

## MEMORANDUM

**TO:** Board of Commissioners  
Ann Arbor Housing Commission

**FROM:** Jennifer Hall, Executive Director

**DATE:** January 17, 2018

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### I. FEDERAL

- A. CY18 Budget:** Has not been adopted yet and HUD is operating on an interim budget until the CY18 budget is adopted. Public Housing Operating funds are at 90% pro rata for January 2018. The Housing Choice Voucher Administrative fee is at 76% pro rata for January and February 2018. HCV Housing Assistance Payments are operating at 98% pro rata for January and February 2018, which are pass-through funds to landlords for rent subsidies.

HUD is projecting that the CY18 adopted by Congress will end up being at 71% - 76% pro rata for the HCV Administrative fee, based on the current House and Senate budget proposals. The CY17 budget was at 82% pro rata so this will mean about \$112,000 to \$170,000 less in CY18 than CY17 in Administrative fees, which pay to run the entire voucher program.

### II. STATE & LOCAL

- A. City Sustainability Department:** I met with staff in the Sustainability Department to talk about how to partner on funding energy efficiency improvements, solar and Enterprise Green Standards into Swift Lane and other properties. The Sustainability department will be making recommendations on the millage funding related to sustainability, which is equal to the amount budgeted for affordable housing.
- B. County Brownfield Authority:** The Washtenaw County Brownfield Authority approved \$200,000 toward the demolition and infrastructure for Swift Lane. The BRA will consider up to \$800,000 in funding once other sources are secured. In order to receive brownfield funding, the properties must be designated as blighted, which is on the January 16<sup>th</sup> City Council agenda for approval.
- C. U-M Ginsberg Center:** The Ginsberg Center is partnering with the U-M Pharmacy school to connect pharmacy students with local nonprofit housing providers to provide medication reviews for low-income residents. We will be starting a pilot project at Baker Commons with assistance from Kelly Martin, the WCCMH case manager who works at Baker Commons.

### III. RAD REDEVELOPMENT

- A. Swift Lane (White/State/Henry and Lower Platt):** Met with MSHDA staff on November 29<sup>th</sup> to discuss the project and answer questions. MSHDA has not announced the LIHTC awards as of January 12<sup>th</sup> 2018.

**B. Colonial Oaks (Main, Penn, Seventh, Colonial Platt):** All renovations were completed in 2017 except for 1 apartment which is currently under renovation. The apartment was used as temporary relocation for a special needs tenant whose own apartment had required extensive structural repairs and ADA modifications, which caused a delay in renovations.

**C. Broadway:** No update.

#### **IV. FINANCIAL REPORT AND UPDATE**

November 2017 financials are attached.

#### **V. PROCUREMENT ACTIVITIES BEYOND SMALL PURCHASES (\$25,000+)**

No purchases over \$25,000

#### **VI. PERSONNEL**

**A. Staffing:** I am sorry to report that Megan Docteur, Family Self Sufficiency and Supportive Services Coordinator, has put in her resignation in order to move closer to her family. Her position will be posted as soon as possible.

**B. Training:** Congratulations to David Ehman who completed a lengthy training and certification process to become a Certified Apartment Maintenance Technician. Nina Tsushima completed a week-long training and certification on the Housing Choice Voucher program. All staff completed HTVN on-line training required by our insurance company, which included Customer Service, Fair Housing, Maintenance other relevant training courses.