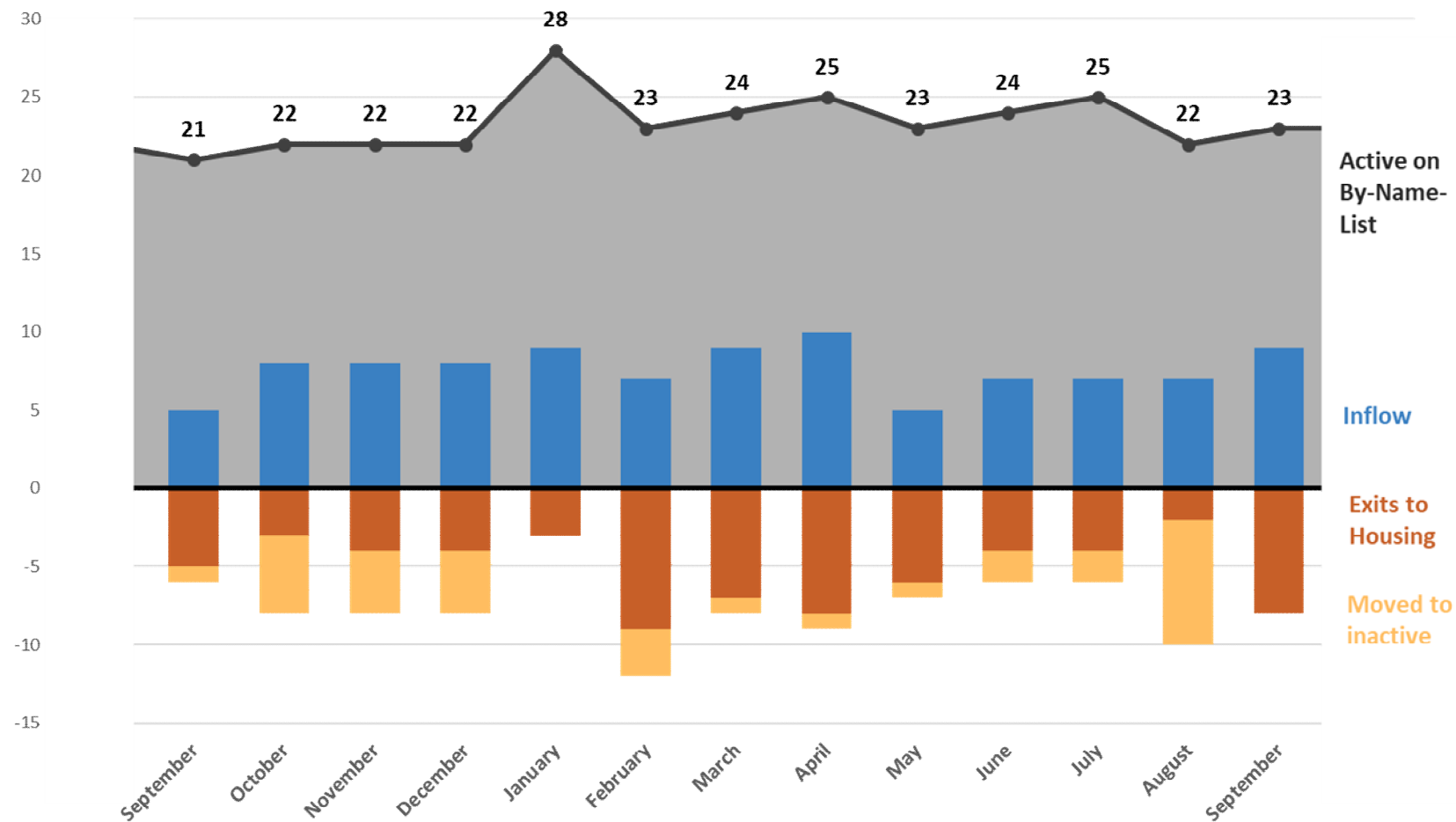
**5%**

Since CY 2022

# By-Name-Lists

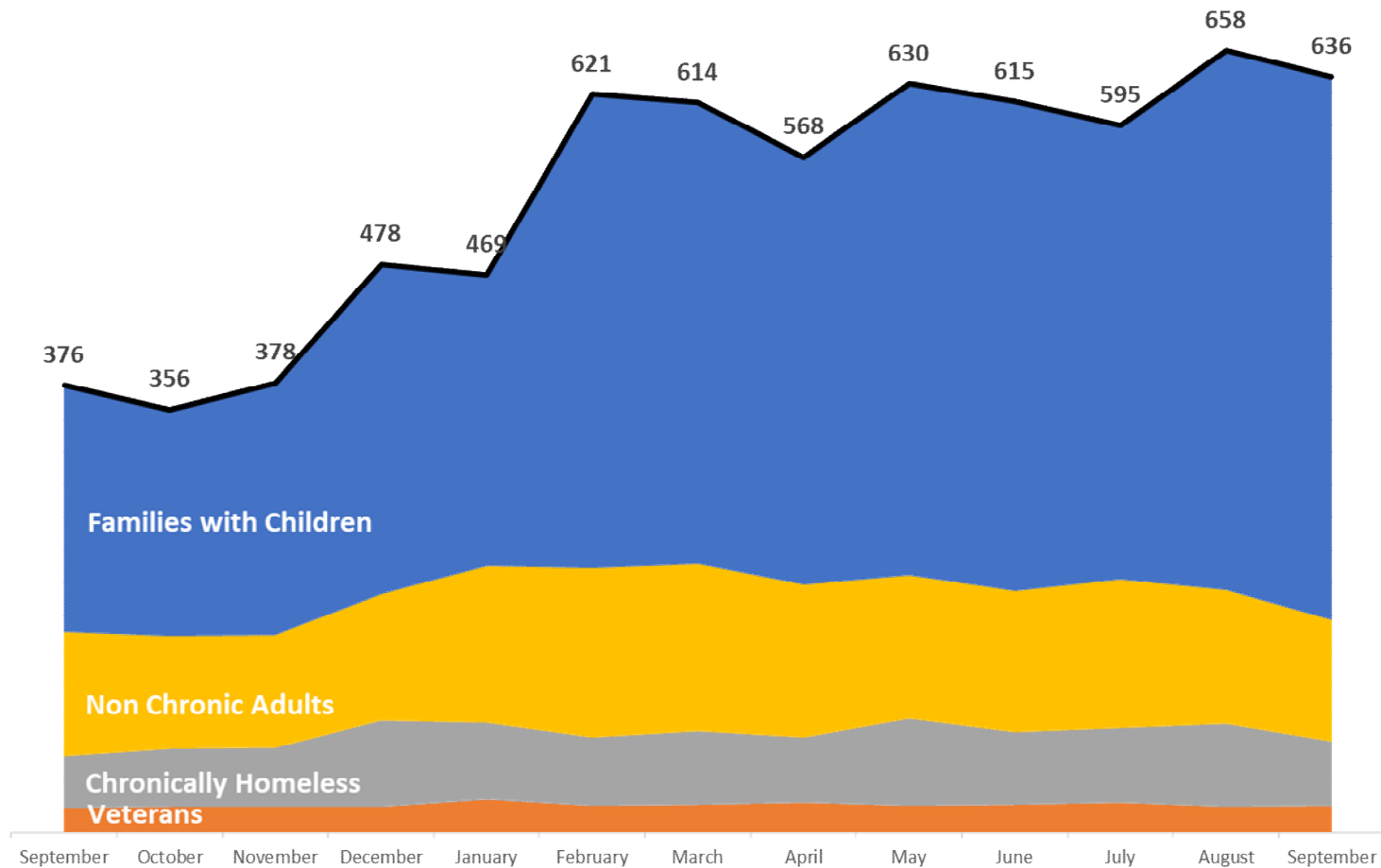
---

# Veteran By Name List: Year Lookback

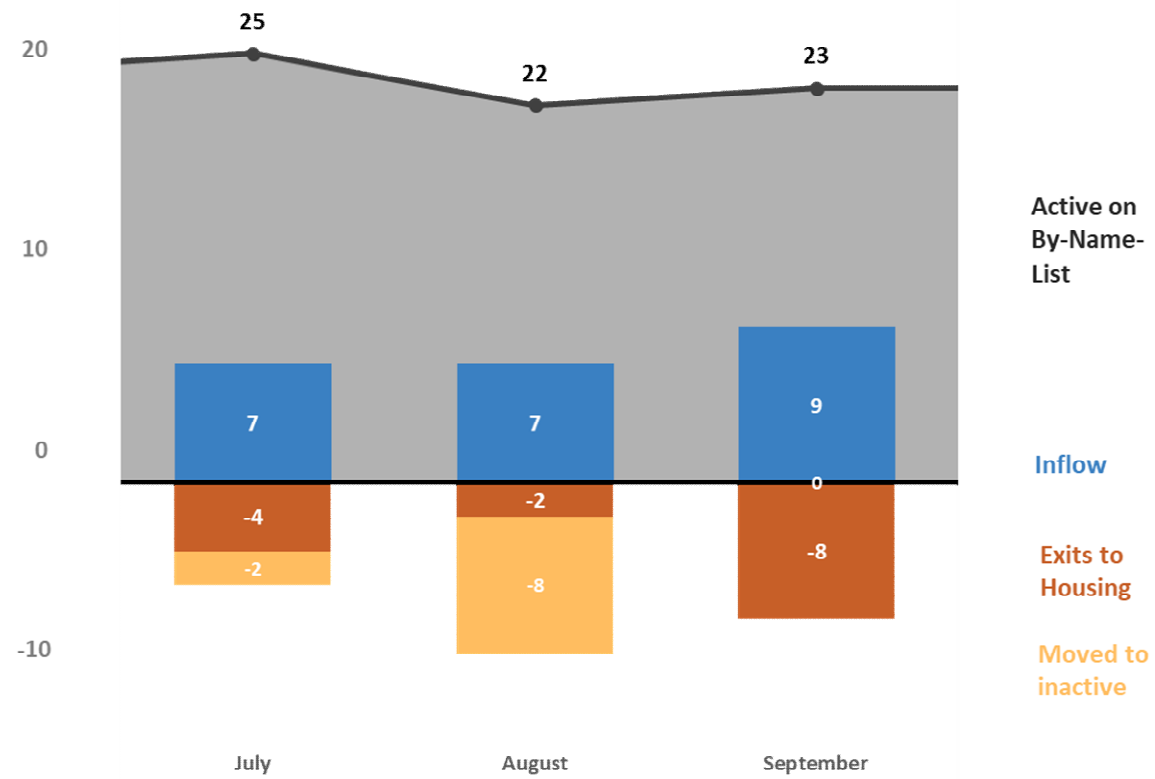


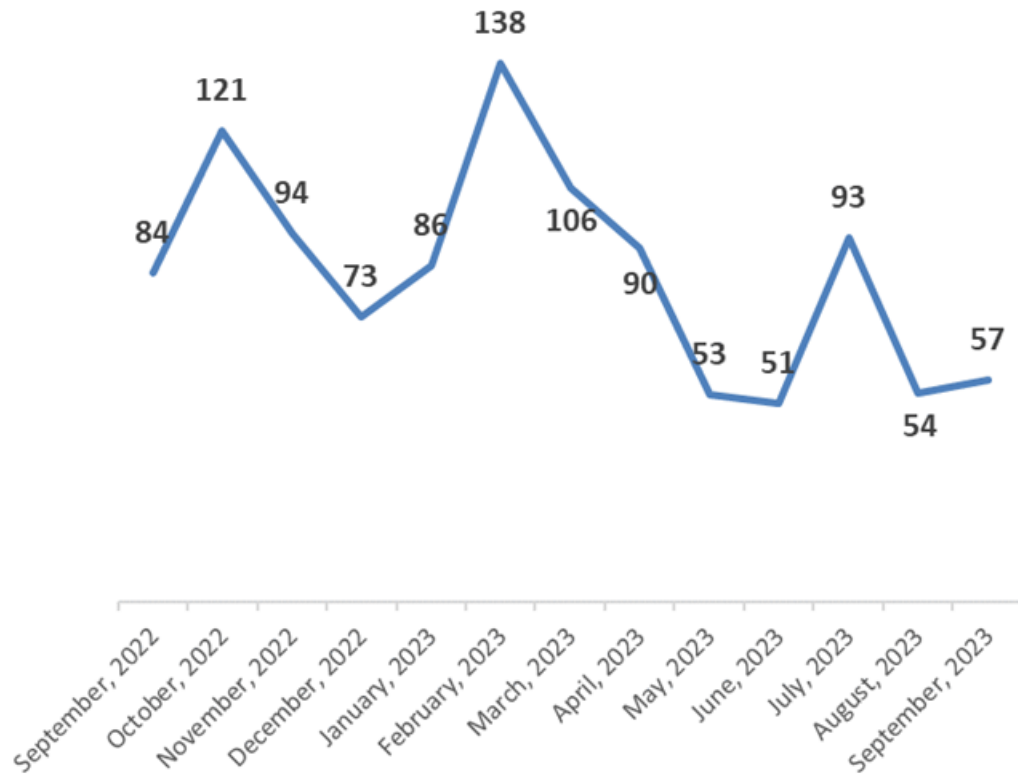
# Total Persons 2022-23

---



# Veteran By Name List: 3 Month Lookback



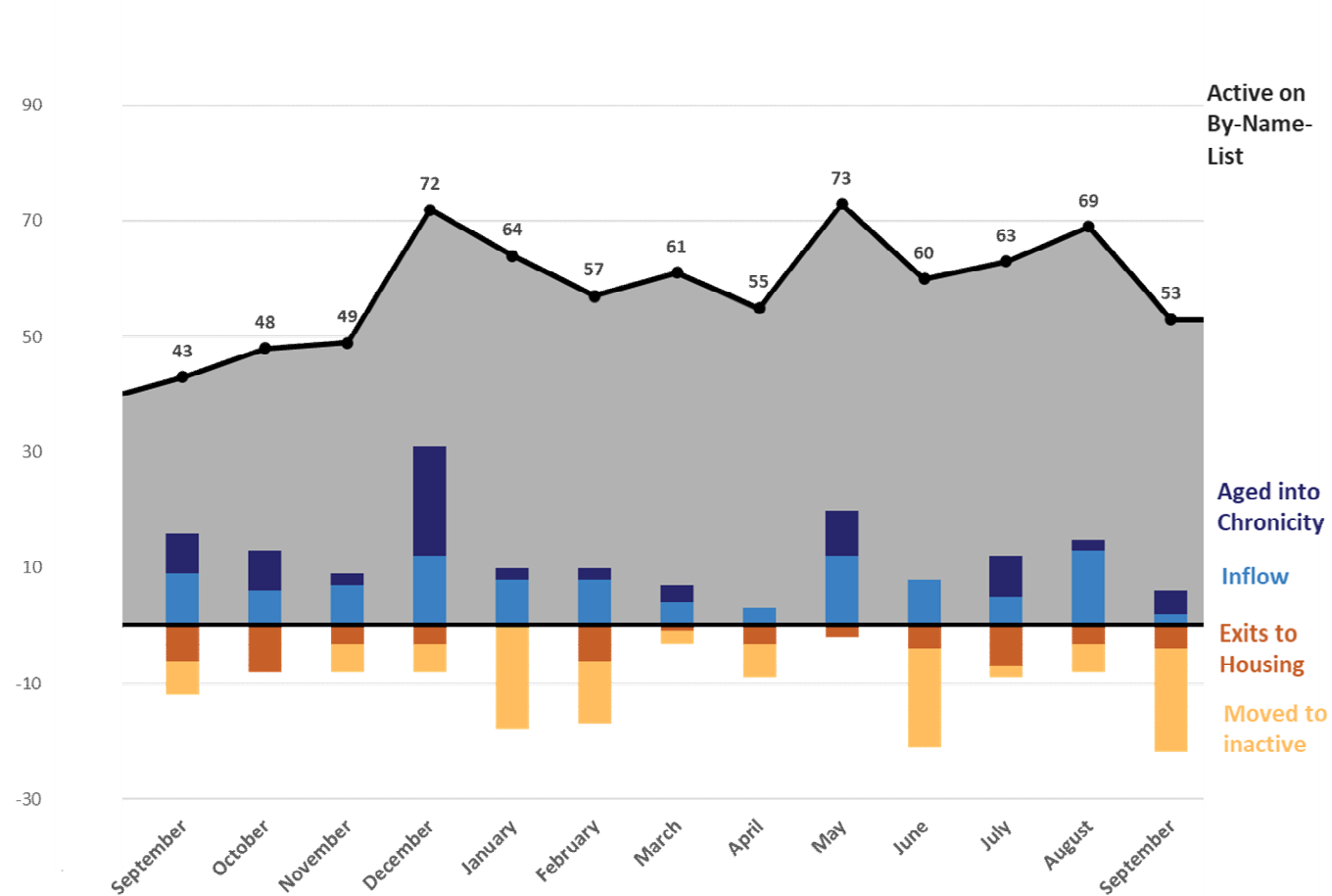


Year	Veterans
2018	97
2019	97
2020	86
2021	111
2022	101
2023	87

# Veteran By Name List

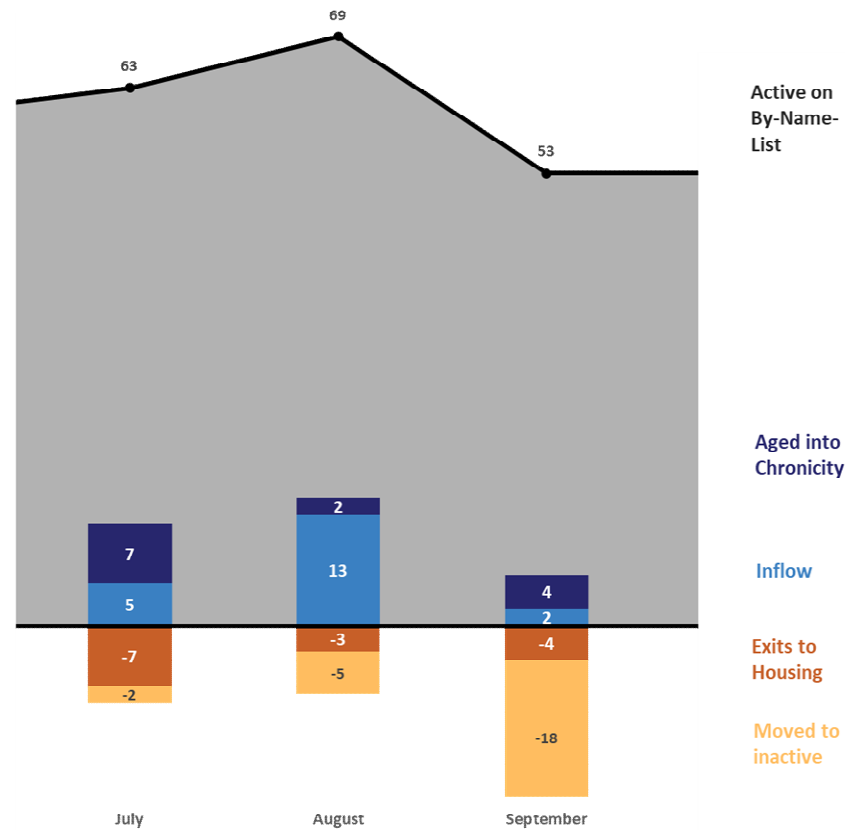
