



Ann Arbor Housing Commission

City of Ann Arbor

FY20 & FY21 Budget Work Session

April 22, 2019

www.a2gov.org



AAHC Services

01

Affordable Housing Properties

16 properties in the City of Ann Arbor

412 apartments

02

Voucher Programs

1688 Vouchers

03

Family Self-Sufficiency & Homeownership Programs

99 – 130 FSS participants

8 Homeowners



Affordable Housing

AAHC owner & property manager

- 235 1-bdr
- 60 2-bdr
- 74 3-bdr
- 29 4-bdr
- 14 5-bdr

100%
Project
Based Rent
Subsidies

30% of
Income
as rent

50% Area
Median
Income
Eligibility

2018 Area Median Income (AMI) Limits

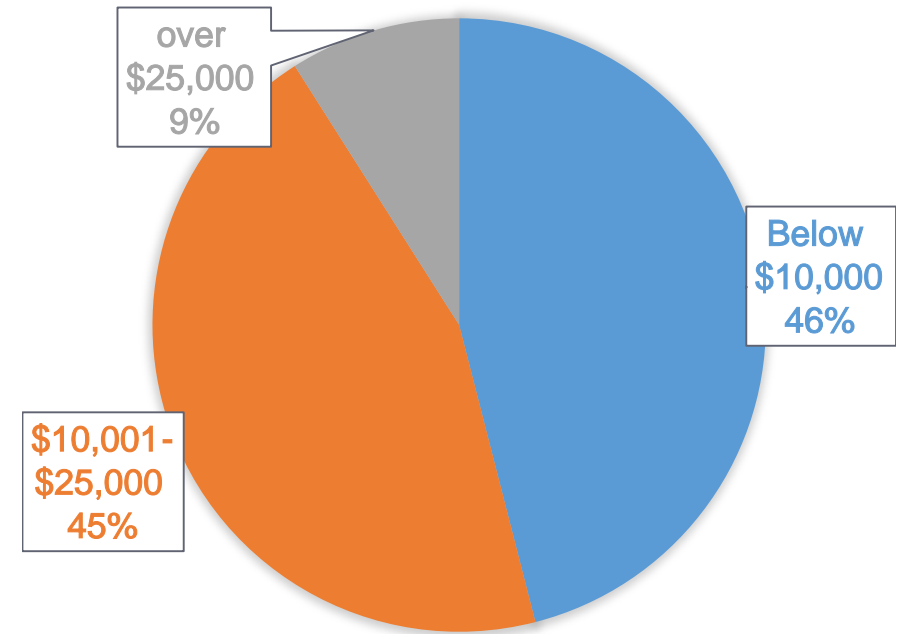
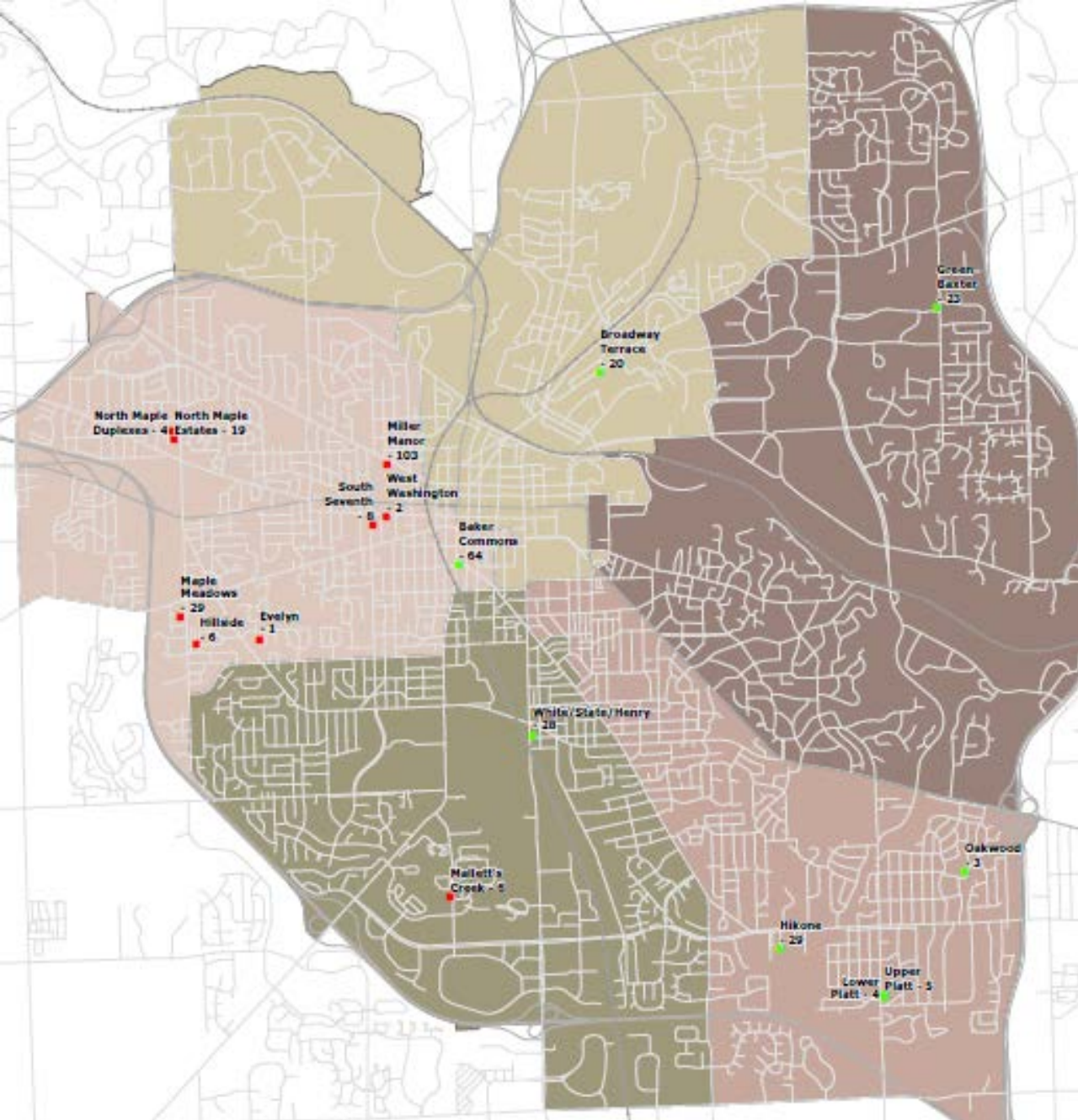
	1 Person	2 Person	3 Person	4 Person	5 Person
30% Supportive Housing, Special Needs, Homeless Voucher	\$19,500	\$22,300	\$25,100	\$27,850	\$30,100
50% Housing Choice Voucher, DDA Housing Funds	\$32,550	\$37,200	\$41,850	\$46,450	\$50,200
60% City PILOT, AAHF	\$39,050	\$44,600	\$50,150	\$55,750	\$61,300
80% LIHTC, City Zoning, Public Housing, Most HUD funded Co-ops, HOME, CDBG	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700
100%	\$65,050	\$74,300	\$83,600	\$92,900	\$102,200
120%	\$78,050	\$89,150	\$100,300	\$111,500	\$122,650

