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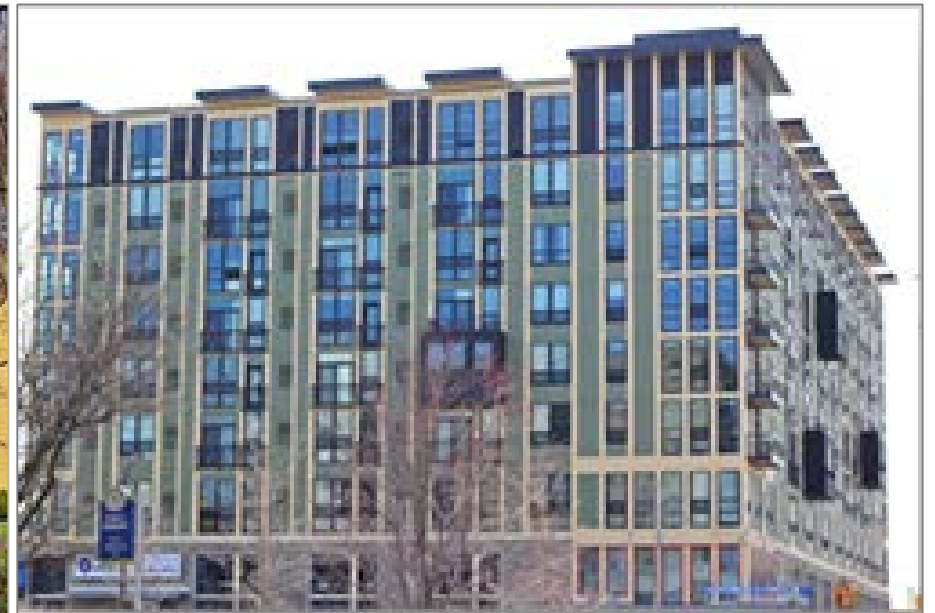
# COMMUNITY DEVELOPMENT

CITY COUNCIL BUDGET RETREAT – DEC. 9, 2019

- Community Development Role
- Affordable Housing
  - Compliance and Preservation
- Housing and Human Services Advisory Board
- Affordable Housing Fund
- Barrier Busters Network and Unmet needs fund
- Coordinated Funding
- Warming Centers and Homelessness response

# AFFORDABLE HOUSING – POLICY CHANGES IN 2019

- Brownfield Policy adoption
- Downtown Premium zoning changes
- Public land for affordable housing



## AFFORDABLE HOUSING – POLICY CHANGES IN 2019

Name	# of Units	Mechanism	Year
Ann Arbor City Apartments	16	City air rights	2013
Windsong	31	LIHTC	2011
Oaks of Ann Arbor	12	LIHTC	2006
Ashley Mews (ownership)	8	City of Ann Arbor	2003
Corner House Lofts	3	City of Ann Arbor	2002
<b>Total:</b>	<b>70</b>		

## AFFORDABLE HOUSING – 2020 ACTIVITIES

- Finalize **centralized waitlist** for non-subsidized units
  - Website for anyone to sign up for current and future affordable units
  - Select as many sites as interested (and bedroom size)
  - Initial verification of income
  - Annual update of contact information
  - Policy for waitlist – beginning discussions at HHSAB final approval by City Council

## AFFORDABLE HOUSING – 2020 ACTIVITIES

- Review **Payment in Lieu of Taxes (PILOT)** ordinance and review process
  - Consider addition of cooperatives in ordinance
  - Review distinctions between affordable and senior housing
  - Formalize review standard and connection to state and federal funding sources

## AFFORDABLE HOUSING – AFFORDABLE UNITS LOST

Name	Jurisdiction	Units	Type	Protection Period Ends
Arbor Club Apartments (aka Woodchase)	Scio Township	143 units	Family	10/2/2019
Willow Ridge (aka Arbor Pointe)	Pittsfield Township	215 units	Family	11/3/2019
Cross Street Village	City of Ypsilanti	99 units	Senior	8/30/2020
Lexington Club (aka Lynden Parke)	Pittsfield Township	96 units	Senior	4/1/2021
Huron Ridge	Ypsilanti Township	144 units	Family	3/5/2021
Huron Heights	Ypsilanti Township	119 units	Family	2022
		<b>816 units</b>		

