

connect
with
OCED



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

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WASHTENAW COUNTY OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT

ANNUAL REPORT 2017



Michigan Community
ACTION
Helping member agencies change lives



our year

Dear Friends,

2017 was a significant year for the Washtenaw County Office of Community & Economic Development (OCED) as we focused on redefining our mission and vision the same time Washtenaw County began its racial equity work in earnest.

We aspire for equity for all in our county, and here's how we articulate that mission and vision for OCED's work:

Washtenaw County is stronger when all people are able to fully participate in our community and economy.

To that end, OCED is committed to stepping out of traditional government roles to drive long-term system changes that increase equity and opportunity.

Informed by data and resident voices, we deliver services, invest resources, shape public policy, lead initiatives, and amplify the impact of community partners.

The first effort connected to redefining our office and programs was Affirmatively Furthering Fair Housing. This six-month project focused on examining the history of segregation and exclusion in our county, and how that impacts opportunity for residents today. That work identified pockets of concentrated poverty that primarily impact communities of color. The resulting "2017 Assessment of Fair Housing" plan commits to investing in these communities based on communities' priorities – an effort we hope to begin implementing in 2018.

In the Summer of 2017, key staff from shelter, street outreach, permanent housing, and other relevant programs came together to update policies and procedures to better prioritize permanent housing resources to the most in need. With a review of best practices and an audit of housing barriers in Washtenaw County; the group tailored prioritization to address the unique needs of different populations (e.g. veterans, families, single adults); while keeping in compliance with HUD prioritization requirements.

This type of systems-level work is where we hope to continue our focus as we work to dismantle barriers, opening up opportunity for all Washtenaw County residents.

- The OCED Team

OCED VISION

Washtenaw County is stronger when all people are able to fully participate in our community and economy.

our team

FINANCE & OPERATIONS*



Chris Williams



David Beck



Deb Truhn



Melissa Taulbee

HOUSING & COMMUNITY INFRASTRUCTURE



Teresa Gillotti



Aaron Kraft



Caitlin Nagler



Darnishous Thompson



Heidi Johnson



Katrina Orcino



Nathan Voght



Tara Cohen



Terry Brinkman

HUMAN SERVICES



Andrew Kraemer



Crystal Balogh



Laura Urteaga-Fuentes



Marti LaChapell



Moonson Eninsche



Sandy Bowers



Stacy Poncher

(*) Not pictured: Sue Shipley

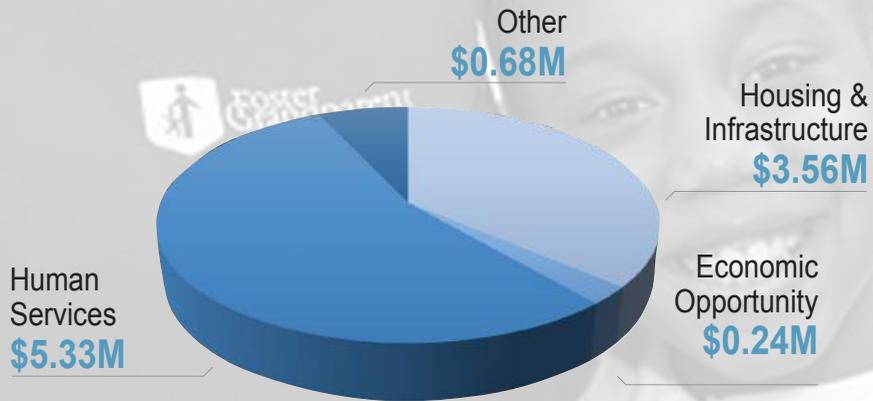
our budget

Federal Investment
\$6M

Local Investment
\$3.8M

State Investment
\$0.1M

OCED
Annual
Budget
\$9.8M



our success

WASHTENAW COORDINATED FUNDERS

As a representative of Washtenaw Coordinated Funder, OCED invested **\$4.6M** to strengthen safety net programs & improve community outcomes.

30,843 individuals were served through funds.

FAIR HOUSING

Washtenaw County is **1 of 50** communities nationwide to complete the Affirmatively Furthering Fair Housing process and has the only approved Assessment of Fair Housing Plan in Michigan.

