



Legislation Text

File #: 20-1425, Version: 1

Resolution to Amend the Administrative Plan Regarding Chapter 17: Project-Based Vouchers

The Ann Arbor Housing Commission (AAHC) project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to allocate a portion of those vouchers as PBV.

Staff recommend amending Chapter 17: "Project-Based Voucher" of the Administrative Plan to amend language to:

- 1) Allow the AAHC to project-base units an additional 10% of its units above the 20% program limit if the units are specifically for homeless households, veterans, persons with a disability, elderly, or are located in a census tract with a poverty rate of 20 percent or less.
- 2) Attach project-based vouchers to public housing projects owned by the PHA that are under redevelopment without going through a competitive process. This would include public housing that is redeveloped under RAD, but certain units do not have RAD PBV because they were de minimis units or the RAD PBV was transferred to another unit. For example, Swift Lane had 32 public housing units. After it is redeveloped it will have 44 RAD PBV because 12 PBV were transferred to Swift Lane from Broadway. We added 20 non-RAD PBV to Swift Lane and 12 non-RAD PBV to Broadway. The RAD conversions would not have been feasible if we did not have the ability to PBV non-RAD units.
- 3) Add "existing" units to the RFP PBV process, and not just units that will be rehabilitated or new construction
- 4) Remove the rating that gives preference to the projects with the fewest number of PBV units
- 5) Allow owners with existing HAP contracts with the AAHC to request modifications to the HAP contract and add units without going through the competitive RFP process.
- 6) Clarify that Washtenaw County may perform functions of an independent entity related to PHA-owned units and add the types of functions HUD requires to be performed by an independent entity for PHA-owned units.
- 7) Allow more than 25% of the units in a project to be project-based if the project serves elderly households or services are voluntarily provided to all families at a project. Allow up to 40% of the units to be project-based if the project is located in a census tract with 20% or less poverty.
- 8) Allow the AAHC to inspect on an biennial basis a random sample consisting of at least 20 percent of the contract units in each building instead of annually
- 9) Add a definition of project to include a single building, multiple contiguous buildings, multiple buildings on contiguous sites, single-family scattered sites that are not contiguous.

Prepared by: Weneshia Brand, Director of Operations

Approved by: Jennifer Hall, Executive Director

WHEREAS, The Ann Arbor Housing Commission's Housing Choice Voucher Administrative Plan details its policies and procedures for the management of its Housing Choice Voucher (HCV) Program; and

WHEREAS, The AAHC has included in its administrative plan language that defines the management and administration of its Project-Based Voucher program; and

WHEREAS, Staff recommend amending Chapter 17: "Project-Based Voucher" of the Administrative Plan to amend language to:

- 1) Allow the AAHC to project-base units an additional 10% of its units above the 20% program limit if the units are specifically for homeless households, veterans, persons with a disability, elderly, or are located in a census tract with a poverty rate of 20 percent or less.
- 2) Attach project-based vouchers to public housing projects owned by the PHA that are under redevelopment without going through a competitive process. This would include public housing that is redeveloped under RAD, but certain units do not have RAD PBV because they were de minimis units or the RAD PBV was transferred to another unit. For example, Swift Lane had 32 public housing units. After it is redeveloped it will have 44 RAD PBV because 12 PBV were transferred to Swift Lane from Broadway. We added 20 non-RAD PBV to Swift Lane and 12 non-RAD PBV to Broadway. The RAD conversions would not have been feasible if we did not have the ability to PBV non-RAD units.
- 3) Add "existing" units to the RFP PBV process, and not just units that will be rehabilitated or new construction
- 4) Remove the rating that gives preference to the projects with the fewest number of PBV units
- 5) Allow owners with existing HAP contracts with the AAHC to request modifications to the HAP contract and add units without going through the competitive RFP process.
- 6) Clarify that Washtenaw County may perform functions of an independent entity related to PHA-owned units and add the types of functions HUD requires to be performed by an independent entity for PHA-owned units.
- 7) Allow more than 25% of the units in a project to be project-based if the project serves elderly households or services are voluntarily provided to all families at a project. Allow up to 40% of the units to be project-based if the project is located in a census tract with 20% or less poverty.
- 8) Allow the AAHC to inspect on an biennial basis a random sample consisting of at least 20 percent of the contract units in each building instead of annually
- 9) Add a definition of project to include a single building, multiple contiguous buildings, multiple buildings on contiguous sites, single-family scattered sites that are not contiguous.

RESOLVED, that the Board of the Ann Arbor Housing Commission approve the revisions to the Administrative Plan as described in the attachment to the memorandum above to take effect October 1, 2020.