## AFFORDABLE HOUSING – CHALLENGES – PRESERVATION

Name	Address	Jurisdiction	Units	Expired	Extended	Special Pop
Courthouse Square	100 S. Fourth	City of Ann Arbor	116	2012	2111	Seniors
Village Apts	250 Wilkinson	City of Chelsea	32	2016	2046	
The Pines	325 Wilkinson	City of Chelsea	40	2016	2031	Seniors
Walkabout Creek II	2230 Melbourne	City of Dexter	20	2011	2026	
Woodhill Senior Apts	521 Territorial Rd & 521 Galloway	Manchester Twp	24	1994	2024	Seniors
Lakestone Apts	4275 Eyrie	Scio Twp	144	2012	2111	
Danbury Park	9412 MacArthur	Superior Twp	150	2016	2031	
Brookwood Apts	8990 Brookwood (aka 8900 Tuttle Hill)	Ypsilanti Twp	81	2005	2020	
Oaks of Ypsilanti	9070-9220 Charlotte	Ypsilanti Twp	12	2018	2042	
Ford Lake Landing	8753 Spinnaker Rd.	Ypsilanti Twp	184	2011	2046	

# AFFORDABLE HOUSING – CHALLENGES – EXISTING STOCK

- Existing affordable units need code upgrades (Avalon, Michigan Ability Partners, etc)
- Existing funds provide some support, but there is ongoing need
  - Group homes required to have improved fire suppression
  - Occasional lead or asbestos issues in older properties
  - Storm water drain issues in case of AAHC
- Trying to utilize all funding mechanisms to support maintenance, code upgrades, rehab, and new construction
  - HOME investment partnership
  - Community Development Block Grant
  - DDA Affordable Housing Fund
  - City Affordable Housing Fund



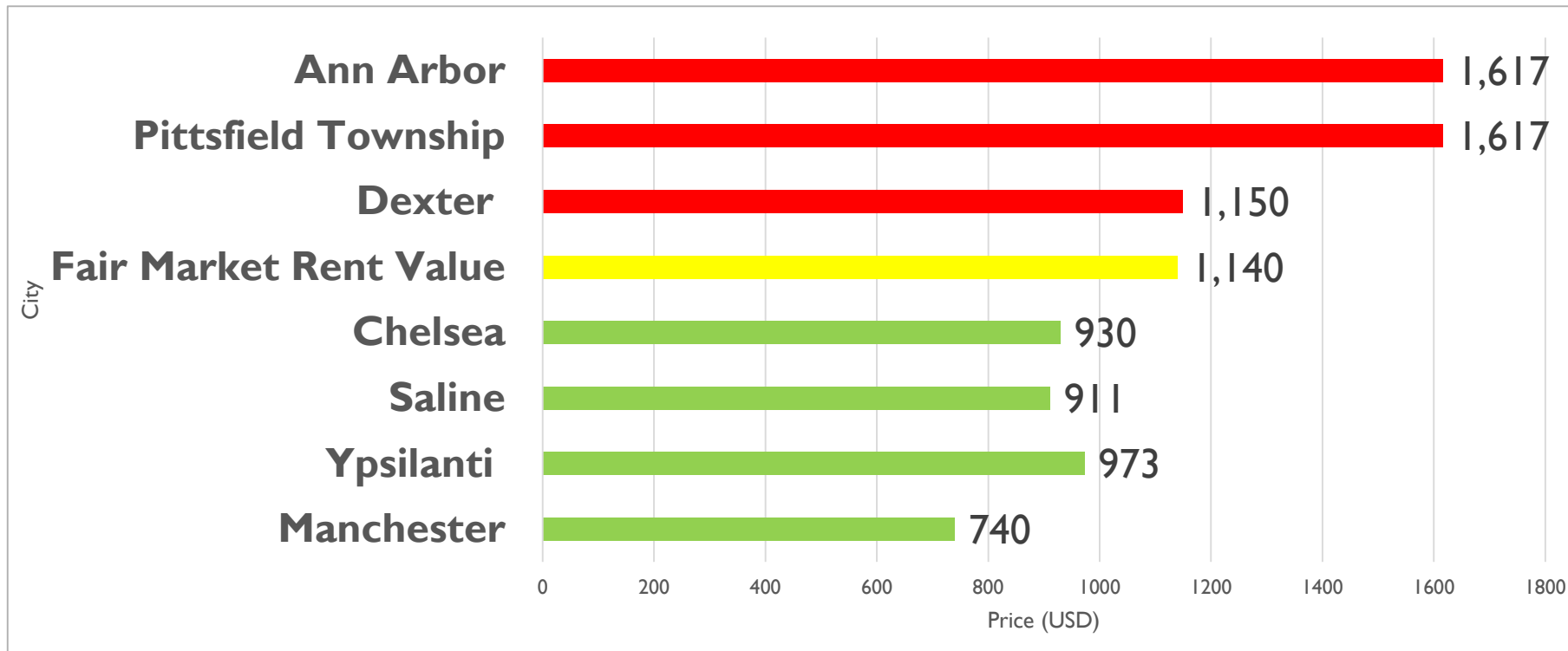
# AFFORDABLE HOUSING – BENCHMARKING - DASHBOARD