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS

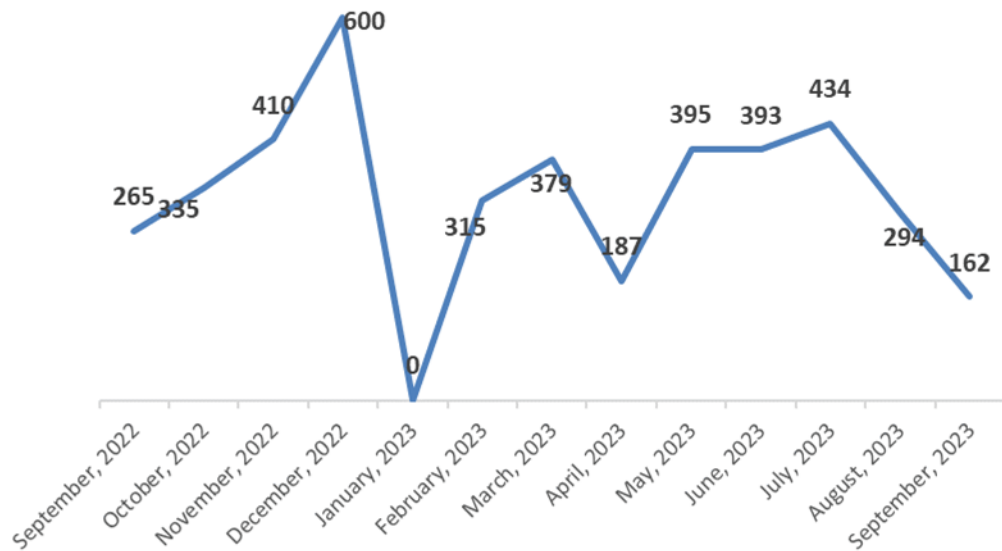
# Chronic By Name List: Year Lookback





# Chronic By Name List: 3 Month Lookback



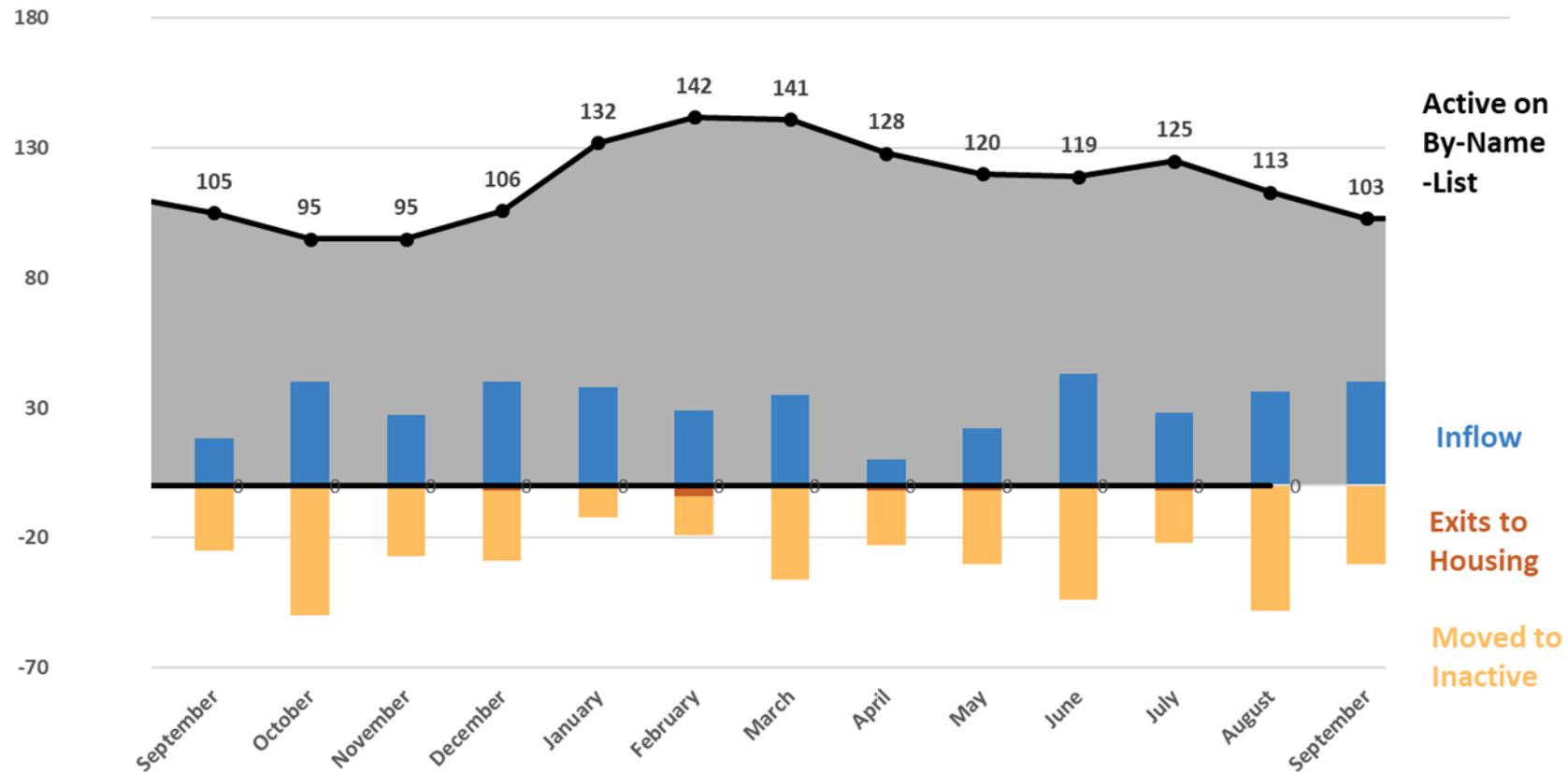


Year	Chronic
2018	235
2019	247
2020	220
2021	365
2022	322
2023	333

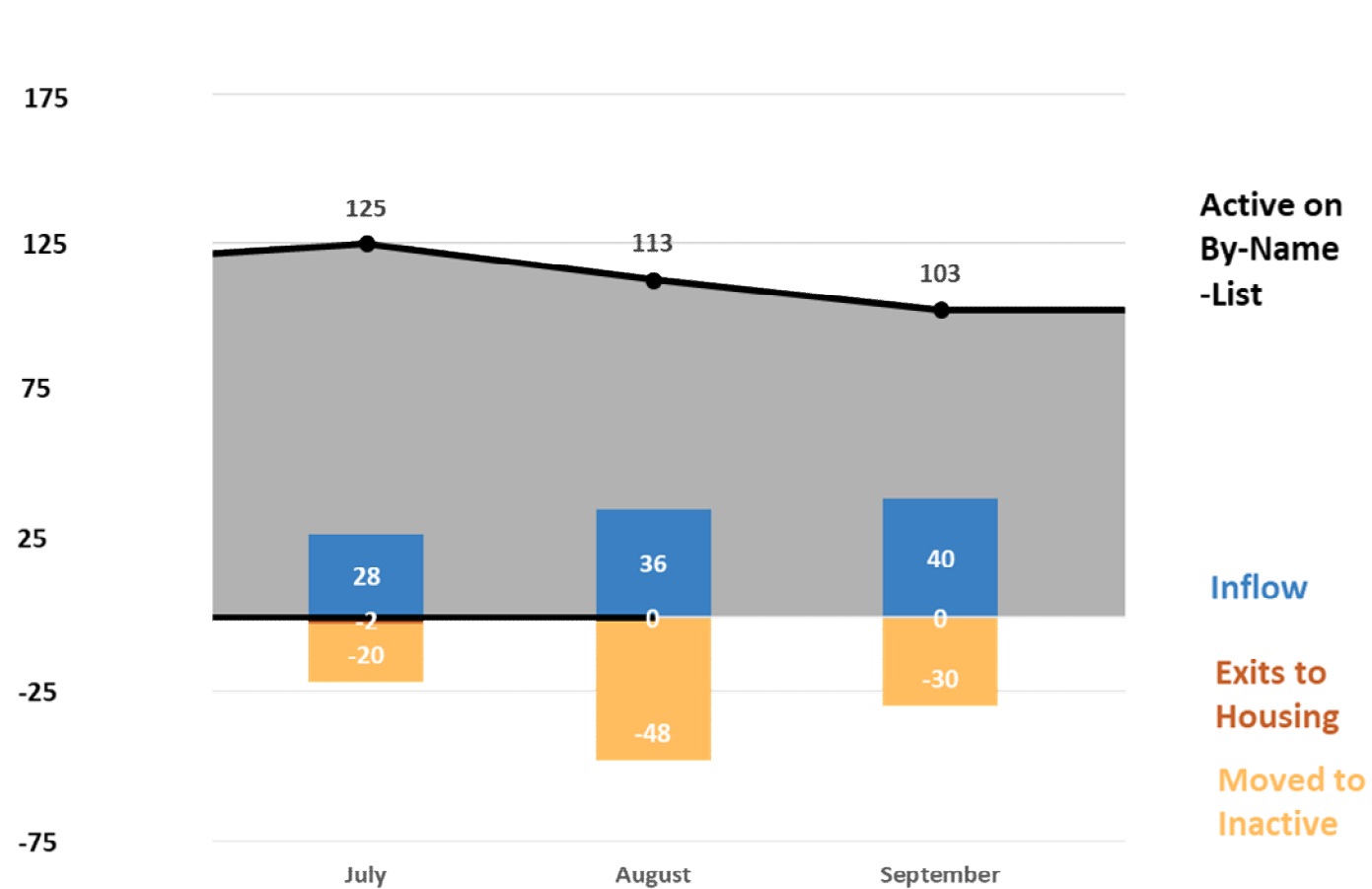
## Chronic By Name List

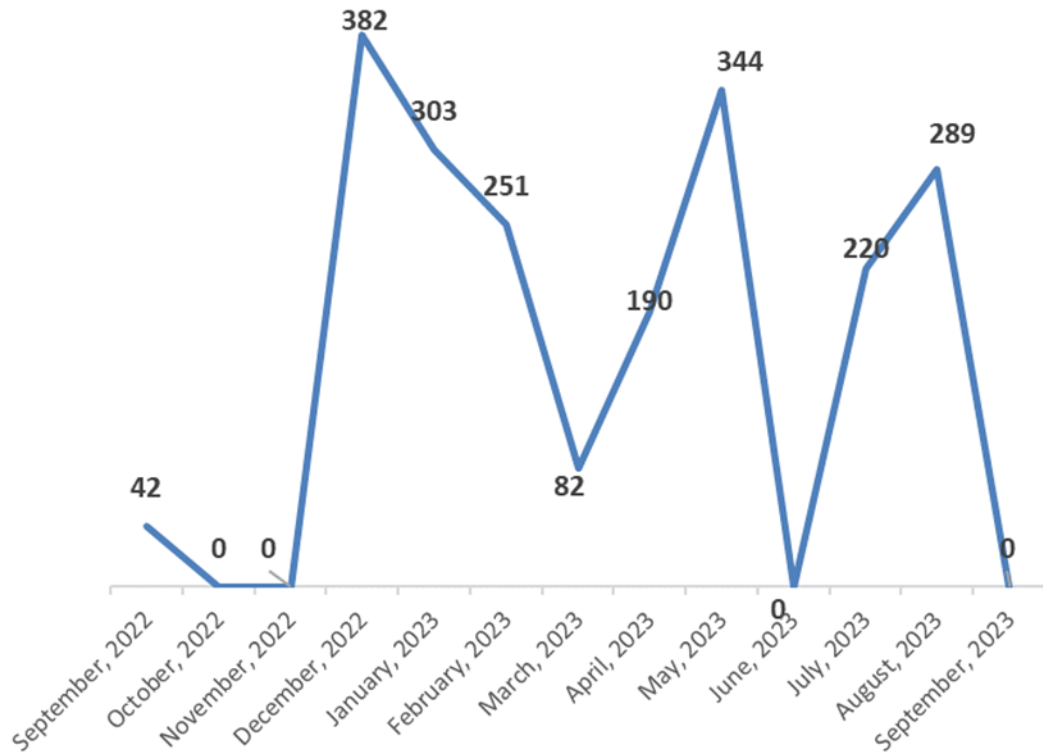
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS

# Non-Chronic By Name List: Year Lookback



# Non-Chronic By Name List: 3 Month Lookback



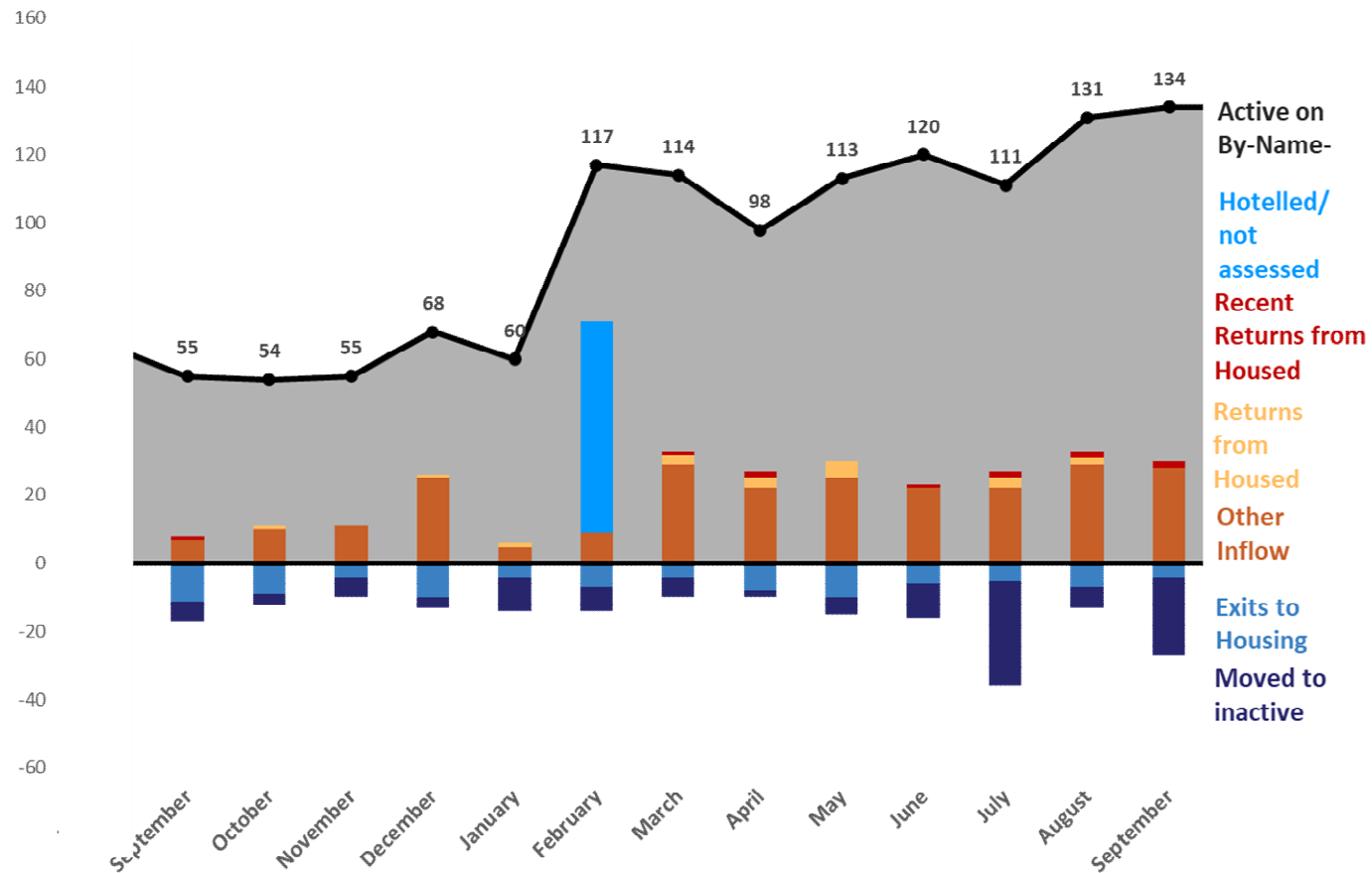


Year	Non-Chronic
2018	163
2019	136
2020	148
2021	157
2022	167
2023	243

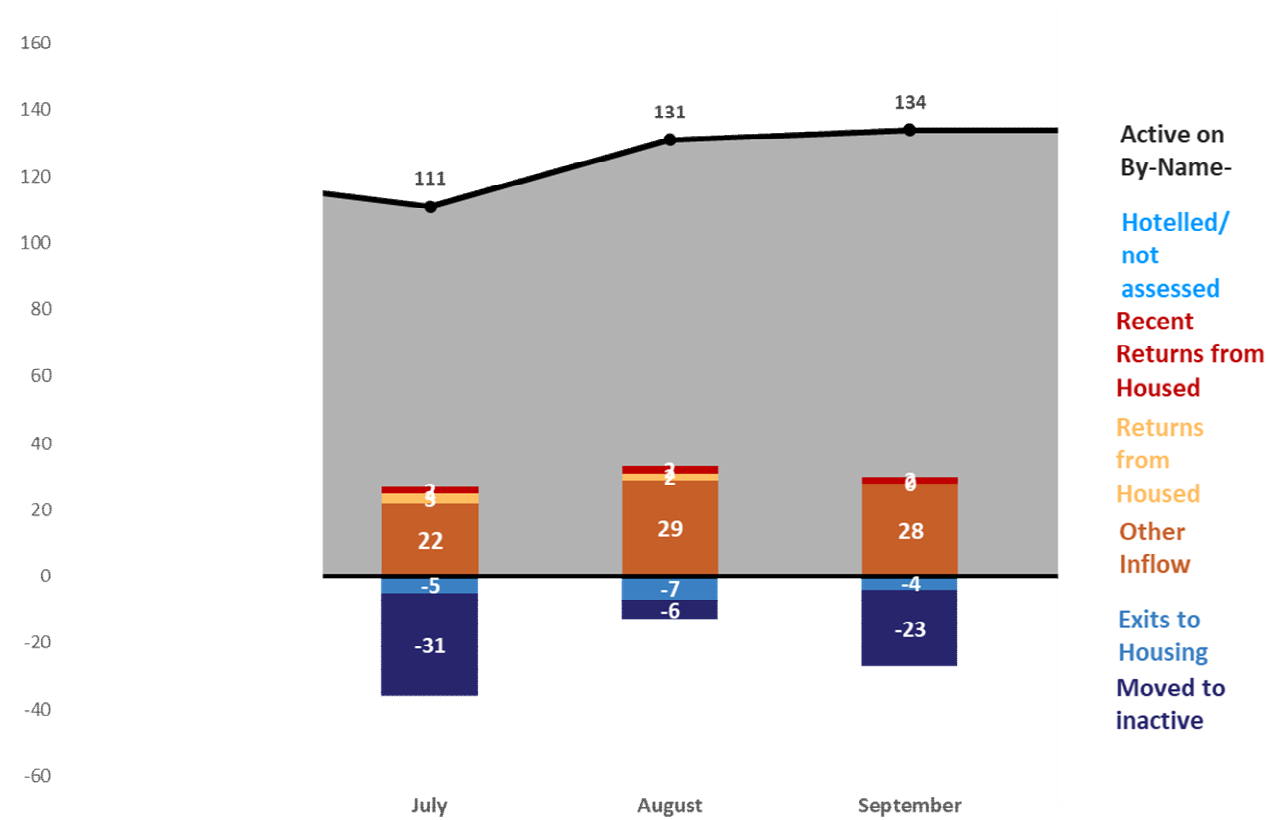
# Non-Chronic By Name List

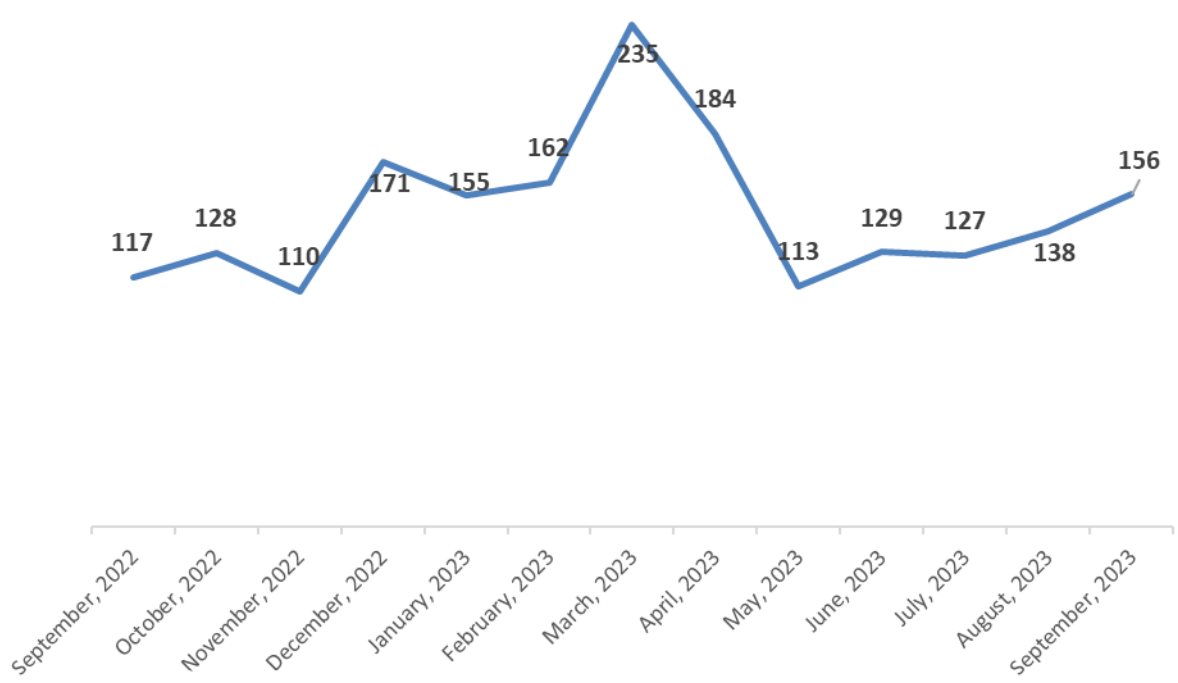
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS

# Family By Name List: Year Lookback



# Family By Name List: 3 Month Lookback





Year	Family
2018	83
2019	98
2020	91
2021	92
2022	109
2023	151

# Family By Name List

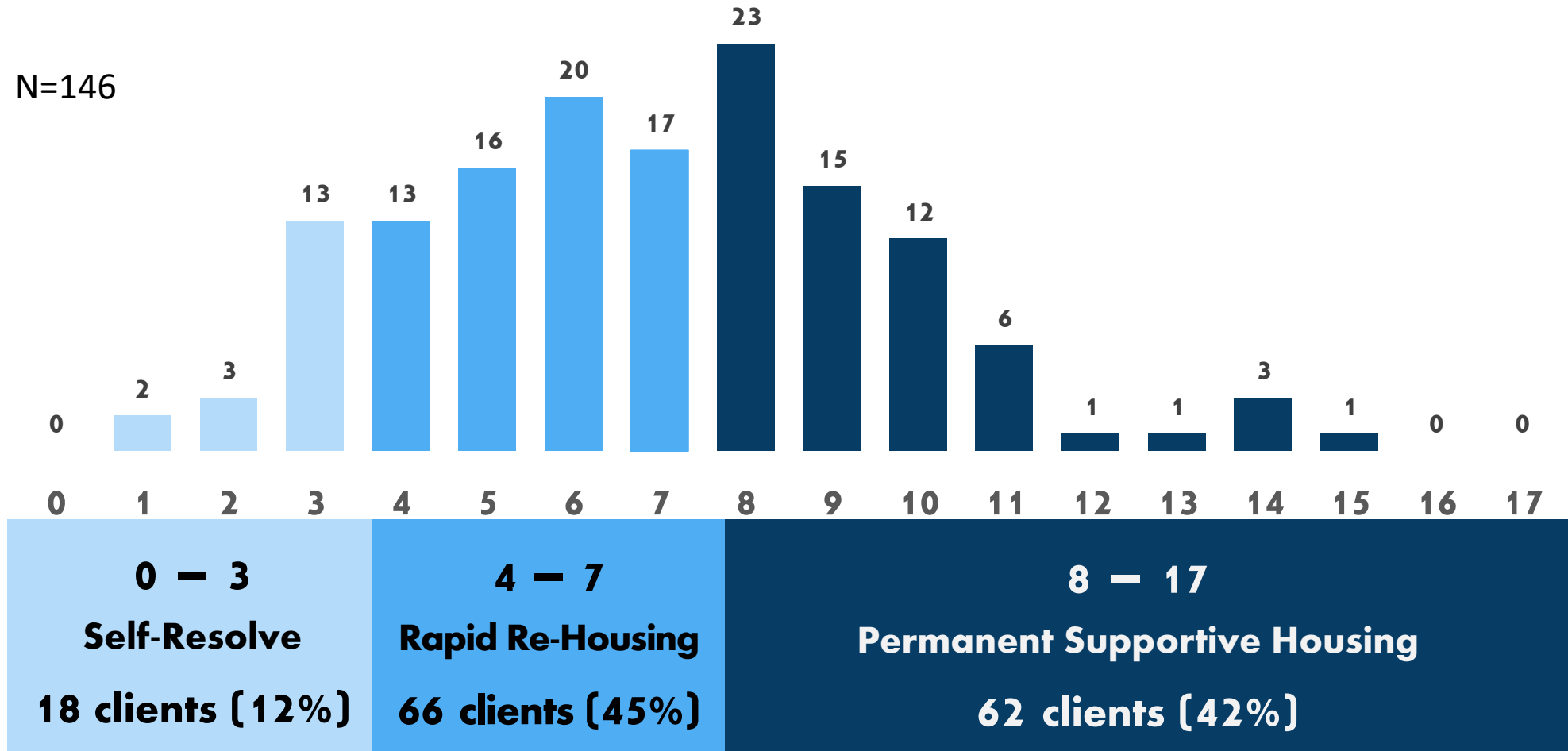
AVERAGE LENGTH OF TIME TO HOUSING, IN DAYS