Ann Arbor Metropolitan Statistical Area includes all of Washtenaw County – Median Income = \$92,900

Affordable Monthly Housing Costs based on 30% of Income

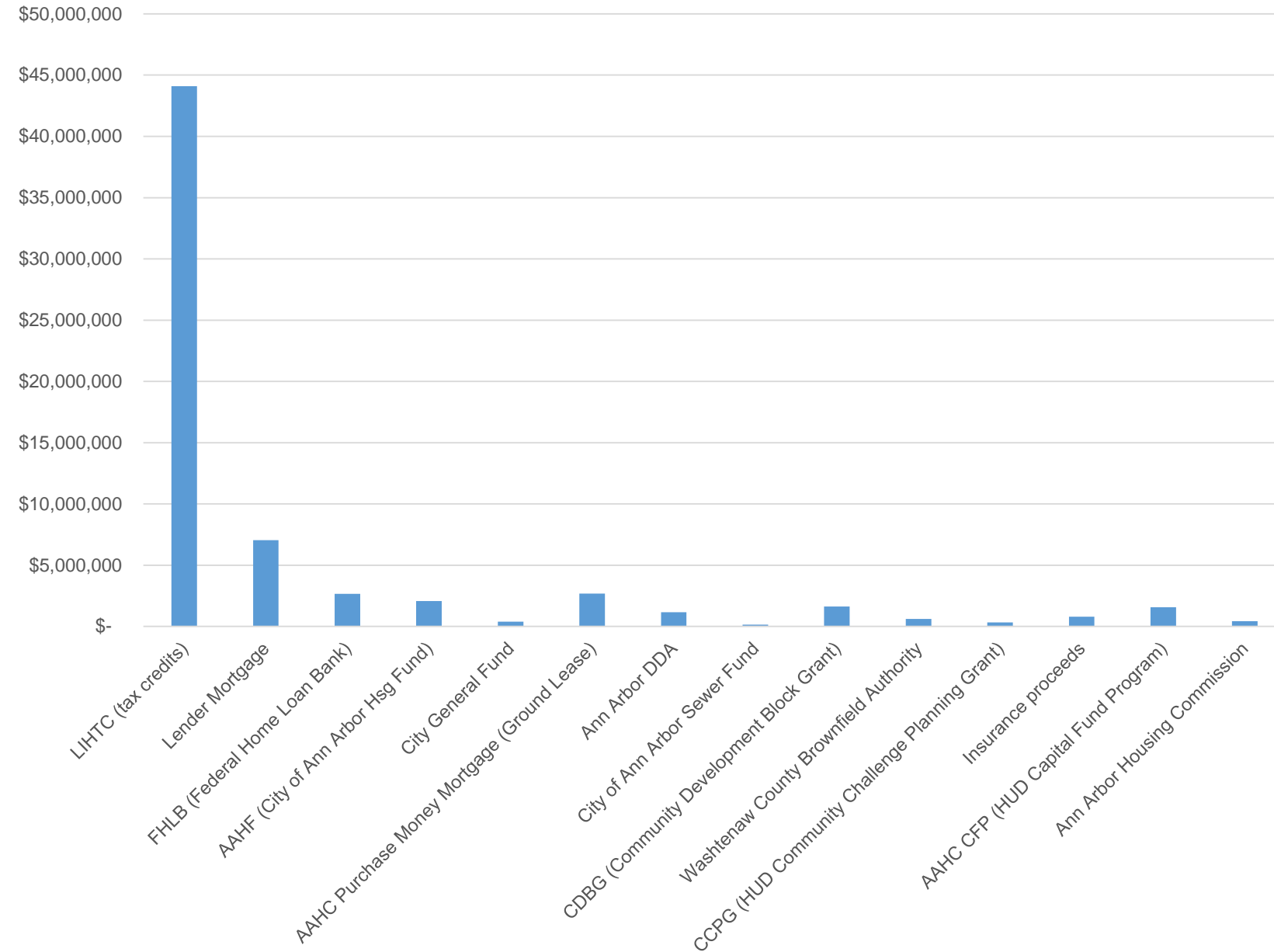
Area Median Income	1 Person	2 Person	3 Person	4 Person	5 Person
30%	\$488	\$558	\$628	\$696	\$753
50%	\$814	\$930	\$1,046	\$1,161	\$1,255
60%	\$976	\$1,115	\$1,254	\$1,394	\$1,533
80%	\$1,259	\$1,439	\$1,619	\$1,798	\$1,943
100%	\$1,626	\$1,858	\$2,090	\$2,323	\$2,555
120%	\$1,951	\$2,229	\$2,508	\$2,788	\$3,066

AAHC Resident Income



2010 Census Washtenaw County: 8% below \$10,000, 13% \$10,001 - \$25,000, 79% over \$25,000

Development Funding Sources \$66 Million



Development

- Added 58 Apartments
- Energy Efficient
- Accessible & VISIBLE
- Capitalized Reserves
- Increased Asset Management