- <https://washtenaw.maps.arcgis.com/apps/opsdashboard/index.html#/bf43a42c68ec45539908236f6c63e35b>
- <https://washtenaw.maps.arcgis.com/apps/opsdashboard/index.html#/b722339f027e433a805c62f613acd2a0?param=City%20of%20Ann%20Arbor>

# AFFORDABLE HOUSING – CHALLENGES

## VOUCHER PLACEMENTS

- Housing prices exceeding value of vouchers in Ann Arbor, Pittsfield and Dexter
- Harder to find housing overall in the county

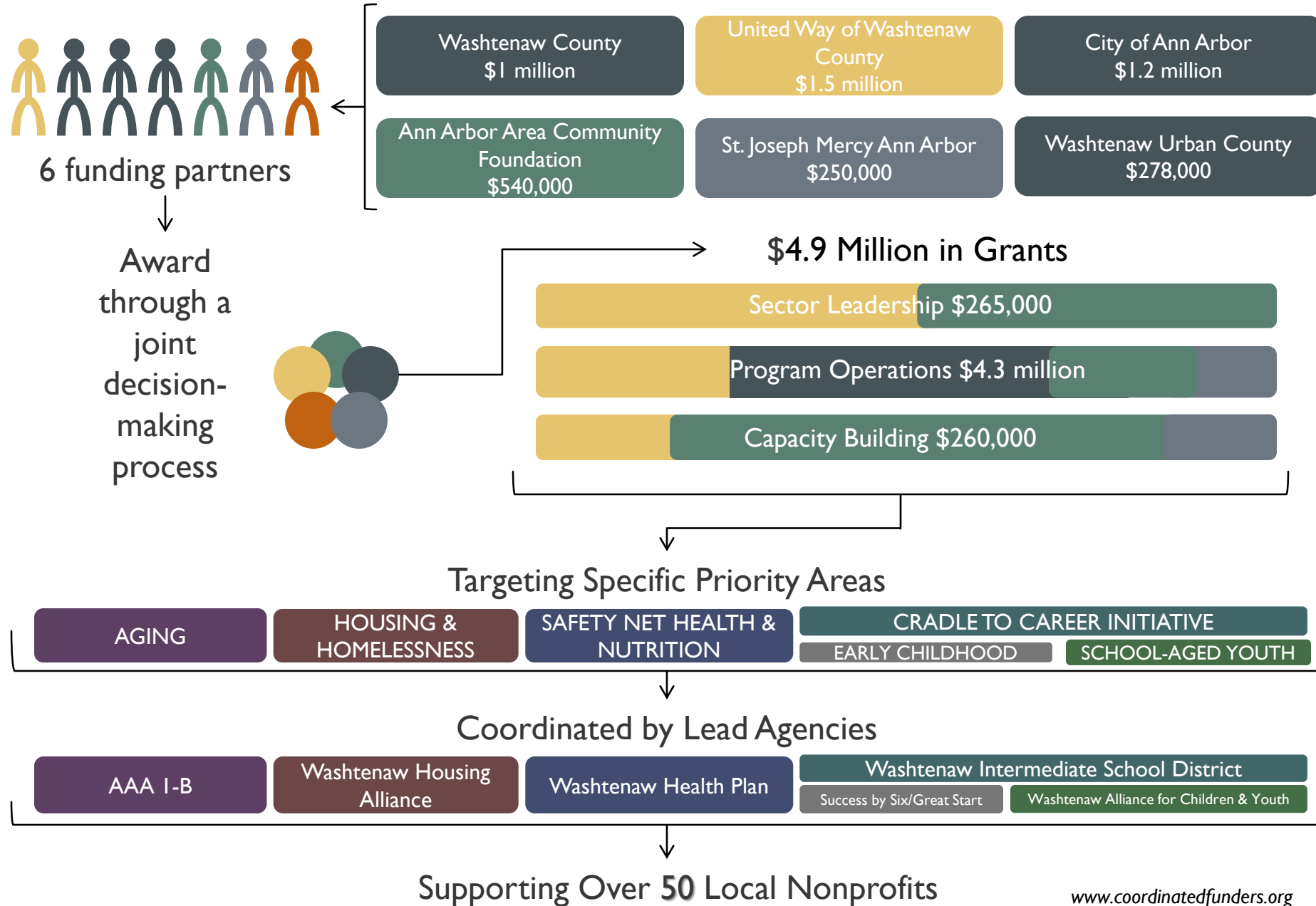


# HOUSING MARKET– IMPACTS ON EVICTION PREVENTION

## CLIENTS SERVED - July 1, 2019 – Sept 30, 2019

Clients	All County	Ann Arbor	A2 %
Housing #	41	13	31.7%
Utilities #	66	11	16.7%
Health #	3	0	0%
Transportation #	6	4	66.7%
Misc #	5	3	60.0%
Total Clients	121	31	25.6%

# A Coordinated Funding Approach to meet the needs of our community's most vulnerable



# COORDINATING FUNDING – AREAS OF IMPACT

## **Aging**

- Increase independent living for older adults

## **Cradle to Career**

- Improve school readiness
- Increase high school graduation rate
- Increase youth physical & emotional safety