# Inflow & Outflow

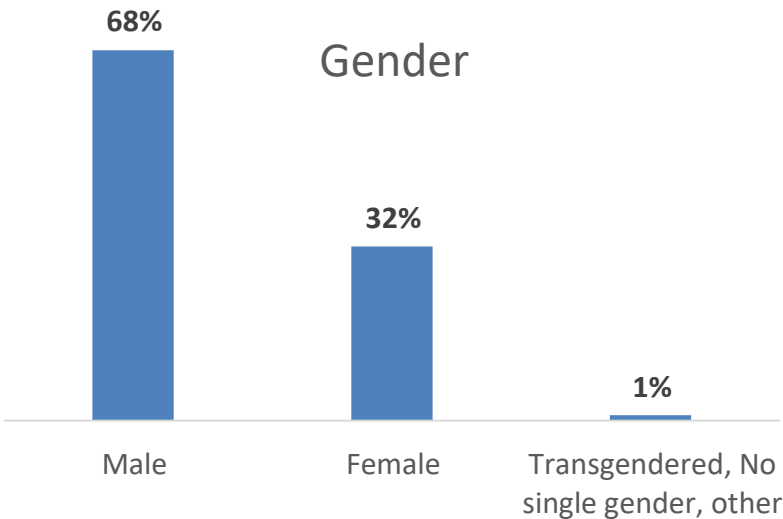
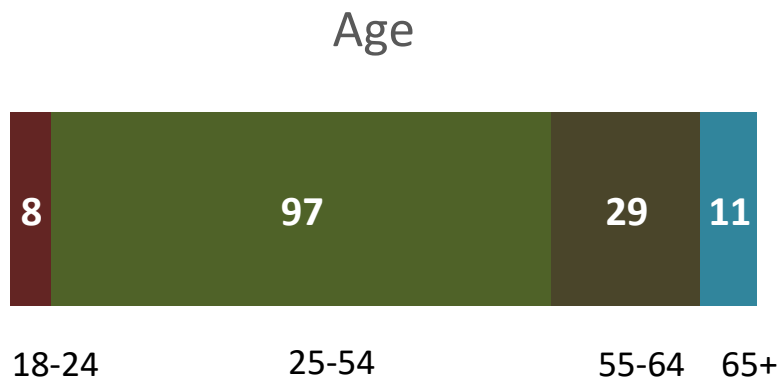
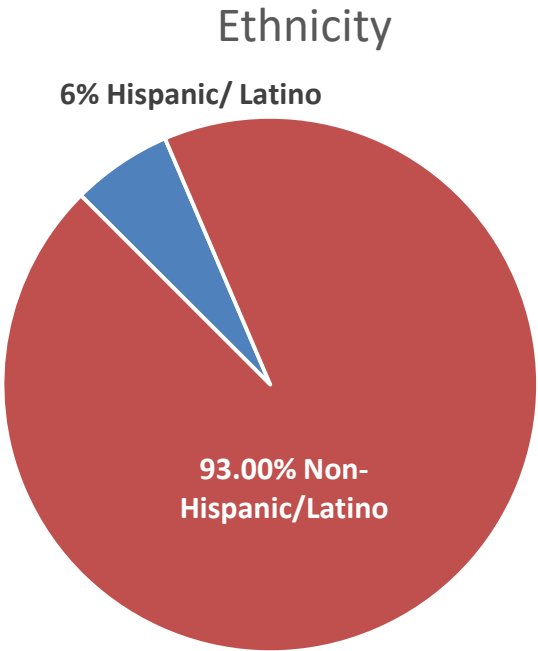
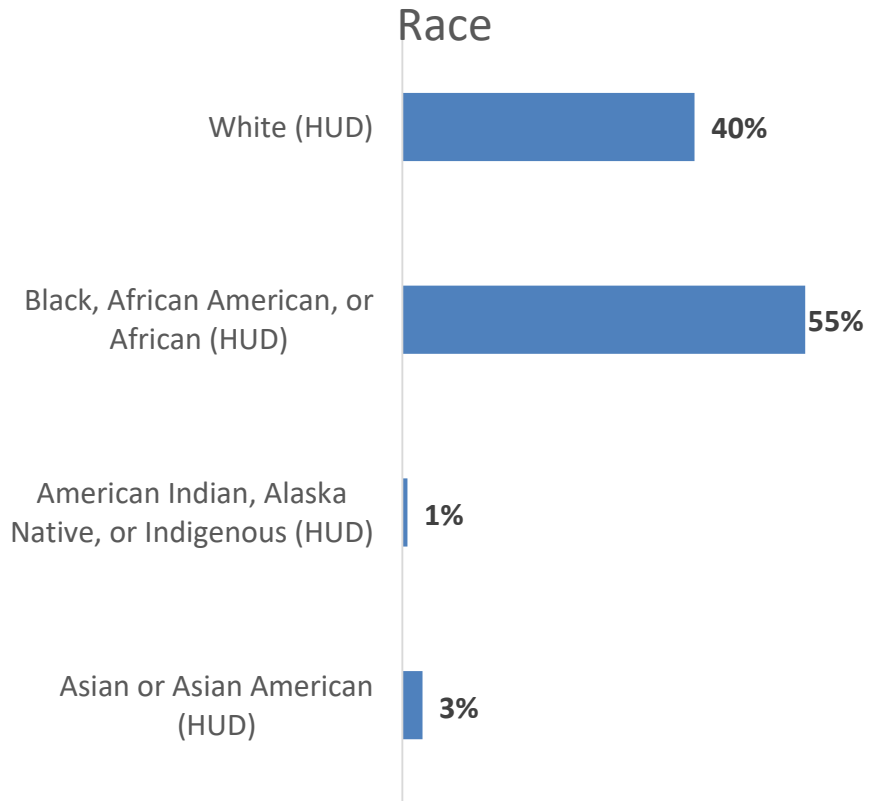
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# Individual VI-SPDAT Scores: July—September, 2023

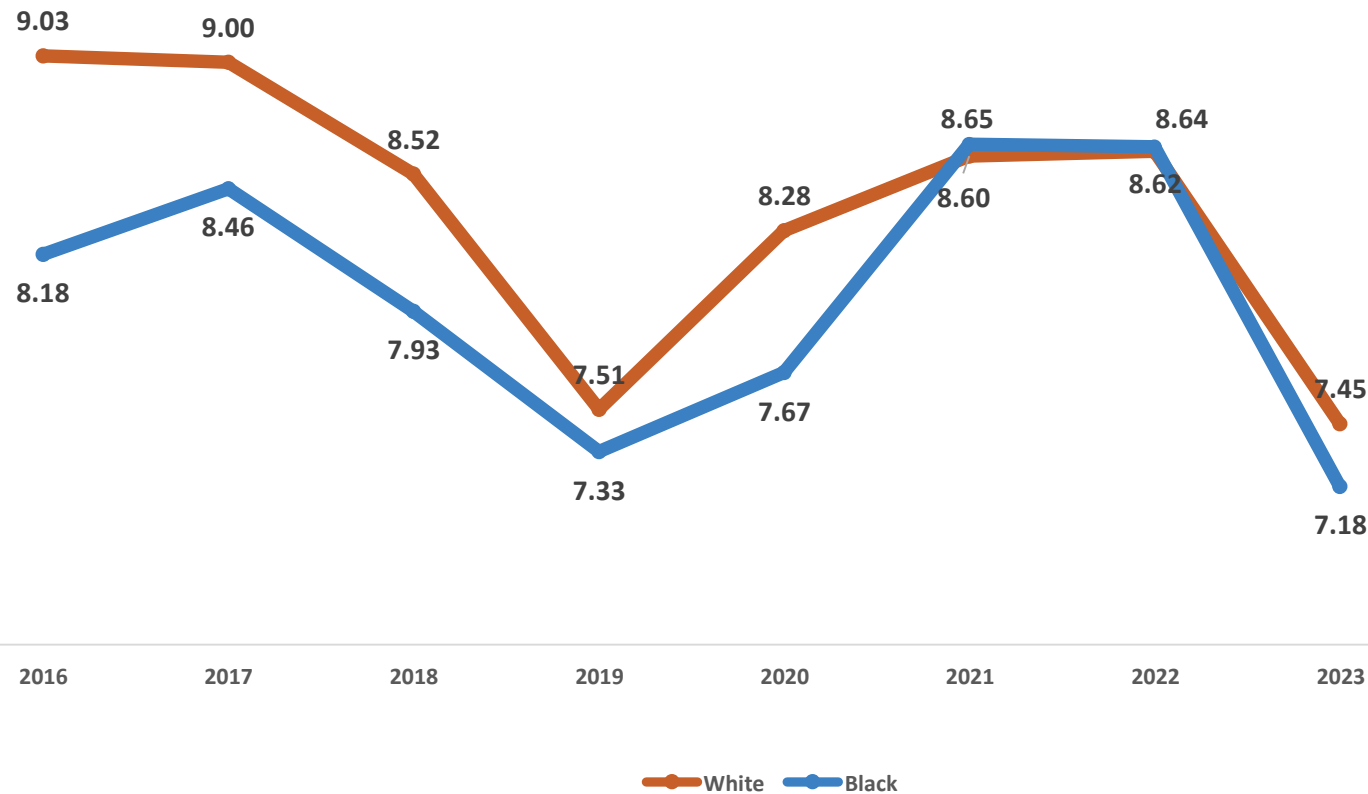


VI-SPDAT  
Demographics  
July to  
September  
2023

N=126

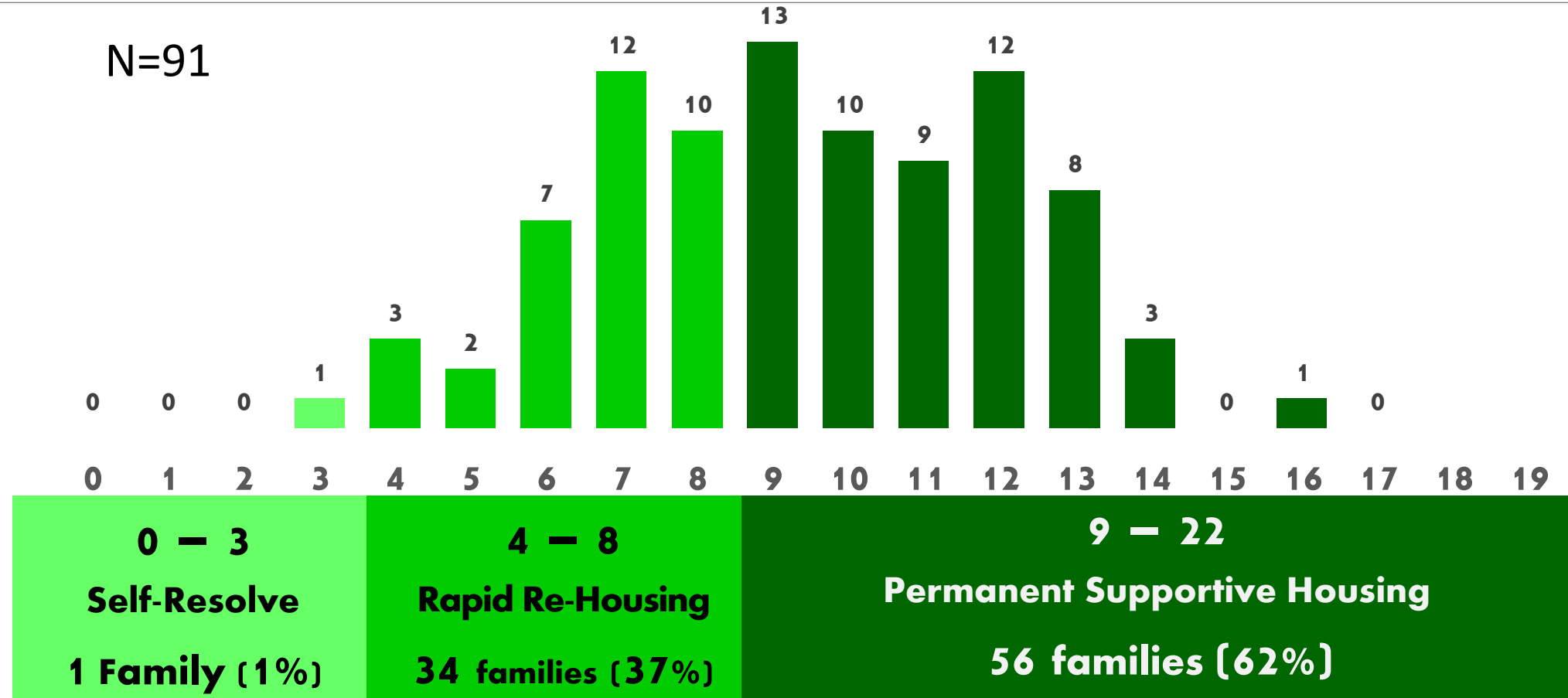


# Individual VI-SPDAT Scores: Racial Disparity Over Time



Remarkably, since 2021 we have observed the near elimination of a racial disparity in assessments, although there is a small discrepancy of .27 in 2023.