HUD Rental Assistance Demonstration Program conversion of Public

Housing to Project Based Vouchers

Future Development

\$5,664,760 Affordable Housing Fund
(\$660,000/yr with 2% annual inflation x 8 years)

\$141,619,000 estimated leveraged funds
(\$25 x \$5,664,760)

500 - 700 estimated New Affordable Apartments

- Hickory Way (Avalon) = 70 apartments
- City-owned properties = 500+ apartments



Solar on Miller Rooftop



Resident Art Room at Miller

Supportive Services

On-site Community Partners

Client-centered Case Management, Community Building, Crisis Services, Financial Literacy & Jobs Programs, After-School & Summer Youth Programs, Support Groups, Eviction Prevention, Quality of Life Services, Resident Council, Art Therapy

Peace Neighborhood Center

SOS Community Services

Food Gatherers

Avalon Housing

Veteran's Administration

Community Action Network

Washtenaw County Community Mental Health

FY20/21 Mental Health and Supportive Services Funding

Agency	Properties or Programs	City Funding through AAHC	Agency Leveraged Funds
Avalon	Miller Manor, West Arbor & State Crossing	\$247,000	\$587,180
Washtenaw County Community Mental Health	Baker, Seventh, W. Washington, Broadway	\$40,000	\$80,000
Community Action Network	Green-Baxter, Hikone & Creekside Court	\$129,000	\$187,530
Peace Neighborhood Center	Maple Meadows & West Arbor	\$24,000	\$53,550
SOS Community Services	Housing Choice Voucher Program	\$55,000	\$40,280
Food Gatherers	Food Programs	\$25,000	\$100,000 (est)
	TOTAL	\$520,000	\$1,048,540

In FY20 \$60,000 of the \$520,000 will be allocated to the AAHC's operations while State Crossing and Creekside Court are under construction. In FY21, the entire \$520,000 will be allocated to the agencies above plus an increase based on inflation.

Community Mental Health & Supportive Services

Initiative/Project : Additional Supportive Services at Ann Arbor Housing Commission Facilities

Strategic Goals Supported : Enable a safe, welcoming, and engaged community .
Collaborate with community partners to enhance quality of life .

Scope : The Ann Arbor Housing Commission (AAHC) has requested \$520,000 to provide supportive services for its residents. These services include administration of its Federal voucher program, eviction prevention, crisis management, community building, quality of life/family stability services, and case management to households with a history of homelessness.

Allocation : The City Administrator's budget recommendation allocates \$300,000 to complement the \$220,000 that will be drawn from the Affordable Housing allocation to meet the \$520,000 requirement.

Outcomes

The most common indicator tracked across all on-site service providers and programs is housing retention:

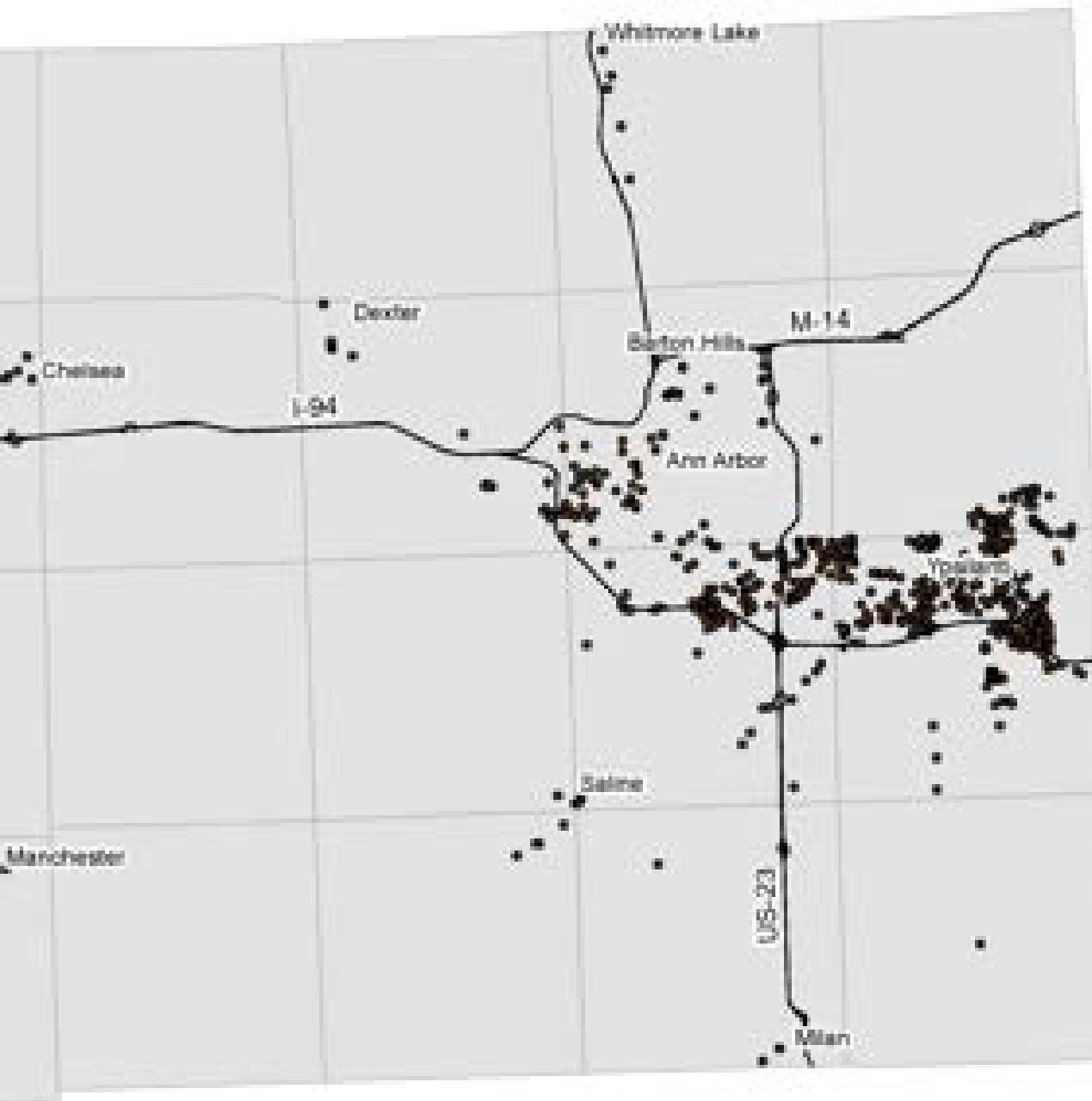
- Housing Retention = 85% of households stayed housed in the past year
- Income = 90% of households maintain or increase their income in the past year.

Households participate in supportive services which can include case management and client centered treatment plans, support groups, substance abuse treatment, life skills, health, financial literacy, and conflict management. AAHC seeks the following outcomes:

- >65% of clients demonstrate progress in reaching client -centered goals in the past year
- >70% of households participate in supportive services

Food Gatherers provide meals, and the most quantitative outcomes are the numbers of meals/people served.

Reporting : AAHC staff will report on the services delivered to its residents using these funds to the Health and Human Services Advisory Board (HHSAB).