## **Housing & Homelessness**

- Reduce the number of people experiencing homelessness

## **Safety Net Health & Nutrition**

- Increase access to health services & resources
- Decrease food insecurity

## COORDINATING FUNDING – AREAS OF IMPACT

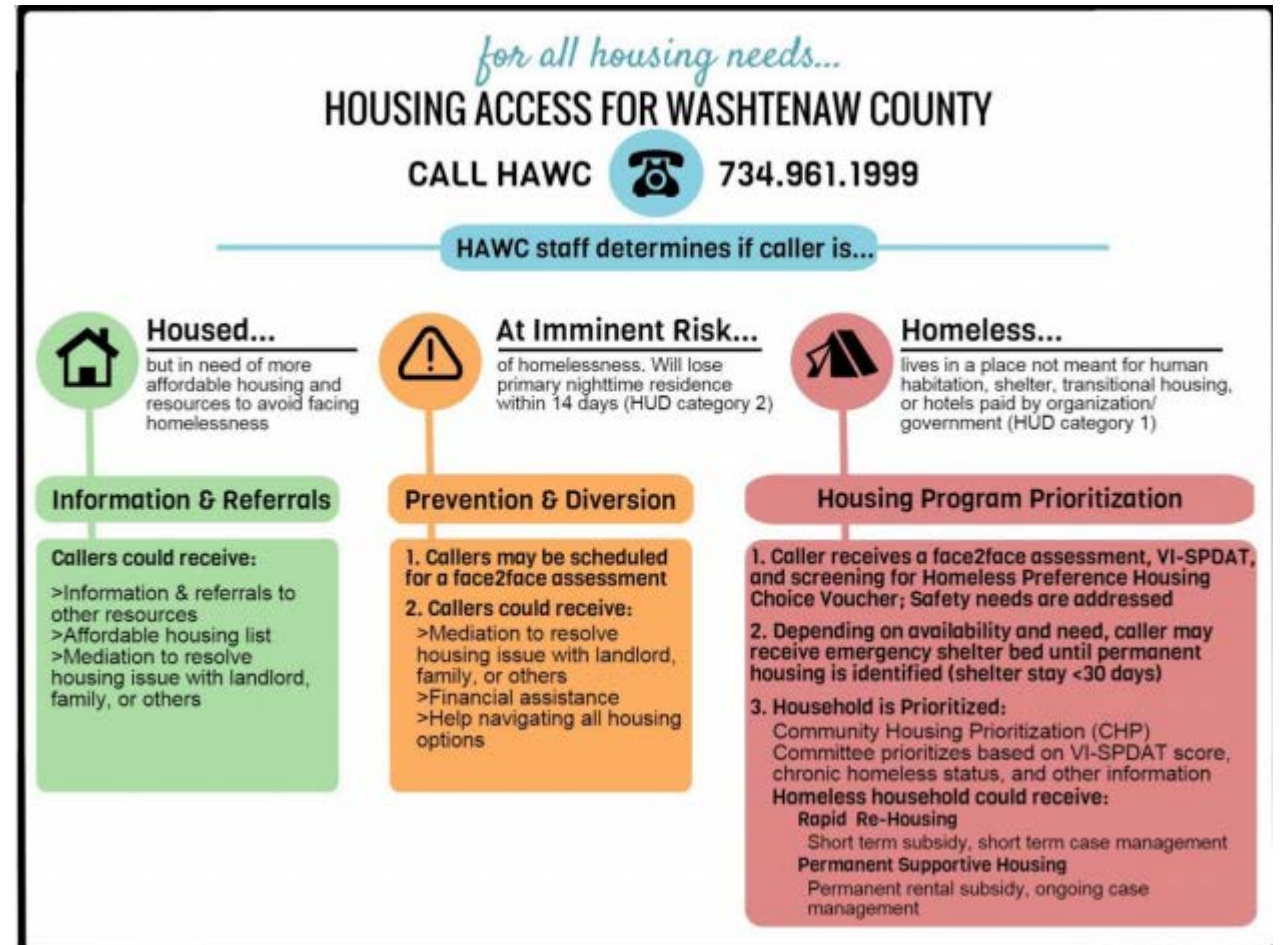
- Continuous decreases in the number of people experiencing unsheltered homelessness in Washtenaw County
- Decrease in social isolation for older adults in Washtenaw County
- Increased participation in early childhood programming in Washtenaw County
- Reductions in the number of Washtenaw County residents uninsured
- Improved graduation rates overall and for low-income youth

## COORDINATING FUNDING – CHANGES IN 2019

- Currently in year two of program operations funding- extending for year 3
- Reviewed Capacity Building Component – changes that allow for flexibility for non-profit partners including an online platform that will be live in spring of 2020
- Sector leadership shift in the Systems Change component – ongoing dialogue and discussion on community engagement and plan
  - First new investment is Leaders of Color and Allies Academy
- Strategic planning includes review of grants process with goals of:
  - Increased transparency
  - Improved efficiency
  - Review community outcomes and goals with community and partner agencies

# HOMELESSNESS RESPONSE

- Warming Centers opened on Nov. 11
- Housing Access of Washtenaw County is point of entry Housing System
- OCED is coordinator of broader Continuum of Care (CoC)





## Overall Numbers

Number of People  
Experiencing Literal  
Homelessness

**3,312**

Change since 2017: **2% Increase**  
Change since 2015: **4% Decrease**

Average Length  
Between Entering and  
Exiting the System

**135 Days**

Change since 2017: **24% Decrease**  
Change since 2015: **55% Decrease**

People Returning to  
Homelessness after  
Being Housed

**20%**

Change since 2017: **Increase from 18%**  
Change since 2015: **Decrease from 38%**



OFFICE OF COMMUNITY &  
ECONOMIC DEVELOPMENT

*Collaborative solutions for a promising future*



QUESTIONS?