



Open House West Arbor – Ribbon Running

Ann Arbor Housing Commission

- 01** Affordable Housing Properties
20 properties in the City of Ann Arbor
626 apartments
- 02** Voucher Programs – Washtenaw & Monroe Counties
2,347 Vouchers
- 03** Family Self-Sufficiency & Homeownership Programs
100 – 130 FSS participants
38 Households have purchased a home
- 04** Finance and Administration
\$50 Million Annual Budget - not including development
50.5 Staff
- 05** Development
741 Units Under Development by AAHC since 2021
\$355,000,000 Total Development Costs

The President's FY27 \$73.5B HUD Budget is a 13% decrease from the adopted FY26 budget

Increased funding Housing Choice Vouchers

- \$38.4B for HCV
- An increase of \$407M over FY26
- FY26 AAHC HCV is \$26M

Elimination of CDBG and HOME Funds

- The County administers these funds for the City of Ann Arbor
- FY26 County CDBG is \$2.2M
- FY26 County HOME is \$1.3M

Elimination of Family Self-Sufficiency Program

- Program to support and incentivize families to increase their wage income
- FY26 AAHC is \$209,000 for 2 FTE's

Elimination of Continuum of Care Program

- FY26 Washtenaw County Nonprofits received \$7.2M for homeless housing and services
- Moves CoC funds to the Emergency Solutions Grant for shelters and transitional housing

The President's FY27 NEW Program Rules

Prohibits Issuing Vouchers to New Families

- Except to homeless veterans
- Except for family unification vouchers

Work Required for all Household Member

- 20 hours per week minimum
- Between ages of 18-62
- Unless disabled or caretaker for someone with a disability or veteran in treatment

Time Limit

- 5 years
- Implementation unknown
- Will take effect once regulations published

Shelters & Transitional Housing

- Replaces Permanent Supportive Housing
- Requires participation in substance use & mental health treatment as a condition of access to housing