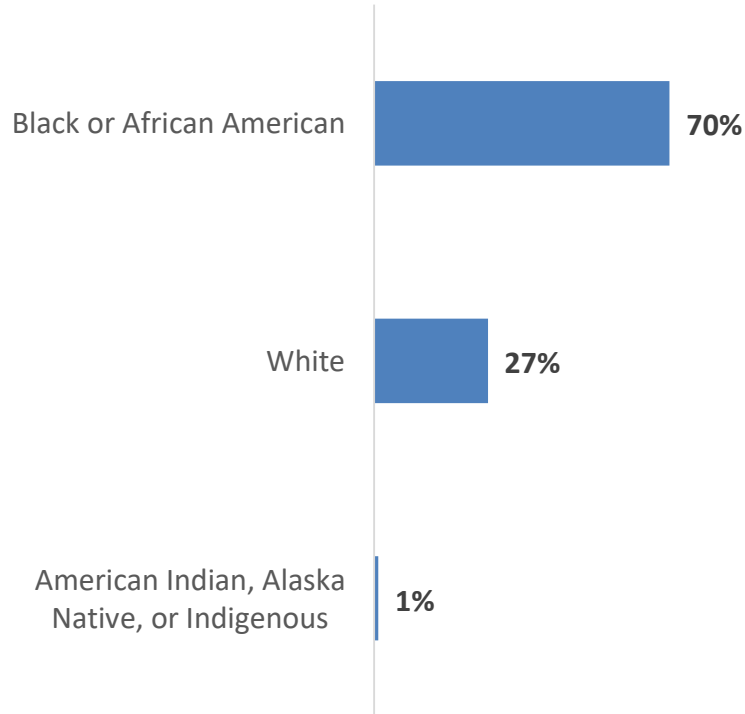
# Family VI-F-SPDAT Scores: July to September, 2023



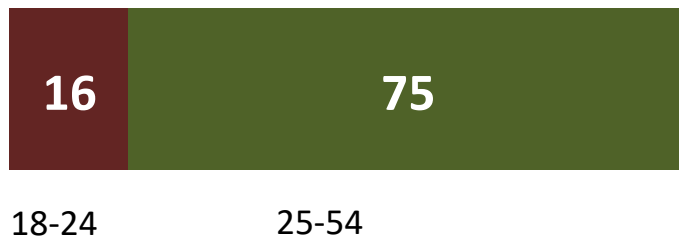
# VI-SPDAT Head of Household Demographics July to September 2023

**N=91 Families**

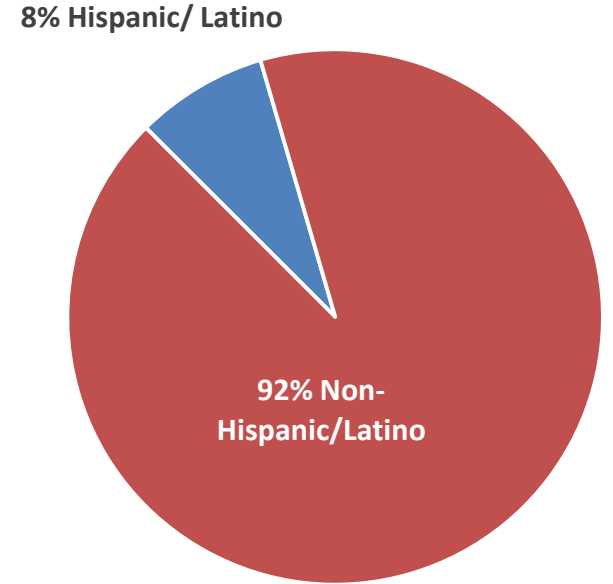
Race



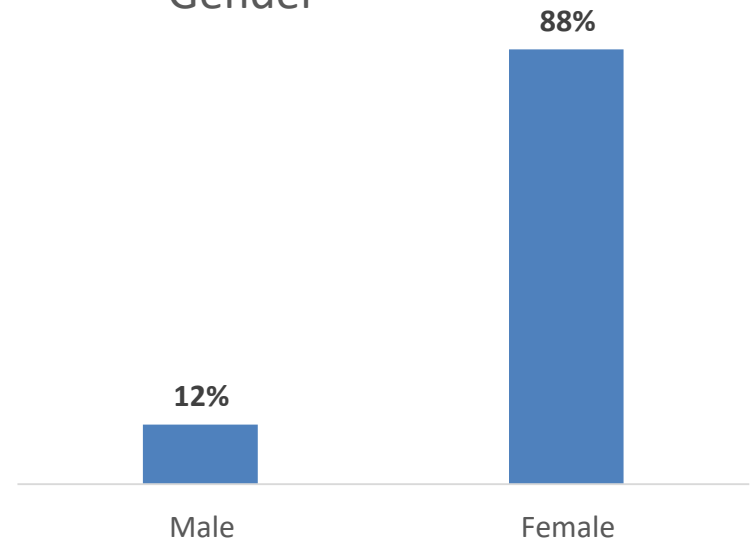
Age



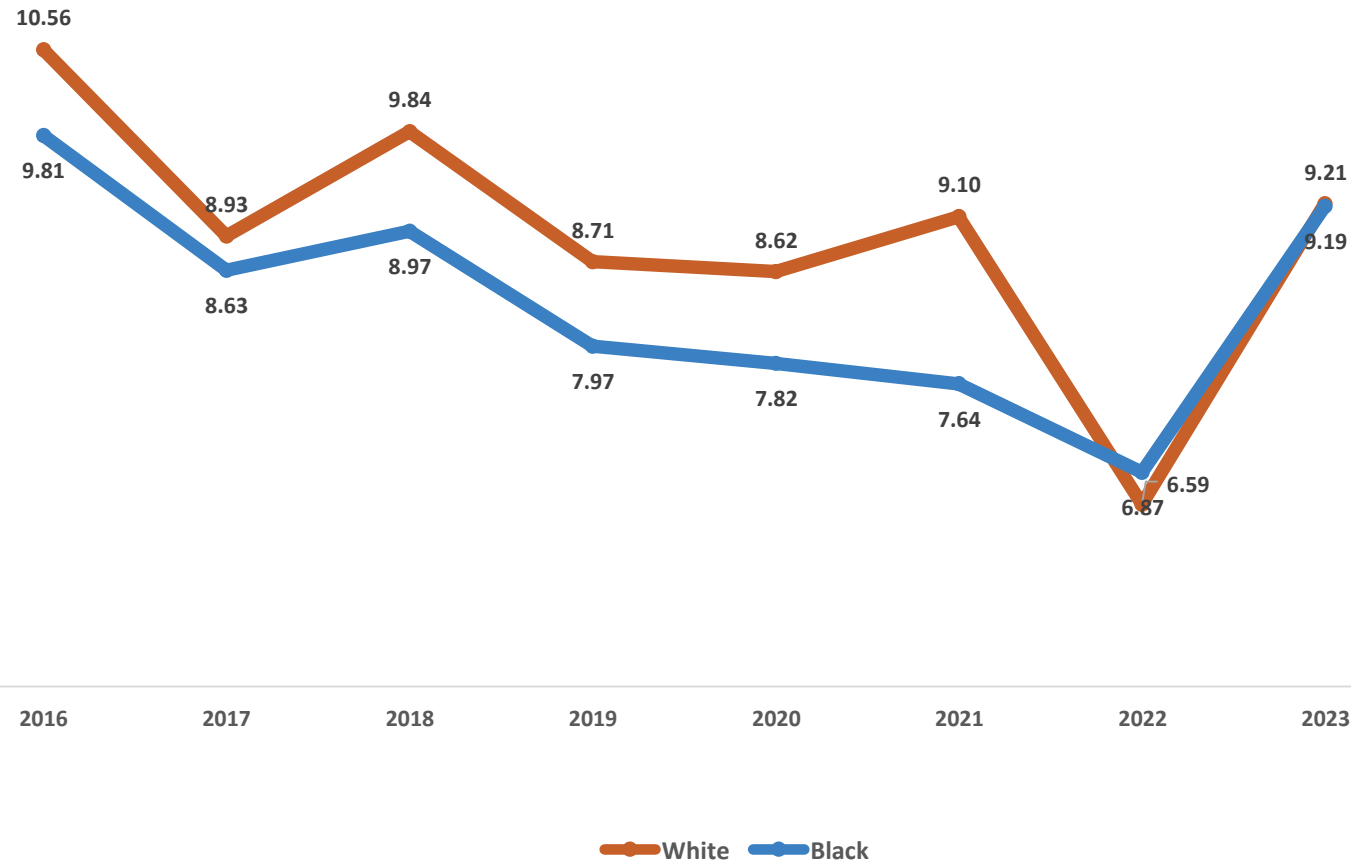
Ethnicity



Gender



# Family VI-F-SPDAT Scores: Racial Disparity Over Time



The average yearly family score, by race. Scores are trending significantly higher in 2023, with little observable racial disparity.

# Program Data

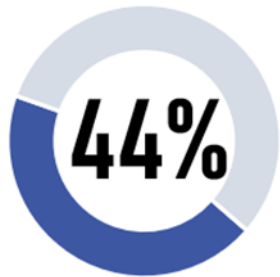
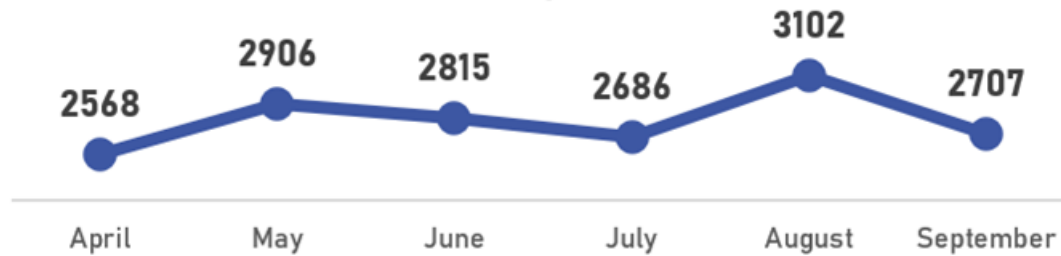
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JULY THROUGH SEPTEMBER 2023



# HAWC CALLS—September 2023

Calls per Month

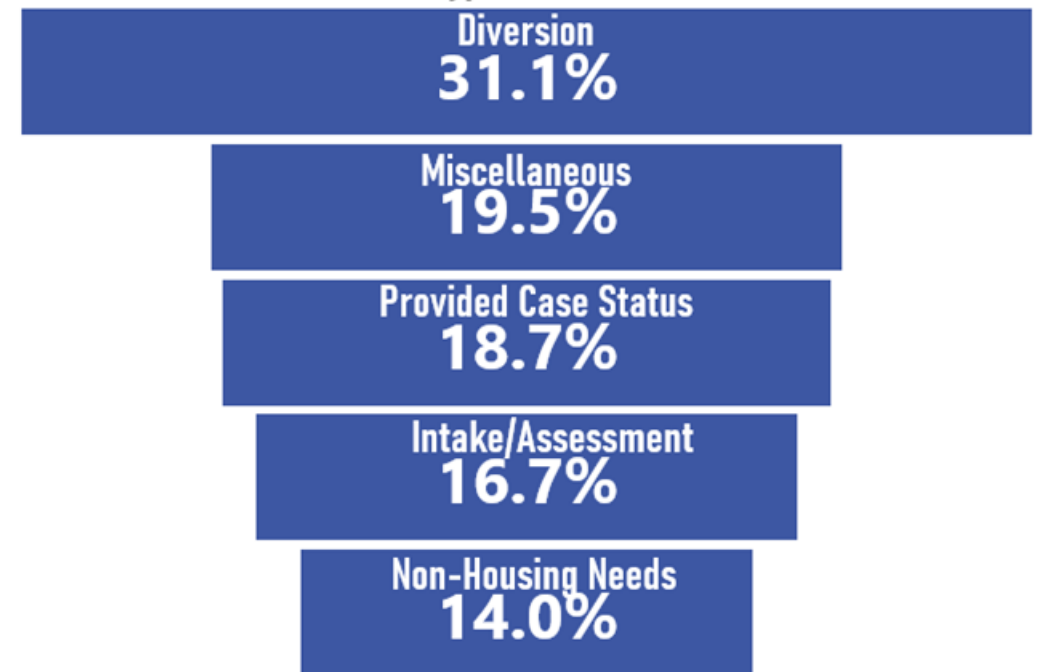


Of Calls Answered in  
less than 5 minutes

**2:52** Minutes

Average Wait Time

Types of Calls



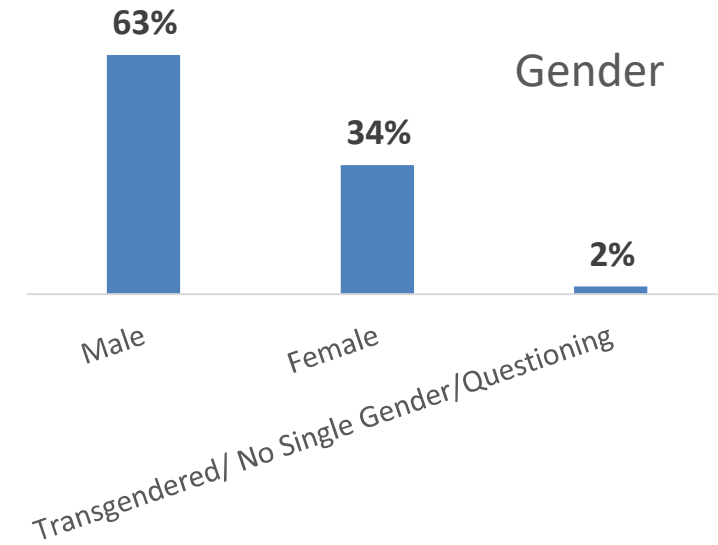
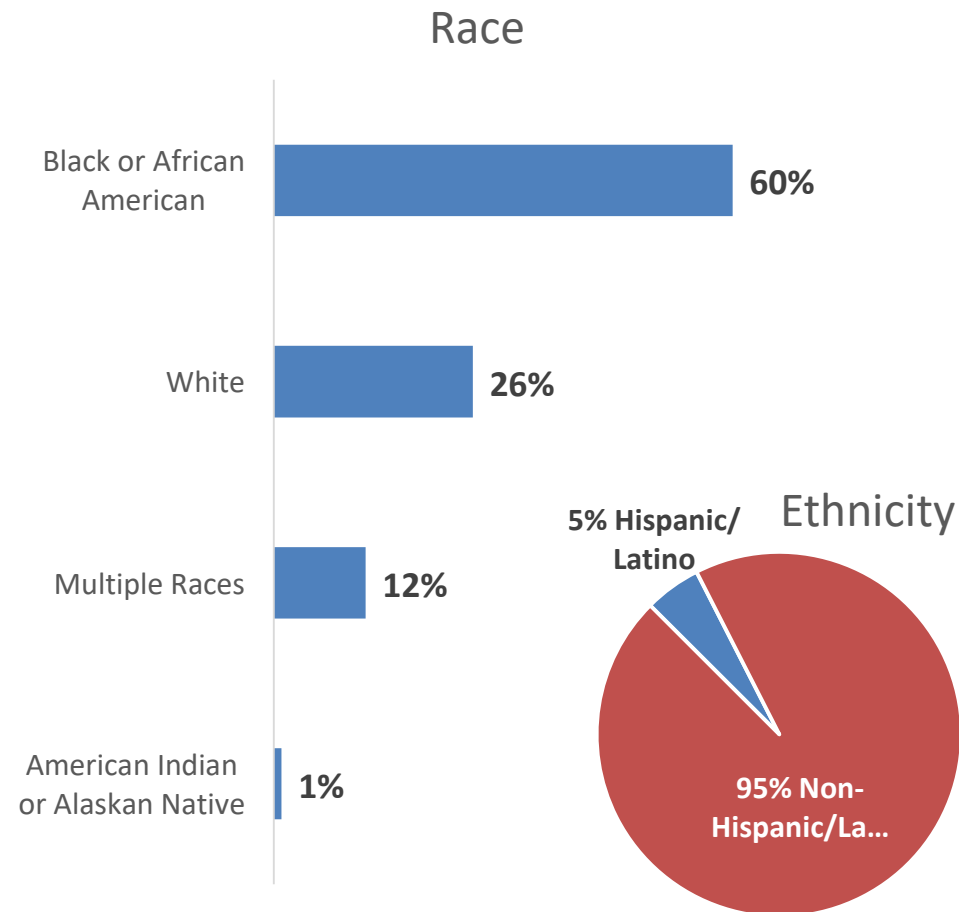
# Residential Emergency Shelter excluding Hotel Program (July to September 2023)