Voucher Programs

AAHC Administers

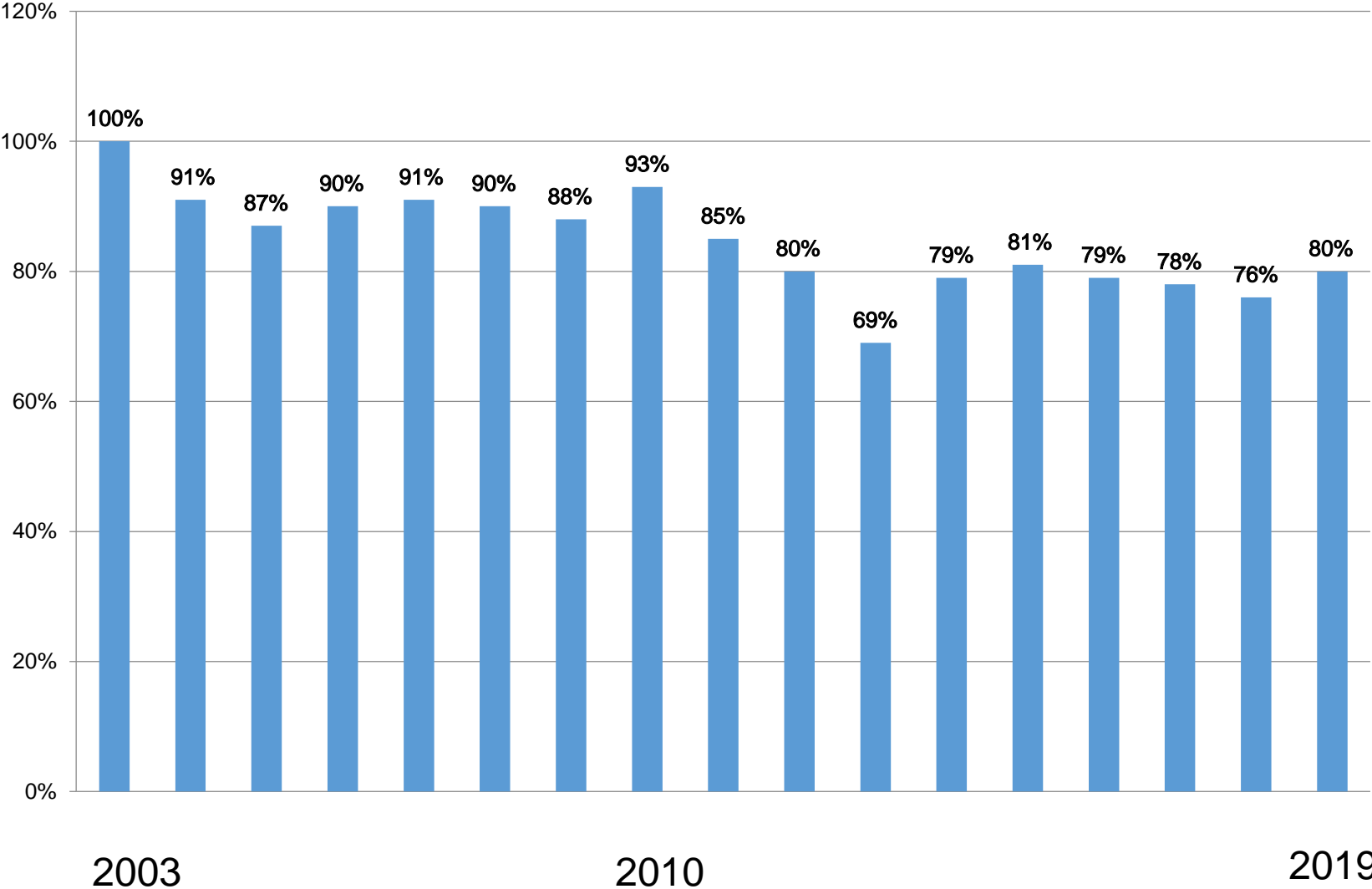
- 1,233 Housing Choice Vouchers
- 226 Veterans Affairs Supportive Housing (VASH) for Homeless Veterans
- 145 Non-Elderly Disabled Vouchers
- 32 Family Unification Vouchers
- 52 Continuum of Care Vouchers for Chronically Homeless Frequent Users of Emergency Services

Rent
Subsidy
Private
Sector

30% of
Income
as Rent

50% Area
Median
Income
Eligibility

Pro Rata HUD Funding for Voucher Administrative Fees



2003 federal budget included 100% of funding needed to administer Voucher programs, 2019 feds funding 84% of need



Policy & Planning Initiatives

01

Community Engagement former Ylot
Contract approval to Council in May

02

Assessment of City-Owned Properties

03

Housing and Human Services Advisory Board
And Affordable Housing Fund

04

Brownfield Policy related to Affordable Housing

05

City waitlist for units created through city zoning,
brownfield, or other local mechanisms

06

Other County Initiatives



THANK YOU
for your time