FOSTER GRANDPARENTS PROGRAM

FGP expanded mentoring & tutoring opportunities for children with the greatest academic need by partnering with Ypsilanti WSC Academy & Washtenaw County Parks & Recreation.

deliver services

■ BARRIER BUSTERS

In 2017, the Barrier Busters Network reached its highest membership with 90 agencies. Collectively the membership provided **\$644,000+** in assistance to help County residents avoid utility shut-offs and prevent evictions. A six-month evaluation of assistance recipients revealed that **67%** of households making utility requests maintained their utilities; and **90%** of housing assistance households remained in their homes.

■ FOSTER GRANDPARENTS PROGRAM (FGP)

FGP received a three-year \$287,828 grant from the Corporation for National and Community Service (CNCS) for continued support to improve the academic achievement of children at high risk of academic failure. Foster Grandparent volunteers are seniors 55 & older who mentor and tutor children 20 hours/week.

■ SENIOR NUTRITION PROGRAM (SNP)

SNP facilitated a partnership between the Manchester Community Resource Center and Chelsea Senior Center expanding **home-delivered meals to Manchester participants and providing for wellness checks**. SNP also partnered with Meals on Wheels (MOW) to improve senior meals by ensuring meals are healthy and include fresh fruits and vegetables.

■ HOUSING REHABILITATION & WEATHERIZATION

OCED's home improvement programs assisted **362** county residents through: rehabbing **59** homes; weatherizing **56** homes; completing **36** emergency projects; **33** test and tunes (tuning of furnaces to improve efficiency and function); **17** roof replacements; **8** furnace replacements; and **7** refrigerator upgrades.

PHOTO: New Parkridge Homes (Ypsilanti Housing Commission)

invest resources

■ PRESERVING AFFORDABLE HOUSING

"New Parkridge Homes" was more than a redevelopment of public housing – it was a transformation of one of Ypsilanti's oldest neighborhoods with a rich African-American history. OCED is proud to have provided more than \$900,000 of HOME funds to redevelop 86 units; and work with the community to document their history through panels on display in the community building.

■ COMMUNITY INFRASTRUCTURE

OCED provided CDBG funding to Pittsfield Township to fill 2,000 feet of sidewalk gaps on the south side of Washtenaw Avenue, supporting pedestrian access and safety. CDBG funds also allowed OCED to complete ceiling repairs at the Ypsilanti Township Community Center and park improvements in Ann Arbor, benefiting **3,530** low-income Ann Arbor & Ypsilanti residents.

■ WASHTENAW COORDINATED FUNDERS

As a funder, OCED funded an innovative permanent housing program for young adults: **Youth Rapid Re-Housing Program**. This program provided temporary rental subsidies and support services to **7** youth aging into adulthood. Over **90%** of young adults served by this program remain stably housed a year later and seeking employment.

■ BROWNFIELD REDEVELOPMENT

In 2017, OCED's Brownfield Program created two new incentive funds: **Local Brownfield Revolving Fund Grant/Loan (LBRF) Program & Environmental Assessment Grant Program**. These funds support activities such as clean-ups and environmental assessment; and are available to 23 member communities.

I live on the westside of Ann Arbor; and one cold winter morning, the furnace stopped working after 22 years.

OCED's Housing Rehab & Weatherization Team was very helpful - within hours a repair man did the repair.

Thank you OCED for this valuable assistance!

Betsy

shape public policy

■ RACIAL EQUITY IN THE COUNTY

OCED is proud to be an early and continued supporter of the County's equity initiative: **"One Community: Advancing Racial Equity in Washtenaw County."** This initiative focuses on creating a just and equitable community for all residents. www.OneCmty.org

OCED also served to secure the engagement with the Government Alliance On Race & Equity (GARE) to begin a comprehensive countywide training in 2018.

■ AFFORDABLE HOUSING LEADERSHIP TEAM

This multi-jurisdictional leadership group works to remove policy barriers that impact the ability to add affordable housing in high-market areas such as Ann Arbor.

In 2017, OCED coordinated with communities and coalition partners across Michigan to propose an amendment to the state's rent control act. If adopted, the changes would give local jurisdictions tools to address housing affordability.

