

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: June 18, 2014

I. THE NATIONAL SCENE

For the housing choice voucher (HCV) program, the Senate bill recommends \$19.562 billion in total funding (as compared to \$19.177 billion available for this year and \$19.357 billion recommended in the House bill), with:

- \$17.719 billion for voucher renewal funding (as compared to \$17.366 billion available for this year and \$17.693 billion in the House bill)
- \$130 million for tenant protection vouchers (as compared to the same amount available for this year and in the House bill)
- \$1.555 billion for administrative fees (as compared to \$1.5 billion available for this year and \$1.35 billion in the House bill)
- \$83.16 million for the renewal of Mainstream 5 vouchers (as compared to \$106.691 million available for this year and \$108.45 million in the House bill)
- \$75 million for incremental HUD–Veterans Affairs supportive housing (VASH) vouchers (as compared to the same amount available for this year and in the House bill)

For the public housing (PH) program, the Senate bill recommends:

- \$1.9 billion for the capital fund (as compared to \$1.875 provided for this year and \$1.775 billion in the House bill), with a \$45 million set-aside for “supportive services, service coordinator, and congregate services” (as compared to the same amount available for this year and in the House bill) and a \$15 million set-aside for a Jobs-Plus pilot (also the same amount available for this year and in the House bill)
- \$4.475 billion for the operating fund (as compared to \$4.4 billion provided for this year and \$4.4 billion in the House bill)
- \$10 million for the Rental Assistance Demonstration (RAD) (as compared to no funding provided for this year and no funding in the House bill)
- \$90 million for Choice Neighborhoods (as compared to the same amount provided for this year and \$25 million in the House bill)

For a consolidated family self-sufficiency (FSS) program, the draft recommends \$75 million (as compare to the same funding level available for this year and recommended in the House bill). As the Center on Budget and Policy Priorities (CBPP) points out in its "Off the Charts" blog post, the bill would also broaden the program’s reach by allowing private owners of HUD-assisted properties to offer FSS to their tenants. (Owners would have to pay for the case management services.)

II. RAD REDEVELOPMENT

- A. Site Plan N. Maple and Lower Platt:** N. Maple is scheduled for the June 17th Planning Commission Meeting. Lower Platt is still being revised and will be submitted by the end of the month. A purchase option was provided to the owner on Platt and negotiations over the

terms of the purchase are underway.

- B. Zoning:** At the May 6th Planning Commission meeting Green-Baxter, Baker, and S. Maple were all recommended for rezoning. Main Street and W. Washington were tabled to provide time for the AAHC to address neighborhood concerns. I requested approval from HUD to split the lot on Main street in order to keep the unbuildable portion of the lot as public land to be used as a public park. I have not heard back from HUD after several requests. Lance Mitchell, Wendy Rampson and I met with several neighbors of the W. Washington site to discuss water drainage remedies on the site. We agreed to look into the downspouts causing erosion on the site as well as the cost of removing asphalt and replacing a portion of the asphalt with a rain garden. The neighbors agreed to talk to their neighbors about their willingness to purchase and plant the vegetation needed for a rain garden.
- C. Easements:** Rochelle Lento is continuing to work with the city attorney's office, parks and recreation and public service office to ensure that necessary easements are executed when the properties are transferred from the City to the AAHC.
- D. Relocation:** Over 20 vouchers have been issued to residents choosing to move with a voucher rather than temporarily relocating on site during renovations. Resident relocation meetings were held with Baker Commons, Green Baxter Court and Hikone. Over 60 residents attended the meetings.
- E. Funding:** The Maple Tower application to the Chicago FHLB was increased to \$850,000 from \$750,000. An application to the Pittsburgh FHLB will be submitted for \$500,000 for both the Maple Tower and River Run projects in July. Avalon Housing contract has been extended to include assistance with the LIHTC application for West Arbor (N. Maple and Lower Platt).
- F. HUD RAD Closing:** Maple Tower and River Run – The Financing Plan was submitted to HUD and we are awaiting their comments.

Colonial Oak (non-LIHTC properties) – on hold until HUD has completed the review for Maple Tower and River Run.

III. CITY/COUNTY/OTHER RELATIONS

- A. Community Solar** – I met with a local solar advocate to strategize on how to create a community solar project at Miller, N. Maple and Platt road. The consultant will make a presentation at the July 2014 Board meeting.
- B. County Water Resource Commission** – I met with Susan Bryan at the County to determine whether it would be feasible to add rain gardens to the AAHC properties to mitigate the water run-off. She indicated that rain gardens could work, despite the clay soil, and she recommended hiring a landscape architect to design the rain gardens.
- C. Veteran's Summit** – Beth Yaroch and I attended the statewide summit to end homelessness hosted by the VA hospitals in MI as well as the Corporation for Supportive Housing.

IV. FINANCIAL REPORT AND UPDATE

See financial report (Budget to Actual July-March 2015).

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

\$65,000 contract with Michigan Excavation and Demolition to demolish Green-Baxter Court

VI. PERSONNEL

A. Staffing – Kimberly Kachur was hired as the Accounting Clerk, to replace Teresa Calvert who was promoted to Financial Analyst a year ago.

VII. INTERNAL OPERATIONS

A. Housing Choice Voucher: The Dispute Resolution Center is not able to perform the role of Grievance Hearing Officer and the bid was offered to the next lowest bidder.

B. Public Housing: Staff have been concentrating on relocation activities.

C. Maintenance: Sewer jetting will be done at Upper Platt as a preventative measure in July. Contracts have been signed to install air conditioning at Seventh Street. The other non-LIHTC properties are having geothermal feasibility studies conducted.

VII. MAY 2014 BOARD MEETING FOLLOW-UP – Staff followed up with resident Deborah Gibson after the meeting.