

Lurie Terrace Waiting List and New Tenants

Frequently Asked Questions:

When will AAHC begin managing Lurie Terrace?

We anticipate transferring ownership in approximately December 2020. It will be dependent on how quickly we can close with HUD financing. We will notify tenants as soon as we know exactly when our closing date will be. We may only have a few weeks notice from HUD.

Will the Ann Arbor Housing Commission (AAHC) continue to provide senior housing?

Yes, new residents must have a household member who is age 62 or older. A legal agreement (declaration of restrictive covenant) will be recorded at the time of purchase requiring all new residents to have a household member age 62 and older.

Will the AAHC continue to accept people off the existing Lurie Terrace waiting list?

Yes, people will continue to be accepted from the existing waiting list. Currently there are roughly 130 applicants on the waiting list.

Will the AAHC continue to use the same applicant eligibility criteria?

Initially, the AAHC will continue to operate with the same applicant eligibility criteria until we can align the eligibility criteria as closely as possible with our other properties. Aligning the eligibility criteria will ensure that we are following fair housing laws.

Will the AAHC change the income requirements for new tenants?

Yes. The declaration of restrictive covenant (legal agreement) will also include a new income restriction that 60% of apartments will be restricted to households whose income is 80% of the area median income (AMI) or less, and 40% of the apartments will be restricted to households whose income is at 60% of the AMI or less.

What will the income caps be for new tenants?

- The 2020 income caps are below, and this will change annually
- 80% AMI: \$56,880 for a 1-person household and \$64,960 for a 2-person household.
- 60% AMI: \$42,660 for a 1-person household and \$48,720 for a 2-person household.

Why will the income requirements change?

The City of Ann Arbor and the AAHC's goal is to preserve the apartments for low-income senior households.

What will happen to the existing residents whose incomes are too high?

Historically about 90% of residents meet these income requirements; and residents who have higher incomes will be grandfathered in at the time of purchase. When an over-income person moves out, the new resident must meet the new income requirements.



Will the AAHC turn this building into an apartment for homeless households like Miller Manor?

No, the AAHC will not follow the same residential plan as Miller Manor and will not be setting aside apartments specifically for homeless households. Instead, the goal is to continue to house seniors who are on limited incomes. If a new applicant has a history of homelessness, however, they will be treated like all other applicants.

The current requirements include a minimum income that is three times higher than the rent, will the AAHC continue this requirement?

Yes, the requirement that a resident's income is at least three times the rent will continue to be a requirement. The City of Ann Arbor recently amended its non-discrimination ordinance to prohibit discrimination against households based on the source of income. If an applicant has a rental voucher, the voucher will be treated like income, as required under the ordinance.

Will the AAHC add project-based vouchers to any of the apartments?

Yes, approximately 10-15 apartments will have project-based vouchers attached to them when they become vacant. The applicants for these vouchers must come from the AAHC's project-based voucher waitlist instead of the Lurie Terrace existing waitlist.

Why will project-based vouchers be added to apartments at Lurie Terrace?

Adding project-based vouchers will enable some seniors with extremely low incomes to live at Lurie Terrace.

How can I get a rental voucher or live in a project-based voucher apartment?

To get a rental voucher or to live in a project-based voucher apartment, you must apply to the AAHC's waitlist when it is open. The waitlist will be open from Aug. 3-Aug. 31, 2020; and the application must be completed online at <http://www.a2housing.org/ann-arbor-housing-commission/index.aspx>. Vouchers are limited to households whose income is 50% AMI or below, which is \$35,550 for a one-person household and \$40,600 for a two-person household.

Have other questions?

Please contact **Jennifer Hall**, Executive Director of the Ann Arbor Housing Commission, at **734.794.6721**. She is working from home, so please leave a message on her voicemail, and she, or her staff, will return your phone call. Or you can email her at **JHall@a2gov.org**.



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