

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: January 15, 2020

I. FEDERAL

A. Fiscal Year 2020: The President signed a \$1.4 Trillion spending package for FY20 including \$49.1 Billion for HUD, an increase of \$4.9 Billion (11%) over FY19. The bill includes \$23.874 Billion for the Voucher Program for both HAP and Administrative Fees. The budget is expected to cover 99.1% of HAP costs but HUD has not yet released the pro rata rate for FY20 Administrative Fees, which is currently at 79%.

II. STATE & LOCAL Partnerships:

- A. City and County:** City and County staff held a follow-up work session on Monday, January 13th, with City Council about redeveloping underutilized City-owned properties as affordable housing.
- B. City Sustainability Department:** Weneshia Brand is the AAHC liaison with the City of Ann Arbor Sustainability and Innovations department and is a member of the A2Zero Climate Neutrality Committee attending meetings held on December 19th and November 13th. A2Zero is committed to reducing and eliminating the contribution to climate change.
- C. The Ride:** The AAHC is partnering with the Planning and Innovation Division and is a member of the Innovative Mobility Actions Advisory Group attending meetings held on December 2nd. The Ride commits to implementing innovative public transit experiences that is diverse and equitable for all commuters.
- D. Washtenaw Housing Alliance:** Weneshia Brand, Misty Hendershot and I attended the WHA's Washtenaw County System Modeling Project meeting held on Dec 18th. This project is designed to help our homeless system identify future bed/unit goals for emergency shelter; transitional housing; rapid re-housing; and permanent supportive housing.
- E. Washtenaw County:** The AAHC is partnering with Washtenaw County and other community members to ensure maximum participation of our tenants in the upcoming Census Count.
- F. Avalon Housing:** The AAHC signed an agreement with Avalon to project-base 6 VASH vouchers at their new project on S. Maple called Hickory Way. The VA will provide services to the 6 homeless households who will be housed there.

REDEVELOPMENT

- A. Swift Lane (Creekside Court and State Crossing):** Significant construction progress. DTE requested that the Michigan Public Service Commission allow the AAHC to master meter these properties instead of individual meters. We have not received notification of the results yet.
- B. 1508 Broadway:** Renovations are complete and tenants have moved in.

IV. FINANCIAL REPORT AND UPDATE

December financial reports are included

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

\$38,389 Blessings Janitorial Maple Tower

VI. PERSONNEL

- A. **Staffing:** Welcome to Tom-Meka Baskin, our newly hired Administrative Assistant. Tom-Meka previously worked at the Social Security Administration and she will be working at Miller Manor supporting the front desk as well as waitlist staff when Swift Lane is leasing up. City Council approved the addition of 1 FTE Occupancy Specialist in the Voucher Program, which will be posted soon.
- B. **Union Progressions:** Congratulations to Maria Spencer and LaTonya Brown who completed their Level 4 progressions. Congratulations to TJ Irvine who completed his level III progressions. Congratulations to Evangelina Vasselto and Sharice Miller who completed their Level 2 progressions.
- C. **Training:** All AAHC staff completed an excellent Conflict Management Workshop conducted by Belinda Dulin of the Dispute Resolution Center. Terry Holman, Marilyn Watson and I completed a Diversity and Inclusion Focus Group at the City to kick-off the City's Diversity and Inclusion Initiative.

VII. OPERATIONS

- A. **New Office Survey:** Aidan Tank created and tabulated a survey of our tenants to determine the most accessible location for a new office. The choices were 350 S 5th (the former Y site), 721 N Main (city owned former public works), 2000 S. Industrial (current administration and maintenance facility) and 1501 E Stadium (currently a fire station used for fire inspection services). The responses were dependent on the primary mode of transportation (public transit, private vehicle, walking etc.) and where the tenant's resided. The survey confirmed that because most of our voucher tenants live on the east side of the county, Industrial and Stadium were more accessible for people with vehicles. 350 S 5th is next to the Blake Transit Center and was the most accessible for people who primarily use public transit followed by 2000 S. Industrial. N Main was challenging for most respondents.
- B. **Family Unification Program:** The AAHC was awarded 32 new FUP vouchers and we have received 43 referrals from DHHS. 30 have leased-up (13 families & 17 youth), 2 are in process and 11 failed to lease-up who were approved. We met our 90% lease-up deadline by December 31, 2019.
- C. **Non-Elderly Disabled Voucher Program:** The AAHC was awarded 45 NED Vouchers and we have pulled 80 people from the waitlist. 44 households have leased-up, 1 household is in process and 35 households failed to lease-up who were approved. We met our deadline of leasing up 85% by October 31, 2019.
- D. **Maintenance:** New floors were installed in all common areas at Baker Commons. New floors will be installed this month in the older areas of the first floor at Miller Manor including the Community Room. Tim is getting bids on painting all the walls at Baker and the first floor at Miller. Michigan Hardscape completed some storm drain improvements at Maple Meadows to alleviate some flooding problems. We are also working with the County and City to utilize CDBG funds to pave and gutter Russell street to eliminate the stormwater erosion & flooding at Maple Meadows.