

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: May 2015

I. FEDERAL

- A. FY 15 HUD Public Housing Operating Subsidy funding:** From NAHRO, “In the explanation accompanying the April distributions of Operating Funds, HUD announced that the Department is currently anticipating a proration of 85 percent for the year, up from the previous estimates of 82-83 percent. The revised estimate is based on HUD’s analysis of PHAs’ submitted Operating Subsidy forms (HUD-52722 and HUD-52723). While there is still some potential for fluctuation as new and revised Operating Subsidy forms are submitted, the interim estimate has historically been relatively close to the final proration.”
- B. FY 15 HUD HCV Administrative Fee:** From NAHRO, “In a letter to PHAs, HUD recently announced that the final administrative fee proration for 2014 was 79.77 percent. To raise the proration from 75 percent, HUD used its authority to reprogram unobligated HCV carryover balances from prior years. NAHRO has repeatedly urged the Department to utilize this language to alleviate some of the underfunding experienced by PHAs. However, NAHRO continues to urge the Congress not to rely on these year-end increases to provide PHAs with adequate administrative funding, noting the difficulties and limitations of after-the-fact funding.”

II. RAD REDEVELOPMENT

- A. River Run & Maple Tower Renovations:** The 2nd through 5th floor of Baker and the 4th through 7th floor of Miller are completely renovated and tenants have moved in. The 1st floor of Baker and the 2nd and 3rd floor of Miller are currently being renovated. Construction is continuing on the replacement building for the building that burned down at Green-Baxter. Norstar began renovations at Hikone.
- B. N. Maple (West Arbor):** Waiting on HUD to provide final transaction approval. Closing tentatively end of June/early July.
- C. White/State/Henry:** The site plan was submitted and is expected to be on the June 9th Planning Commission meeting. I will be out of town during that meeting and Beth Yaroch will represent the AAHC.
- D. Colonial Oaks (Main, Penn, Seventh, Colonial Platt):** Scheduled for a May 29th closing.

III. CITY/COUNTY/OTHER RELATIONS

- A. City Council:** The Administrator recommended \$280,000 in general funds support for FY16 and the formation of a special committee to discuss the ongoing relationship between the City and the AAHC.

B. City of Ann Arbor IT: Additional cameras have been installed at Miller which Avalon is able to view 24/7. IT will also be rewiring the staff office area to remove obsolete wires and moving the hub to the new office area. IT will be installing new card readers at Miller in place of the existing keyed doors which will provide better security. And they will be adding city card readers for police and fire personnel to be able to enter 24/7 at both Miller and Baker.

C. Avalon Housing: Avalon has moved into Miller in temporary offices in the lobby as well as in the two service offices on the tenant side of Miller. They have taken over the monthly food distribution and are developing a plan for hot food service. The AAPD has reported a significant decrease in police incidents since Avalon started providing 24/7 services at Miller. It should be reflected in the AAPD report for May.

D. Community Support and Treatment Services: Lynn Koch's office has been moved from Miller to White/State/Henry to a vacant unit in order to provide services there. She will continue to have a 2nd office at Baker as well.

IV. FINANCIAL REPORT AND UPDATE

See attached Financial Statement

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

\$62,395 for new furnaces and air conditioning for Main, Pennsylvania, and Upper Platt

VI. PERSONNEL

A. New Staff: Welcome to three new temporary staff: Sonja Karnovsky, Joe Kufta, and Mary Mikha.

VII. OPERATIONS

A. Housing: The AAHC paid for two tenants to attend a rain garden class at the County and they designed rain gardens for W. Washington, Miller and Hikone. The AAHC purchased plants and supplies and the gardens will be installed over the next month.

B. West Washington: The duplex at W. Washington had a fire that was caused by a tenant. Both tenants were able to get out of the building safely. One apartment must be completely gutted and renovated and the other apartment sustained very little damage. Both apartments were scheduled for renovations this summer however the new steel roof may have sustained damage from underneath. The insurance inspector and fire inspector have been through the apartments and will be issuing a report on the damages.

VIII. FOLLOW UP TO MAY 2015 BOARD MEETING. Nothing to report