**182**

Persons Served  
In **119** households

**86%**

Of adults are  
**Single Adults**



**5**  
People  
Permanently  
Housed

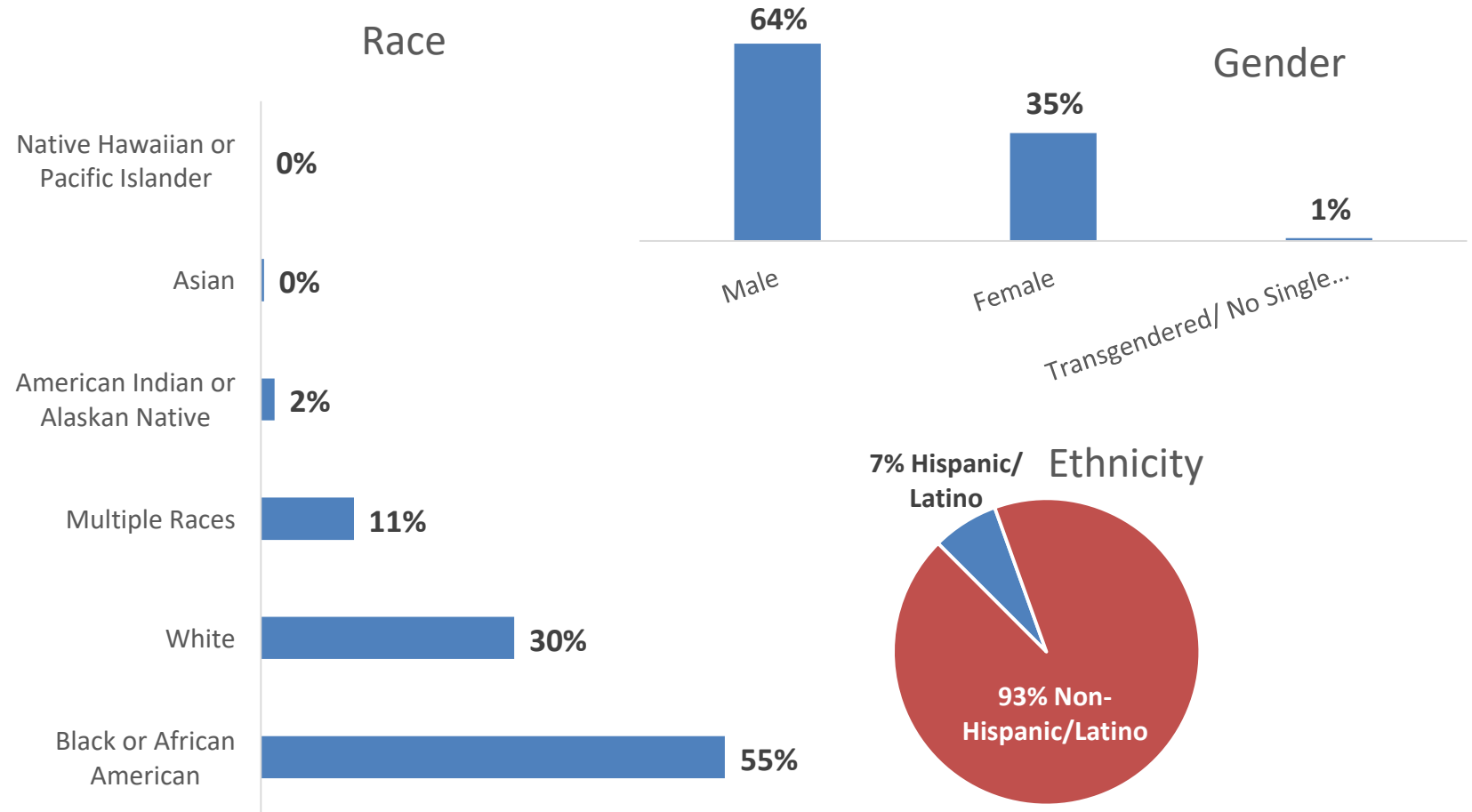
# Shelter: Non Residential Services (July to September 2023)

**223**

Persons Served

**1**

Person  
Permanently  
Housed



# Rapid Re-Housing (July to September 2023)

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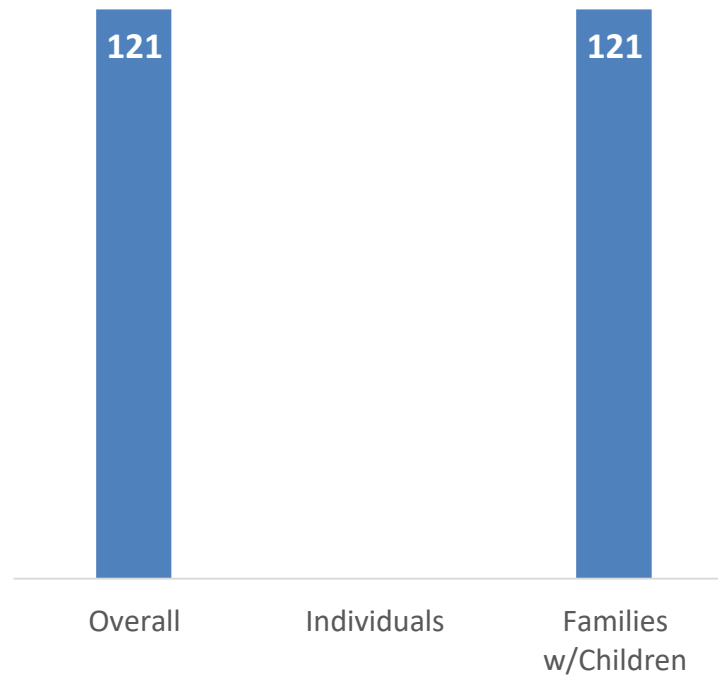
**336**

Persons Served

**297**

Moved into Housing

Average Days to Housing



**41%**

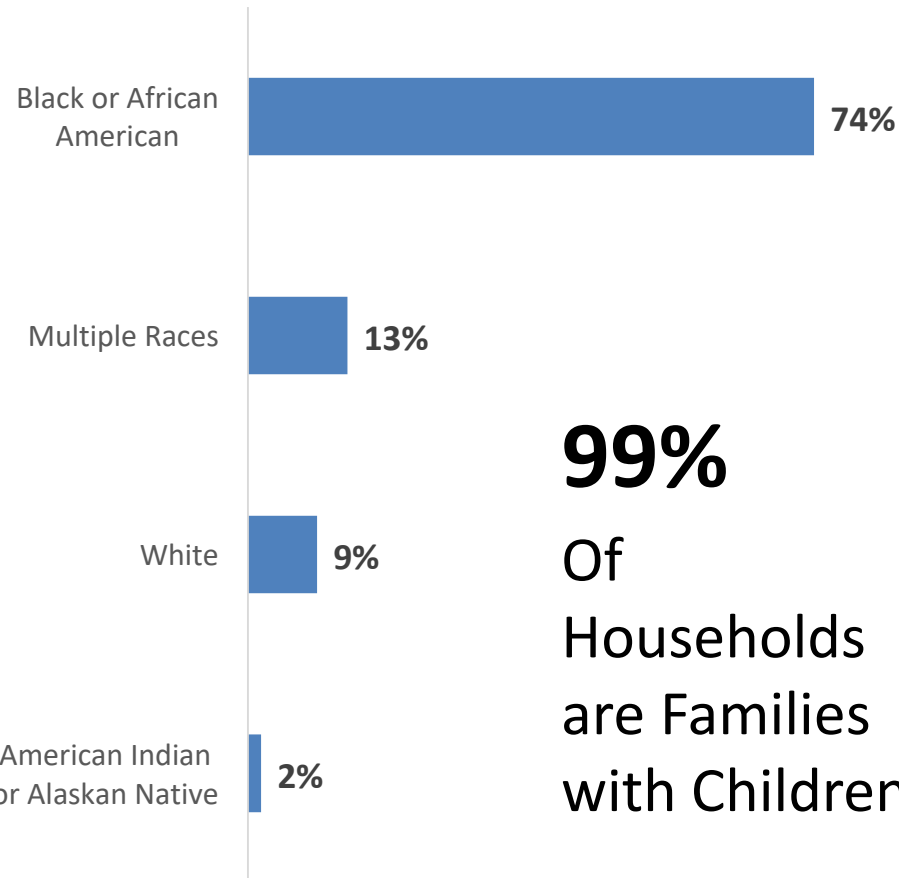
Are in their second year of service

**100%** of housed exits are **to rentals without subsidy**

# 336

## Persons Served

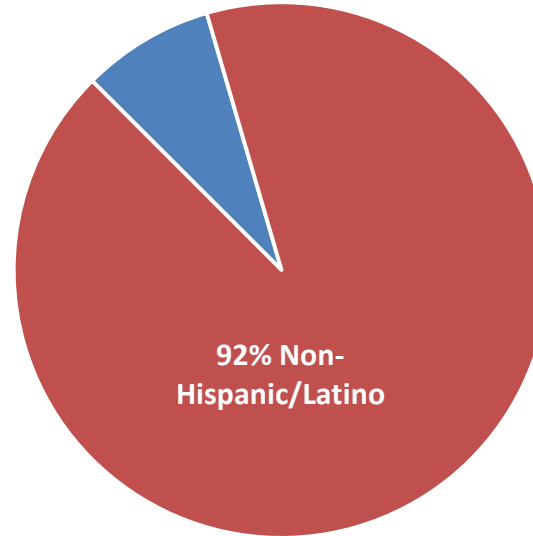
Race



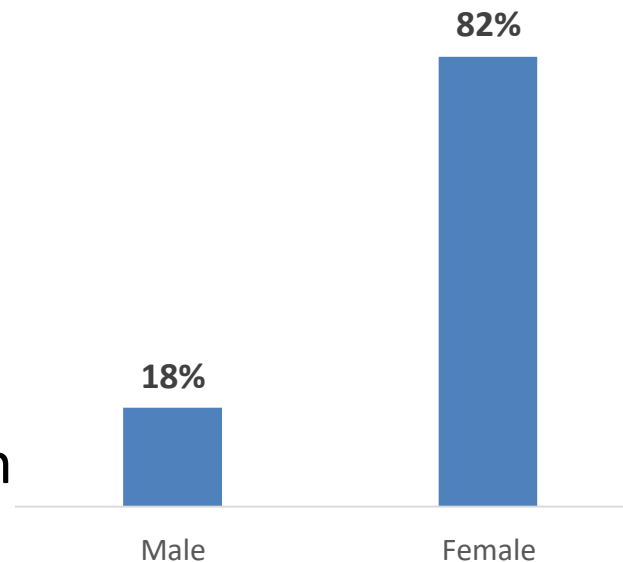
**99%**  
Of  
Households  
are Families  
with Children

Ethnicity

8% Hispanic/ Latino



Gender of Adults



# Rapid Re-Housing Demographics

# Permanent Supportive Housing (July to September 2023)

---

**783**

Persons Served

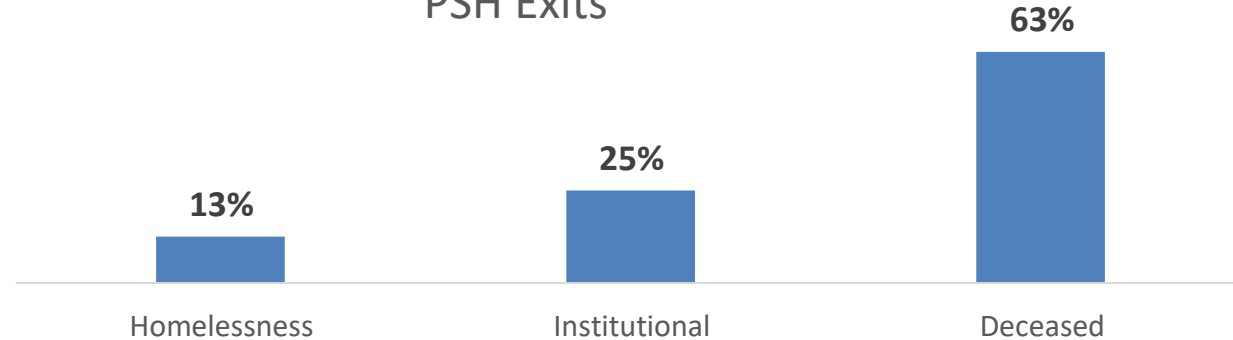
Average Length of Time in PSH in Years



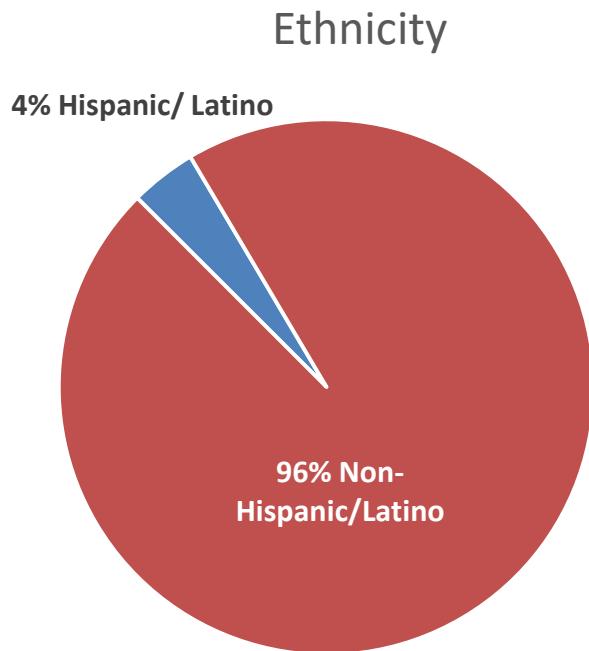
**549**

Total  
Households

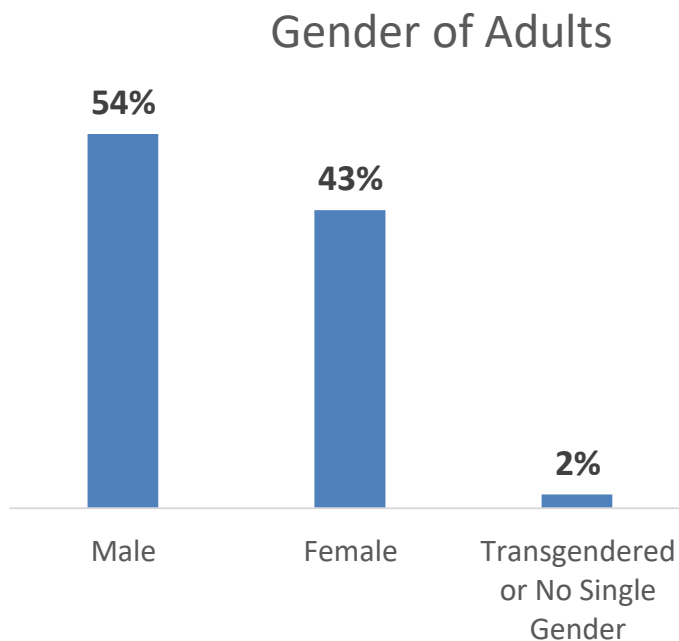
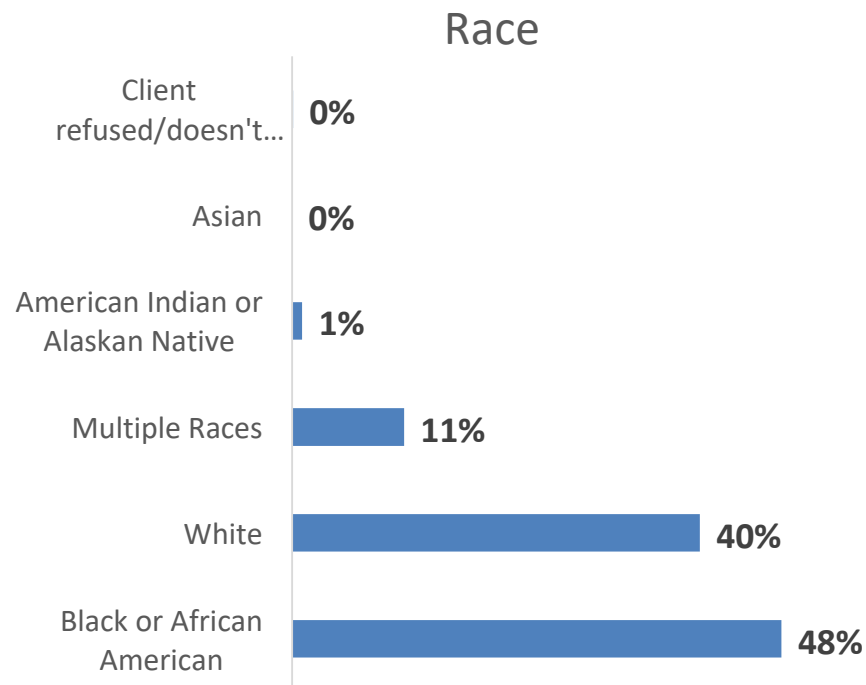
PSH Exits



**783**  
**Persons Served**  
**15%**  
Of Households are  
Families with Children



# Permanent Supportive Housing Demographics



# Washtenaw CoC 2023 Winter Shelter Task Force Update

*Ann Arbor Housing & Human Services Advisory Board (HHSAB) –  
November 9, 2023*





# Summary of Task Force's Purpose & Process

New Continuum of Care Winter Shelter Planning Task Force was created in April 2023 to:

- Help **analyze existing data and programs** for winter shelter,
- **Research best practices** for providing winter shelter in Michigan climate,
- **Develop strategies and recommendations**, and
- **Identify funding** necessary to provide winter shelter for all populations.

