

Ann Arbor Housing Commission and Affiliates
FY27 Budget

	AAHC COST CENTERS						50123 990 AAHDC
	Central Office	FSS	Section 8			AAHC TOTAL	
			MTW	MS5	EHV		
INCOME							
Tenant Rent	-	-	-	-	-	-	25,200
HUD Grants & Admin Fees	209,008	-	-	-	-	209,008	-
Rent Subsidies (HAP)	-	-	26,922,518	3,240,000	246,261	30,408,779	-
Other Grants	-	-	-	-	-	-	10,405,381
Millage Funding	-	-	-	-	-	-	4,897,271
City General Fund	-	-	160,000	-	-	160,000	-
Other Revenue	1,221,923	25,000	263,720	16,400	2,200	1,529,243	3,000,837
TOTAL INCOME	1,430,931	25,000	27,346,238	3,256,400	248,461	32,307,030	18,328,689
OPERATING EXPENSES							
Admin Salaries/Benefits	1,252,644	-	1,399,861	152,602	10,200	2,815,307	87,314
Other Admin	145,311	3,300	929,253	95,598	6,000	1,179,462	308,986
Tenant Services	300	45,000	84,500	-	-	129,800	2,036,049
Utilities	16	-	-	-	-	16	32,981
Maintenance Salaries/Benefits	-	-	-	-	-	-	-
Maintenance Buildings	19,976	-	12,600	-	-	32,576	51,400
Insurance/Other	12,683	-	40,006	-	-	52,689	716,515
Development Expenses	-	-	-	-	-	-	14,095,310
Rental Assistance	-	-	24,880,018	3,008,200	232,261	28,120,479	-
TOTAL EXPENSES	1,430,931	48,300	27,346,238	3,256,400	248,461	32,330,330	17,328,554
OPERATING INCOME	-	(23,300)	-	-	-	(23,300)	1,000,135
Debt Service & Replace Reserves	-	-	-	-	-	-	-
NET OPERATING INCOME	-	(23,300)	-	-	-	(23,300)	1,000,135
Est Fund Balance June 30, 2026	64,000	219,709	-	-	-	283,709	13,733,224
Est Fund Balance June 30, 2027	64,000	-	-	-	-	64,000	14,733,359
RESTRICTED fund balance 6-30-26	-	196,409	-	-	-	196,409	-

				AFFILIATED ENTITIES					Affiliates TOTAL	GRAND TOTAL
				Tax Credit Properties with separate audits						
Porter's Place	Colonial Oaks	Siller Terrace	Lurie Terrace	Maple Tower	River Run	West Arbor	Swift Lane	Dunbar Tower		
-	236,880	159,247	1,033,707	505,159	512,372	332,595	290,560	145,010	3,215,530	3,240,730
-	-	-	-	-	-	-	-	-	-	209,008
-	626,644	150,000	523,019	1,081,215	829,526	599,208	789,006	424,880	5,023,498	35,432,277
-	-	-	1,010,000	-	-	-	-	-	1,010,000	11,415,381
-	-	-	-	-	-	-	-	-	-	4,897,271
75,000	-	-	-	-	-	-	-	-	75,000	235,000
51,725	5,200	2,750	46,000	26,920	21,120	18,960	9,100	900	182,675	4,712,754
126,725	868,723	311,997	2,612,726	1,613,295	1,363,018	950,763	1,088,666	570,791	9,506,703	60,142,423
88,001	216,449	15,261	319,922	276,245	206,314	175,370	195,301	114,424	1,607,287	4,509,908
5,750	111,085	30,998	193,009	160,326	137,463	95,617	109,817	70,747	914,813	2,403,260
-	475	-	11,500	3,375	2,900	1,150	16,150	1,575	37,125	2,202,974
1,200	116,975	47,822	167,700	236,289	276,325	160,502	138,699	101,000	1,246,512	1,279,509
-	95,013	39,757	233,871	249,316	191,783	77,814	133,415	96,632	1,117,601	1,117,601
16,500	200,434	94,300	1,308,712	379,331	341,567	184,340	190,933	82,000	2,798,116	2,882,092
15,000	43,789	68,492	211,251	110,460	100,912	46,691	57,881	60,063	714,539	1,483,742
-	-	-	-	-	-	-	-	-	-	14,095,310
-	-	-	-	-	-	-	-	-	-	28,120,479
126,451	784,219	296,630	2,445,965	1,415,342	1,257,264	741,483	842,196	526,441	8,435,992	58,094,876
274	84,504	15,367	166,761	197,952	105,754	209,280	246,469	44,349	1,070,711	2,047,546
-	(22,138)	(4,800)	(134,001)	(171,955)	(90,382)	(179,417)	(183,792)	(22,050)	(808,535)	(808,535)
274	62,366	10,567	32,760	25,998	15,371	29,863	62,677	22,299	262,176	1,239,011

BUDGET ASSUMPTIONS:

No staffing changes from the FY26 budget.

Assumes 3% wage increase for non-union staff as well as a 2% wage increase AFSCME and Teamster staff

Section 8 funding overall is an estimate. The budget for the first half of the budget cycle is firm as we received confirmation of the funding for CY26. Funding for the second half of the budget cycle is an estimate.

Garden property has been absorbed into the Colonial Oaks budget.

The new Porter's Place cost center represents the Community Center/first floor of Dunbar Tower which is projected to open in the fall of 2026.