■ LEGISLATIVE FORUM

Providing a public space for residents to engage with state legislators; OCED hosted its 4th Annual Legislative Forum co-sponsored by Eastern Michigan University.

Community and economic issues such as housing affordability, homelessness, mental health, equity, universal pre-school, immigration, local food systems, and senior housing were addressed by Sen. Rebekah Warren, Rep. Ronnie Peterson, Rep. Donna Lasinski, Rep. Yousef Rabhi and Rep. Adam Zemke.

lead initiatives

■ WASHTENAW CONTINUUM OF CARE (COC)

In 2017, the CoC received **\$6,361,140** in federal and state funds to prevent and end homelessness, an increase of **\$78,334** from 2016. Fifty percent of this increase was awarded for exceeding state performance measures.

■ AFFIRMATIVELY FURTHERING FAIR HOUSING

OCED engaged local communities and residents in an effort to understand historical patterns of segregation and exclusion; and its impact on opportunity for Washtenaw residents today. This effort resulted in the **2017 Assessment of Fair Housing – the first and only approved plan in Michigan.**

■ REIMAGINE WASHTENAW

In 2017, OCED successfully worked with state and local transportation partners to facilitate the installation of a **new traffic signal at Glencoe Hills Drive**, improving pedestrian and vehicle safety.

■ SUMMER17

OCED and Michigan Works! Southeast, expanded their partnership to include The University of Michigan for the launch of Summer17 – a summer youth employment & mentoring program. The expanded partnership doubled the number of jobs available to youth; equating to **12,780+** work experience hours and **\$124,960+** invested in our youths' future success. www.DoMoreSummer17.com

Summer17 opened doors in a way I could never imagine... I made life-long connections and enjoyed **one of the most eye opening & enriching experiences of my life.**
Kamaria, Summer17 youth

Being our first year participating in the summer youth employment program; **our youth was well-equipped for working in a professional environment from interview to office...**we look forward to continued collaboration with the program.
Brandie Ekpiken
University of Michigan School of Public Health

amplify impact

■ WASHTENAW COORDINATED FUNDERS (COFU)

As a representative of the public Coordinated Funder, OCED seeks to strengthen the Health & Human Services sector through capacity building grants. In 2017, CoFu invested in **11** nonprofits agencies with outcomes evaluation revealing that **90%** of agencies experienced improvements in leadership skills; and **70%** developed new organizational practices to increase their effectiveness across areas of operations, leadership & governance, fundraising and program/service delivery.

■ BUILT FOR ZERO

The Washtenaw County Continuum of Care continues its participation in “Built for Zero” – a national movement of more than 70 communities committed to ending veteran and chronic homelessness. In 2017, **378** veterans and **347** individuals experiencing chronic homelessness were housed.

■ WELCOMING AMERICA

In working with agencies trusted by the immigrant community, OCED facilitated the “New Americans Fund” (NAF) provided by the Washtenaw County Board of Commissioners. This fund provided assistance totaling **\$25,000** to new immigrants, keeping families together and preventing deportation.

■ BROWNFIELD REDEVELOPMENT

Brownfield Tax Increment Financing (TIF) incentives leveraged **\$52,274,586 million** in private investment from **three** brownfield redevelopment sites under construction. New brownfield grant programs allowed the City of Ypsilanti to remediate soil within the Water Street Redevelopment Area; and awarded **\$200,000** to the Ann Arbor Housing Commission for demolition of old public housing to support the redevelopment of new affordable housing in the City of Ann Arbor.

return on investments

\$15,550,000
LEVERAGED

in the development of the “New Parkridge Homes” - a new \$17.9 million affordable housing development in Ypsilanti consisting of 86 one-, two- and three-bedroom apartments & townhouses.

\$52,274,586
PRIVATE INVESTMENT

leveraged to support brownfield redevelopment projects that result in job creation, new housing, removal of environmental hazards and revitalization of neighborhoods and commercial areas.

\$2,342,724
OCED INVESTMENT

leveraged to meet the basic needs of county residents through Washtenaw Coordinated Funders

OVERALL
OCED
LEVERAGE
IN 2017

In 2017, OCED received \$682,471 from the Washtenaw County general funds. Through this funding, OCED leveraged **\$77.8+ million** throughout the County - investing in programs and services that improve quality of life for all residents.