Meetings held between May and October, with more to be scheduled.



# Task Force Members / Participants

- **Ann Arbor District Library** (Eli Neiburger & Len Lemorie)
- **Ann Arbor Housing Commission** (Jennifer Hall)
- **City of Ann Arbor** (Derek Delacourt)
- **City of Ypsilanti** (Katie Jones)
- **Daytime Warming Center** (Ben Foster)
- **FedUp Ministries** (Anna Taylor-McCants)
- **Food Gatherers** (Markell Miller)
- **IHN at Alpha House** (Shonagh Taruza, Denise Diggs-Taylor & Brad White)
- **Interfaith Council for Peace & Justice** (Eleanore Ablan-Owen)
- **MISSION A2** (David Goldbaum)
- **Pease House Ypsi** (Sheri Wander)
- **Shelter Association of Washtenaw County** (Christina Johnson & Dan Kelly)
- **SOS Community Services** (Rhonda Weathers)
- **Washtenaw County Board of Commissioners** (Annie Somerville)
- **Washtenaw County Community Mental Health** (Christie Blais & Katie Hoener)
- **Washtenaw County Office of Community & Economic Development** (Andrew Kraemer & Morghan Boydston)
- **Washtenaw County Sheriff's Office** (Kathy Wyatt)
- **Washtenaw County Racial Equity Office** (Alize Asberry-Payne & Akintunde Oluwadare)
- **Washtenaw Housing Alliance** (Amanda Carlisle & Sharon Lapides)



# Polar Vortex during the 2013-2014 Winter led to changes in winter shelter programming here in Washtenaw County

## Prior to 2013-14:

- **Rotating shelter existed**, rotating at various congregations throughout winter months for adult men
- **Emergency overnight shelter** at Delonis
- **Weather amnesty only daytime shelter** at Delonis Center
- **No overflow families response**, as typically did not see unsheltered family homelessness

## Winter Shelter Response Work Group (2014-16) suggested changes:

- **Addition of day-time shelter at Delonis and additional site** through SAWC partnership w/ MISSION, at various congregations
- **Addition of off-site** (from Delonis Center) **overnight Warming Center**
- **Additional funding for emergency hotel/motel stays** for individuals who could not stay in congregate settings

# 2022-2023 Winter Response transformed again, to include additional sites and programs



## Last winter:

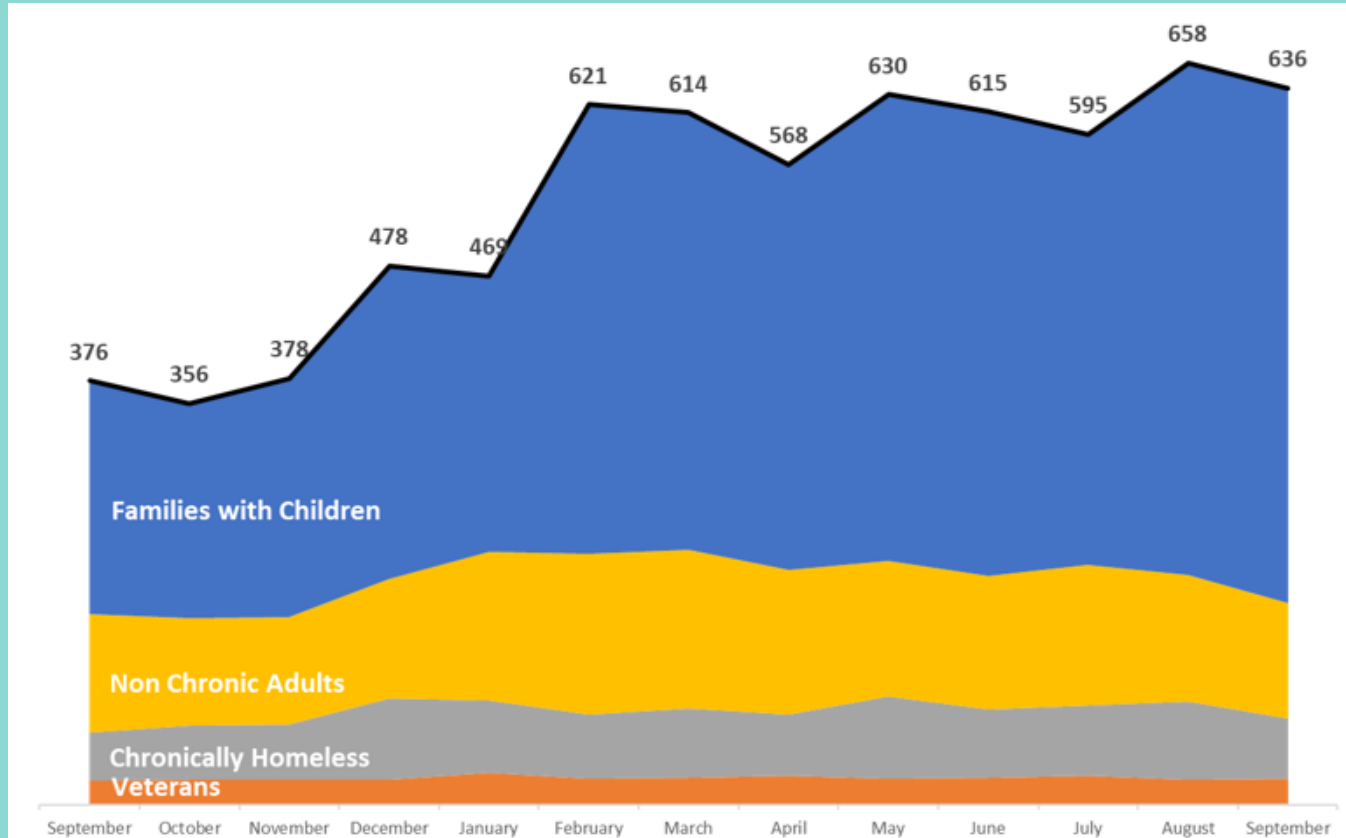
- **SAWC year-round shelter beds**
- **Off-site Warming Center**
  - Ann Arbor & Ypsilanti
- **Expansion of Day-Time Shelter sites during weekdays**
  - Ypsilanti Freighthouse (Ypsi)
  - Various Congregations in Ann Arbor (AA)
  - SAWC/Delonis Center on weekends, and Calvary Baptist Church (AA)
- **Funding for hotel/motel stays** for families through OCED, in partnership w/ MISSION
- **Funding for stipends for families**, through OCED



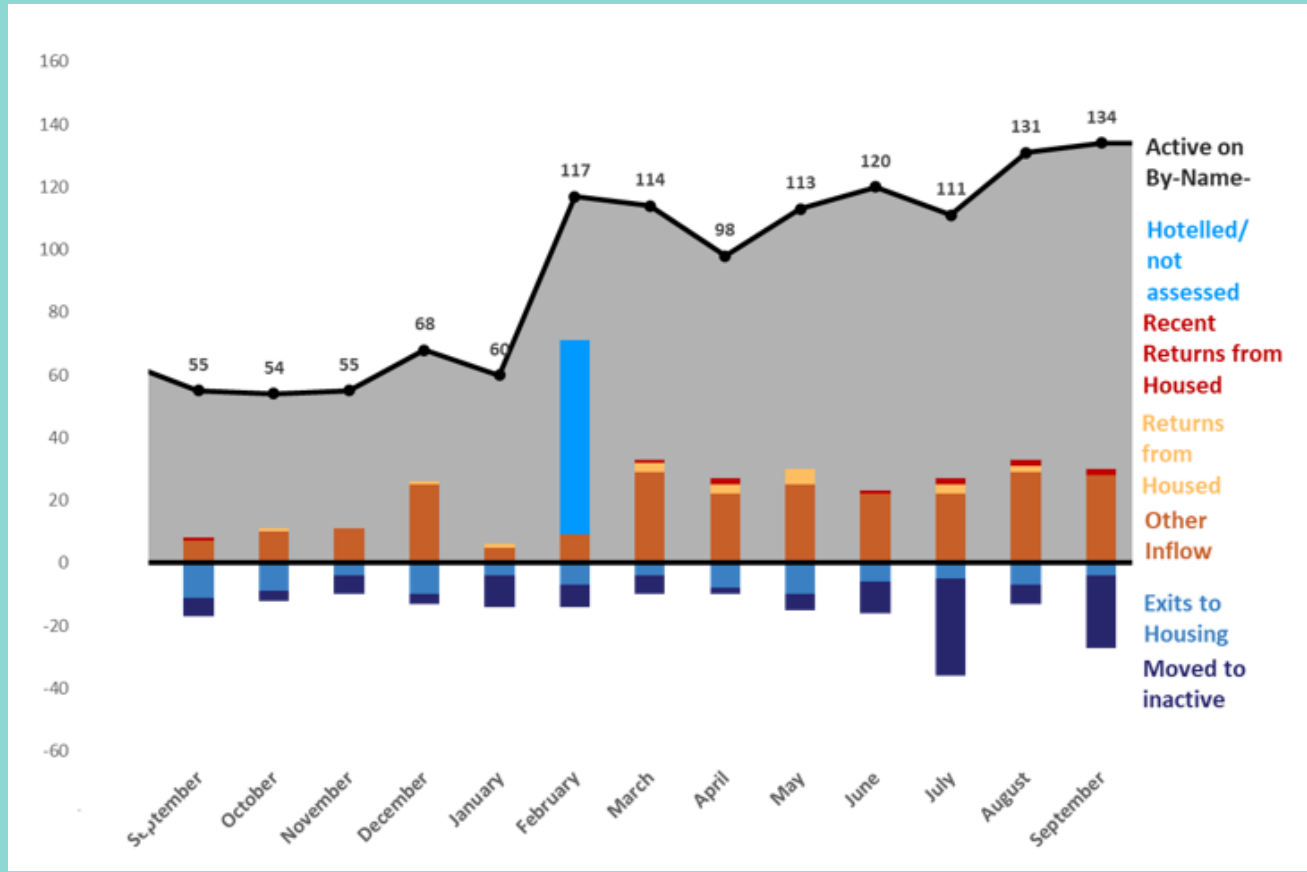
# **Data from 2022-2023 Winter Shelter Programs**



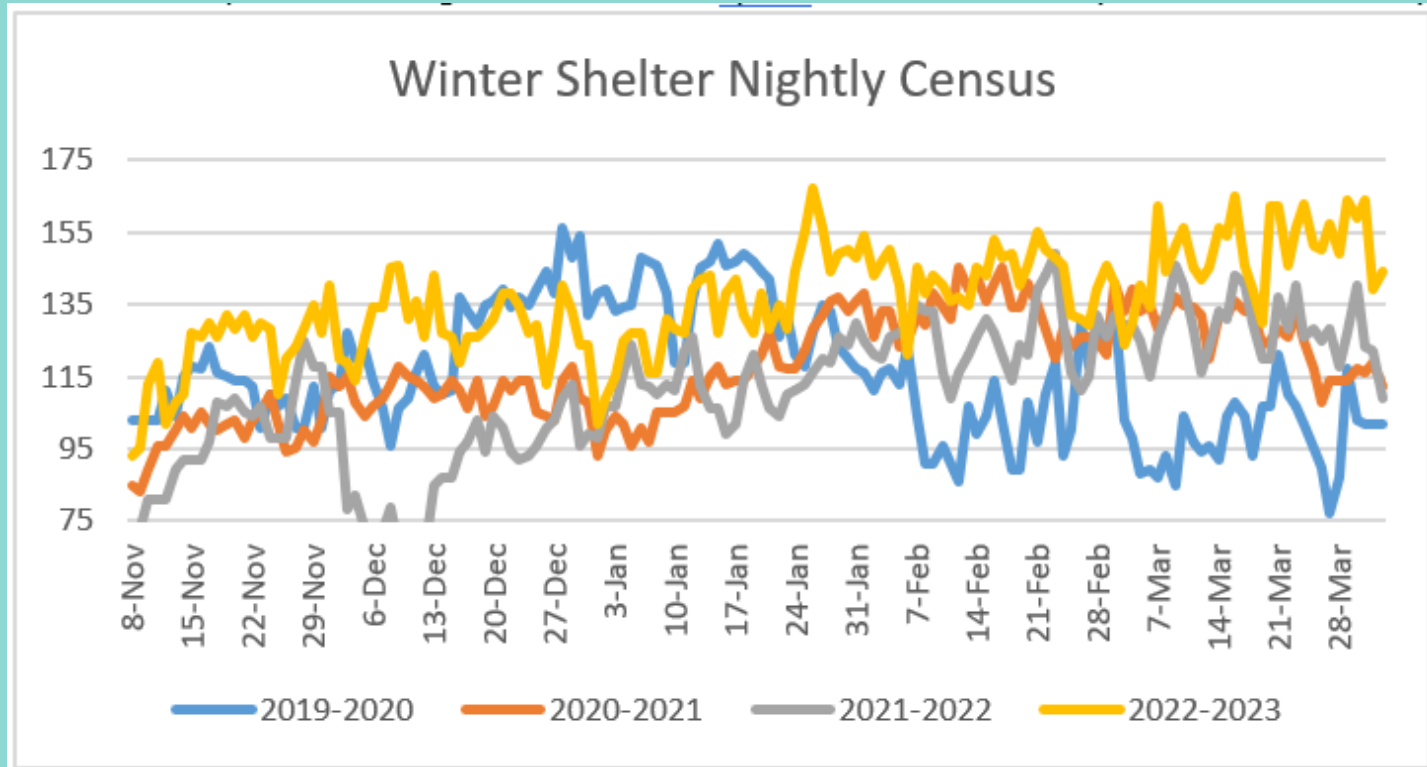
# All Households - Sept 2022-Sept 2023



# Family Households - Sept 2022-Sept 2023



# Single Adult Households Winter Shelter Census 2019-2023 Comparison







# Lessons Learned from 2022-2023 Winter

- **Increased Acuity of Needs for Single Adults**
  - Increased mental health and substance use challenges
  - 36% of Single Adults were age 51+
  - 66% of Single Adults reported having a disability
- **Shelter Diversion Stipends Less Costly than Hotel Stays**
  - 58% of households that received diversion stipend never returned to the homeless system of care
  - Lack of *timely* family shelter assessments, due to HAWC transition, led to surge in hotel stays among families
  - Lack of case management for hoteled families led to long stays
- **Increased Staffing needs for Winter Programs**
  - Daytime; overnight; and, weekends



