

RAD Certification

Re: Project Name: Garden Circle
Development Number: MI064000100
Location: 2072 Garden Circle, Ann Arbor, Michigan 48103
PHA & Owner: Ann Arbor Housing Commission

The Ann Arbor Housing Commission Board certifies that:

1. The PHA has assessed the property for any exigent health & safety hazards and, if applicable, has completed any necessary repairs.
 - The Board reviewed the Real Estate Assessment Center (REAC) Inspection conducted on this property in April 2022. The inspection identified an exposed electrical box on the exterior of the building, which was promptly repaired. No other violations were found.
 - During meetings with the current resident in March & April 2023, an issue with the air filtration was discovered and resolved by cleaning the air ducts and replacing filters.
2. The PHA has provided the Owner with the lead-related records and the Owner has agreed to evaluate and control lead-based paint hazards.
 - The PHA & Owner are in possession of the lead-based paint report from an inspection by Nova Environmental, Inc. in March 2015. Testing was conducted with an X-Ray Fluorescence (XRF) Lead Analyzer. In accordance with HUD/EPA standards, all components/testing combinations sampled were negative.
3. The property can be sustained for 20 years as decent, safe, and sanitary housing at the published RAD contract rents.
 - The Board reviewed an operating pro forma using the RAD rents and is satisfied that the property can be sustained for 20 years.
4. The site complies with the applicable federal accessibility requirements in the Fair Housing Act, Section 504 of the Rehabilitation Act, and Titles II and III of the Americans with Disabilities Act.
 - The property is a single-family home built in 1971. Significant structural changes would be required to convert to an accessible unit that would result in undue financial and administrative burdens.

- The tenant has not made any requests for reasonable accommodation, but in accordance with the Fair Housing Act, the PHA will make reasonable alterations if a future request is made for accessibility features.
- The agency's Annual Plan (Moving To Work Supplement) and Administrative Plan (Chapter 2) state its commitment to operating its programs in a manner that is consistent with the requirements of nondiscrimination and equal opportunity authorities, and will be accessible to persons with disabilities in accordance with the Fair Housing Act, section 504 of the Rehabilitation Act, Titles II and III of the Americans with Disabilities Act, as applicable.

Certified By:

Dr. Lee Meadows, Board President