

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: August 19, 2020

I. FEDERAL

- A. COVID-19 CARES Act:** The AAHC received an additional \$302,728 in CARES Act Administrative Fees for the voucher program as well as an additional \$12,380 for mainstream vouchers. These Administrative Fees must be spent by June 30, 2021 or they will be recaptured by HUD.
- B. HUD FY21 Budget:** No update
- C. CY20 Shortfall:** The AAHC is still expected to have insufficient HAP funding through December 2020 to cover all existing HAP contracts, and we are therefore in shortfall again. HUD issued a notice to all PHA's that they can apply for additional HAP funding through the CARES Act. The AAHC is applying for additional HAP, and if awarded, the AAHC will no longer be in shortfall status. If AAHC is not awarded additional HAP through the CARES Act, we will continue to work with the HUD shortfall financial team to ensure that we have enough HAP funding through December 31, 2020. The biggest difference between getting HAP funding through the CARES Act and getting Shortfall HAP funding is that under the CARES Act, we can absorb Port-ins from other Public Housing Authorities, and we can continue to lease-up off our tenant-based voucher waitlist.

II. STATE & LOCAL Partnerships:

- A. City of Ann Arbor Affordable Housing Millage:** A 1 mill, 20-year millage request for affordable housing and services for residents was on the City Council agenda on July 20, 2020 and was moved to July 27, 2020 as a special meeting to enable City Council members to have further discussion before voting on the millage language. **City Council approved the ballot language unanimously.**

DEVELOPMENT

- A. Swift Lane (Creekside Court and State Crossing):** The construction schedule has been pushed back several months and certificates of occupancy are expected to occur between Oct – Dec 2020 with tenant move-ins occurring between Oct 2020 and February 2021. The State of Michigan has extended the Low-Income Housing Tax Credit regulatory deadlines for the project due to COVID-19. Norstar, our developers, are working with Regions, our tax credit investor, and Cinnaire, our permanent debt lender, to determine the financial impact on the development.
- B. City-owned properties:** The SmithGroup, DDA, AAATA, City planning staff and I are meeting regularly to discuss design issues at 350 S 5th Avenue. The first floor is very challenging because of the conflicting ground floor uses of AAATA buses, pedestrians, waste

and recycling haulers, deliveries, moving vans, retail space, entranceways etc. We are also meeting regularly to develop public engagement strategies on 4 additional downtown properties.

IV. FINANCIAL REPORT AND UPDATE

July financial reports are included

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

\$28,483 Varsity Ford for a new Maintenance Van

VI. PERSONNEL

A. **Staffing:** Welcome to Tom Leach, our newest Maintenance Technician. Congratulations to Evangelina Vassallo for the birth of her first child on July 31st.

VII. OPERATIONS

- A. **Non-Elderly Disabled Voucher Program:** All 45 NED vouchers are leased up from the 2018 award. Shout-out to Lisa Lavan for all of her hard work leasing up new vouchers. 30/90 NED vouchers are leased up from the 2019 award.
- B. **Maintenance:** Exterior lighting was replaced at Green-Baxter.
- C. **COVID-19:** There are no known current cases of COVID-19 among staff or tenants.
- D. **Finances:** The auditors are conducting their site visit the week of August 17th – 21st for the Ann Arbor Housing Commission, Ann Arbor Housing Development Corporation, and Colonial Oaks.