# Other Michigan communities surveyed are grappling with similar winter sheltering issues

Task Force Interviewed:

- Kent County
- Detroit
- Oakland County
- Out-Wayne County

## WINTER SHELTER TASK FORCE

### • Kent County

- Talked with Adrienne Goodstal, Chief Engagement Officer at Mel Trotter Shelter (single adult shelter)
- Witnessed a substantial increase in winter shelter needs: used to be around 500, now estimating over 600-650 each night
- Coordinating a special summer PIT count to better estimate potential winter needs
- Needs additional funding support to meet increased demand

### • Detroit


- Spoke with Terra Linzer from the City
- Shelters overcapacity in summer, expecting winter capacity challenges
- Adding 3 winter shelters (2 for families, 1 for single males) but may still need to turn away due to high demand
- Created overflow process for those turned away
- Limited additional funding expected, exploring alternate funding sources
- Shelter length of stay increasing rapidly
- Targeted use of HCVs and RRH for long stayers

### • Oakland


- Talked with Leah McCall, Director of Alliance for Housing Oakland County
- Insufficient beds for winter sheltering for everyone
- Bed capacity: 75 single adult beds year-round, 54 family beds, 35-40 additional winter beds, 52 DV beds
- HOPE and Lighthouse (primary single adult and family providers respectively) have applied for MSHDA and Oakland County funds for additional non-congregate sheltering, no timeline on when that will be implemented though

### • Out-Wayne

- Winter capacity is only 60 beds (30 new year round beds and 30 additional beds during the coldest 2 or 3 months of winter)
- Waiting list for shelter up to 400 people at a time (10 to 20 referrals for shelter per week)
- Limited engagement from local government to support efforts is primary barrier they noted



# **Planning for 2023-2024 Emergency Shelter Bed + Daytime Winter Shelter Capacity and Operations**



# Plans to increase nightly bed capacity for single adults by 14-17% from last winter to this winter

**Table 1. Emergency Shelter Capacity for Individuals**

<u>Agency</u>	<u>Program Name / Location</u>	<u># Year-Round Beds for Individuals</u>	<u># Seasonal Beds for Individuals</u>
Shelter Association of Washtenaw County (SAWC)	<b>Residential Beds</b> / Robert J. Delonis Center (312 W Huron St)	56	-
SAWC	<b>Residential Beds Overflow (2nd Floor)</b> / Robert J. Delonis Center	20	-
SAWC	<b>Warming Center (Overflow)</b> / Robert J. Delonis Center	-	Up to 60
SAWC	<b>Rotating Shelter</b> / Various Congregations throughout Washtenaw County (See Appendix A)	-	25
SAWC	<b>Winter Shelter - Ypsilanti</b> / St. Luke's Episcopal Church - 4-nights/week Mo-Th & TBD Location Fr-Su	-	30-35 (not confirmed)
SAWC	<b>Recuperative Care Program</b> / Ann Arbor Hotel Location	8	0
<b>TOTAL BEDS</b>		<b>84</b>	<b>115-120</b>

# Current nightly capacity for families (households with children under age 18)

**Table 2. Emergency Shelter Capacity for Families**

<b><u>Agency</u></b>	<b><u>Program Name / Location</u></b>	<b><u># Year-Round Emergency Shelter Households Served (Beds)</u></b>	<b><u># Seasonal Family Households Served (Beds)</u></b>
SOS Community Services	<b><i>Families Emergency Shelter /</i></b> Scattered Site	5 families (30 beds)	-
IHN at Alpha House	<b><i>Families Emergency Shelter /</i></b> 4290 Jackson Rd, Ann Arbor 48103	6 families (24 beds)	-
SOS Community Services	<b><i>Families Emergency Shelter - Expansion /</i></b> Scattered Site	-	2 families (12 beds)
MISSION A2	<b><i>Family Emergency Motel Stays Program /</i></b> Various hotels in Washtenaw County (stays of up to 2-weeks at a time)	6-8 families at a time (24-32 beds)	-
TOTAL FAMILIES SERVED (BEDS)		17-19 families (78-82 beds)	2 families (12 beds)



# Considerations for families experiencing homelessness during 2023-2024 winter

- **Need for increased eviction prevention resources**
  - Currently no funds are available to prevent evictions
- **Need for shelter diversion + shelter diversion stipends**
  - Estimates are to divert 30% of family households
- **Planning for an overnight overflow shelter for families from January - March 2024**
  - Contingent upon site(s) being secured for this purpose
- **Need for funding for short-term hotel stays**
  - Reserved for clients with complex medical and/or behavioral health needs

# Current nightly capacity for other populations (DV/IPV, youth and Veterans)

**Table 3. Emergency Shelter Capacity for Other Populations**

<u>Agency</u>	<u>Program Name / Location</u>	<u># Year-Round Emergency Shelter/ Temporary Housing Households Served (Beds)</u>	<u># Year-Round Emergency Shelter/ Temporary Housing Beds for Individuals</u>
SafeHouse Center*	<b>SafeHouse Center</b> / 4100 Clark Rd, Ann Arbor, MI 48105	12-18 families/individuals (22-38 beds)	
Ozone House**	<b>Safe Stay</b> / 1600 N. Huron River Dr., Ypsilanti, MI 48197 (10-17 minor youth emergency shelter)	-	6 (opening Dec/Jan)
Ozone House**	<b>MyTLP</b> (17.5-18 transitional living)	-	3
Ozone House**	<b>Miller House</b> (18-22.5 yo, 18-month program)		10
Michigan Ability Partners***	<b>Whispering Creek Temporary Housing Program</b> / 3331-3333 Platt Rd., Ann Arbor, 48108	-	6
Salvation Army of Washtenaw County***	<b>Staples Veterans' Hope House</b> / 3660 Packard, Ann Arbor, MI 48108	-	10
TOTAL HOUSEHOLDS SERVED (BEDS)		12-18 families/individuals (22-38 beds)	35 beds



# Plans for Daytime Winter Shelter Capacity

In 2022, there was weekly daytime winter shelter staffing for 130 hours of support through MISSION A2 and 32 hours of support through SAWC at the Delonis Center. **Efforts to increase staff hours for 2023-2024 winter.**

**Table 4. Daytime Winter Shelter Capacity**

<u>Agency</u>	<u>Program Name / Location</u>	<u>#s Capacity</u>	<u>Other Considerations</u>
MISSION A2, in partnership w/ SAWC	Daytime Winter Shelter Ann Arbor (Mo-Fr) - various congregations; rotates monthly	70-100	Capacity varies based on congregation size
MISSION A2, in partnership w/ SAWC	Daytime Winter Shelter Ypsilanti Freighthouse (M-Th)	40+	
Shelter Association of Washtenaw County (in Delonis <u>Ctr</u> cafeteria)	Daytime Winter Shelter (Sat-Su)	up to 100	





# Current Congregational Partners for Single Adults Rotating Shelter

Dates	Hosting Congregation	Hosting Congregation Address
11/13-11/19	St. Mary Student Parish	331 Thompson St, Ann Arbor
11/20-11/26	Genesis/St. <u>Clare</u> /Temple Beth Emeth	2309 Packard St, Ann Arbor
11/27-12/3	First Congregational Church	608 E. Williams St, Ann Arbor
12/4-12/10	Keystone Church	3375 Saline Waterworks, Saline
12/11-12/17	First Baptist Church of Ann Arbor	517 E Washington, Ann Arbor
12/18-12/24	Ann Arbor Friends Meeting	1420 Hill Street, Ann Arbor
12/25-12/31	St Luke Lutheran	4205 Washtenaw Ave, Ann Arbor
1/1-1/14/2024	First Presbyterian Church of Ann Arbor	1432 Washtenaw Ave, Ann Arbor
1/15-1/21	St Luke Lutheran	4205 Washtenaw Ave, Ann Arbor
1/22-2/4	Ann Arbor Christian Reformed	1717 Broadway, Ann Arbor
2/5-2/11	NO CONGREGATION IDENTIFIED	
2/12-2/18	NO CONGREGATION IDENTIFIED	
2/19-2/25	NO CONGREGATION IDENTIFIED	
2/26-3/3	Zion Lutheran	1501 W. Liberty St, Ann Arbor
3/4-3/10	St. Francis of Assisi Catholic Church	2150 Frieze Ave, Ann Arbor
3/11-3/24	University Lutheran Chapel	1511 Washtenaw Ave, Ann Arbor
3/25-3/31	NO CONGREGATION IDENTIFIED	



## Site Needs as of 11/7/2023

- **Individual Rotating Shelter sites for open weeks** in February 2024 and one week in March 2024.
- **Families Overflow Shelter site(s)** that can accommodate between 25-30 families for January-March 2024.



## Staffing & Volunteer Needs as of 11/7/2023

- **Overnight and driving (morning and evening) volunteers** to support Individuals Rotating Shelter.
- **Volunteers to be with those accessing daytime winter shelter** (play cards, chess, dominos, hang out and talk to people).
- **Volunteers that can conduct activities** including those with specialized skill sets such as haircuts, educational assistance, etc.
- **Staffing for overnight winter shelter sites.**
- **Washtenaw County has five (5) FTE case managers** that have been used to support families at hotels. As the hotel program ends, it is anticipated these case managers *could* be used as staff support at the Families Overflow Shelter site(s).



# Food / Meal, Transportation & Laundry/Shower Needs as of 11/7/2023

- **Daytime sheltering meals.** Meals for daytime winter shelter come mostly from volunteers.
- **Funding to support provision of meals from Food Gatherers,** if off-site meal services are needed.
- **Use of passenger van to support transport of guests** to sites from the Delonis Center.
  - **Volunteer drivers.**
- **Donations of bus tokens and bus passes** for daytime winter shelter guests.
- **FedUp Ministries has offered** use of its Mobile Shower and Laundry Truck, when available.
  - **Other laundering and bathing needs TBD.**



# **Task Force's Funding Recommendations & New Investments by Washtenaw County Government**





## Task Force's Funding Recommendations totaled \$1.11M for Winter Response

- \$600K for **Eviction Prevention**
- \$50K for **Shelter Diversion**
- \$60K for **Shelter Diversion Stipends**
- \$150K for **Short-term Hotel Stays**
- \$250K for **Daytime & Overnight Shelter Staffing and Site Support**

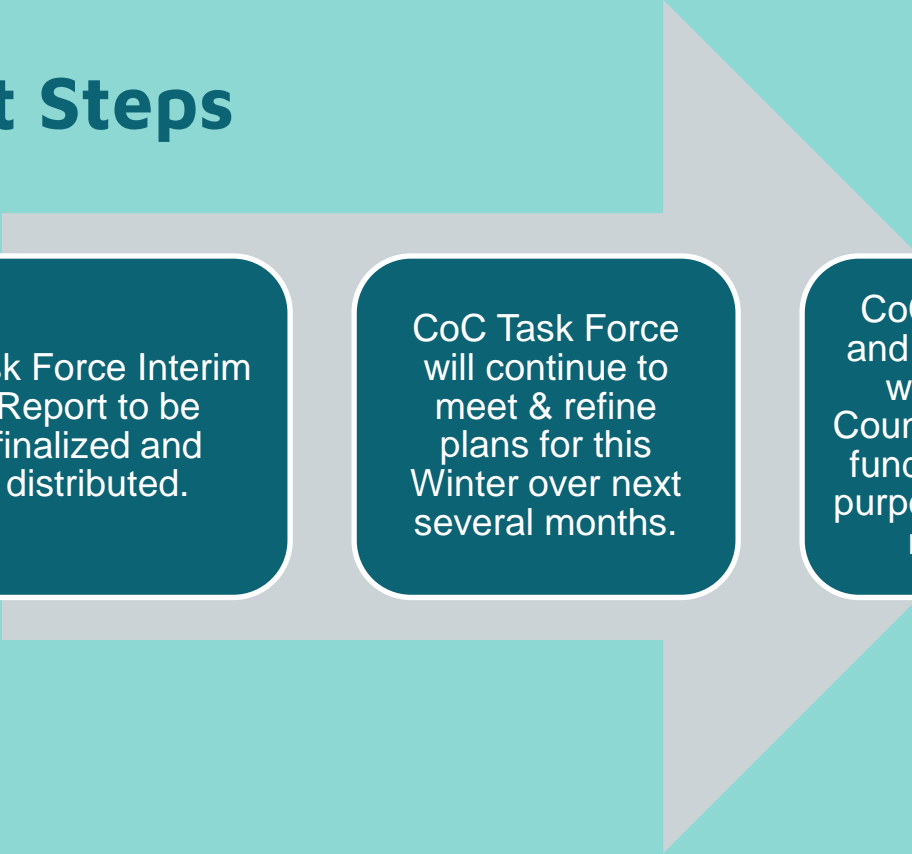


## **Washtenaw County Board of Commissioners Voted to Fully Fund Winter Shelter Task Force Recommendations (and More! totaling \$2.18M) at its 11/1/23 Meeting**

- **\$750,000 for direct cash assistance** for up to 1-year to families and individuals currently experiencing homelessness or housing instability, at least \$375,000 of which shall be used for lump sum payments to aid with immediate housing needs such as security deposits.
- **\$710,000 for Eviction Prevention and Diversion.**
- **\$250,000 for Winter Shelter Staffing and Site Support.**
- **\$150,000 for Short-Term Emergency Hotel Stays.**
- **\$70,000 for Unbanked and Underbanked** housing barrier reduction support.
- **\$250,000 for Rapid Re-Housing\***



## Next Steps



Task Force Interim  
Report to be  
finalized and  
distributed.

CoC Task Force  
will continue to  
meet & refine  
plans for this  
Winter over next  
several months.

CoC Task Force  
and CoC partners  
will work with  
County to distribute  
funding for stated  
purposes in County  
resolution.