Voucher Programs

AAHC Administers 2,347 vouchers

1,249 Housing Choice Vouchers

278 Veterans Affairs Supportive Housing (VASH)

351 Non-Elderly Disabled Vouchers

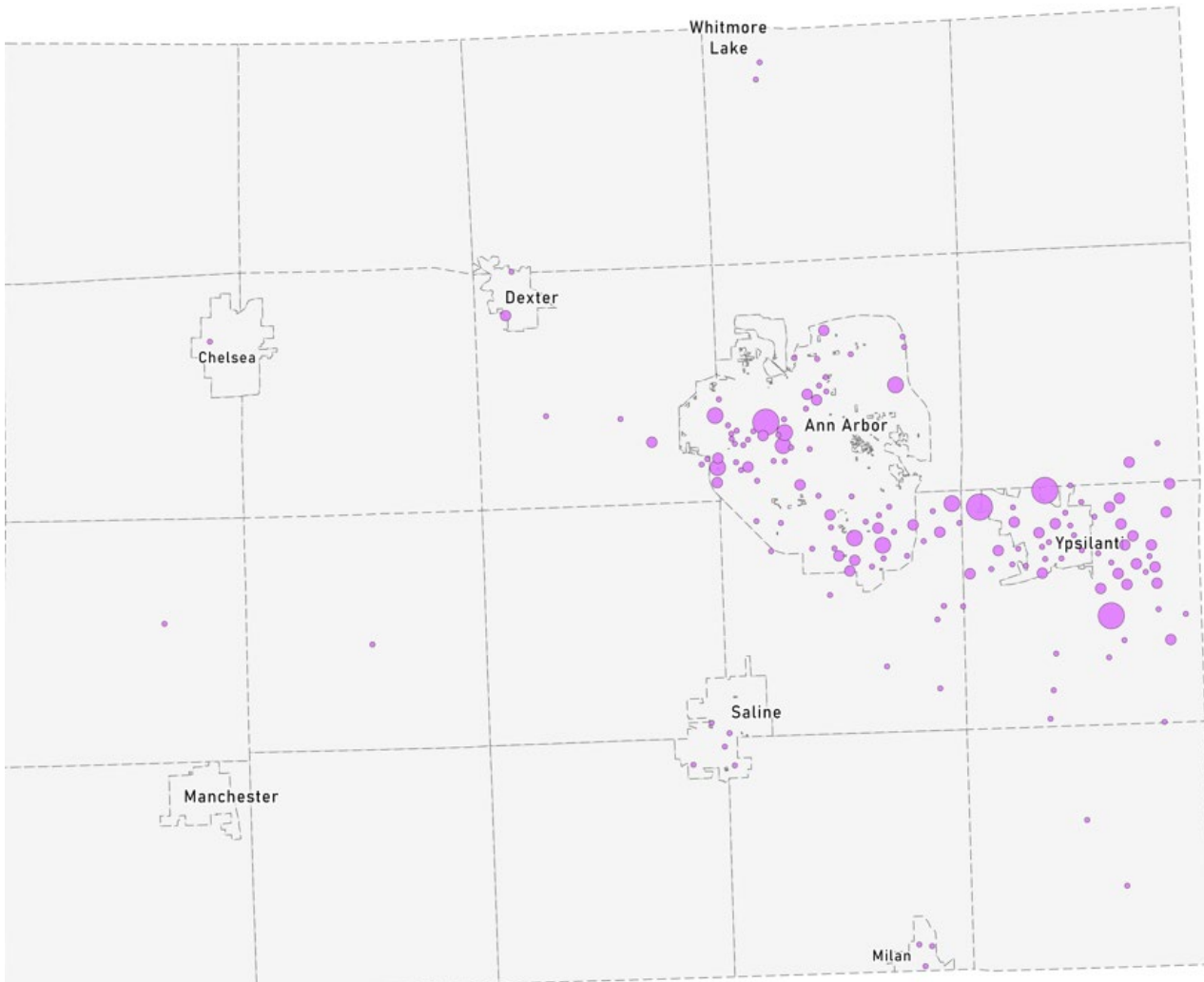
32 Family Unification Vouchers

24 Emergency Housing Vouchers

336 RAD Project-Based Vouchers on AAHC properties

6 Foster Youth Initiative

71 Tenant Protection Vouchers



Number of Households

- 1 - 9
- 10 - 39
- 40 - 99
- Over 100

Distribution of All AAHC Vouchers Leased Up in Washtenaw County 6.2025

Potential Impact on Working Age Population

- 627 (31%) households have an elderly (62+) household member
- 1,228 (60%) households have at least one household member with a disability
 - 1815 total people in all AAHC voucher programs have a disability
 - Compared to 13.6% of the people in the United States who have a disability
- 734 (36%) of all Households are potentially impacted by work requirements and 5-year limit based on the age of household members and no household members have a disability
- 11% of Households report having no income

Continuum of Care – Housing and Services Funding for Homeless Households

FY26 Legal Limbo

- HUD limited permanent housing to 30% of all CoC funding
- Legislators increased to 60%
- Washtenaw currently 95%
- Court battle
- HUD delayed FY26 grants
- County approved \$432,000 funds/loan to nonprofits with grants starting before July 1, 2026

FY27 President Proposed

- Zero funding for CoC
- \$7.2M/yr lost funding Washtenaw
- Over 600 previously homeless households will lose rent subsidy and services in Washtenaw
- Need collective strategies to keep people housed
- Need strategies to access new federal funding for shelters and transitional housing

Affordable Housing Millage- Funded New Projects

Completed, 199 apartments

- 70 @ Hickory Way I & II, Avalon
- 50 @ Grove at Veridian, Avalon
- 16 @ Siller Terrace, AAHC
- 63 @ Dunbar Tower, AAHC

Under Development, 1017 apartments

- 39 @ Hickory Way III, Avalon
- 250 @ Annex@A2, The Annex Group
- 209 @ Arbor South, AAHC
- 330 @ 350 S 5th, AAHC
- 66 @ Lockwood on State, Lockwood
- 123 units @ 2 sites in process of acquiring

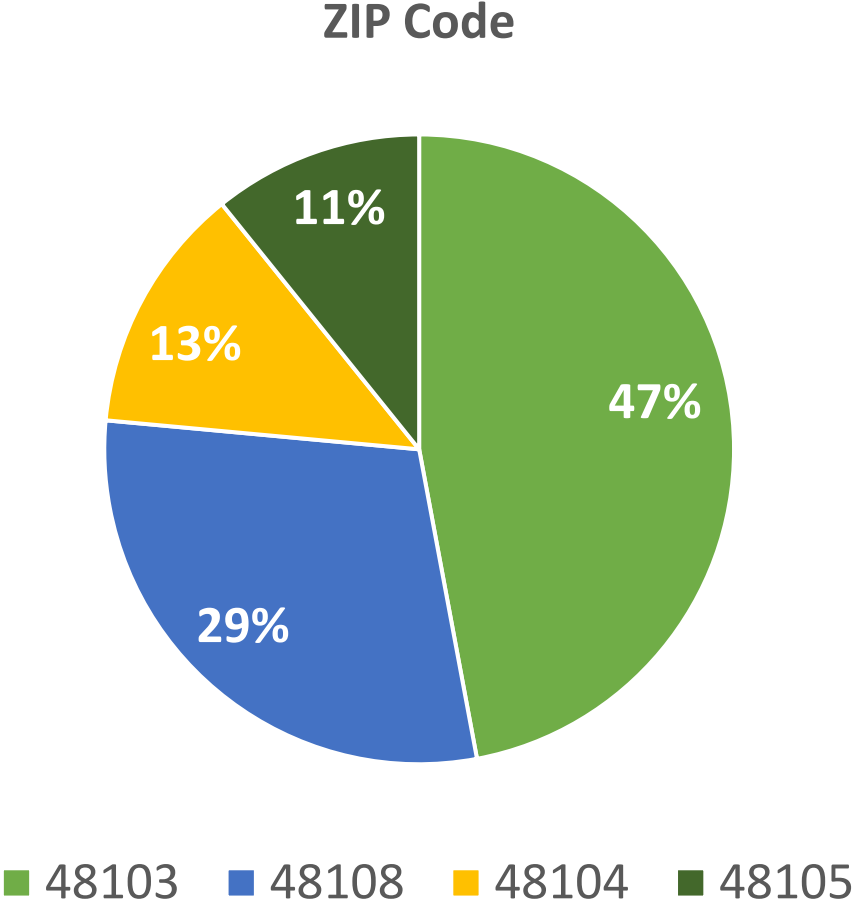


AAHC 350 S 5th With Related Midwest

- 20 Story Tower
- 1Bdr & 2Bdr
- 330 apartments
- Mixed Income
 - 110 @ 30% Area Median Income
 - with project-based vouchers
 - Also 60%, 70% & 80% AMI
- \$220,000,000 Development Budget
 - \$35 million city millage bond
 - \$4 million affordable housing fund
- Construction 2026-2028

FY26 Housing Eviction Prevention Program

- \$296,000
 - \$136,000 Marijuana funds
 - \$160,000 General funds
- 228 request: 89% approved
 - 73% Black Head of Household (HOH)
 - 73% Female HOH
 - 57% Households with Children
 - 38% Disabled Households
- \$1,412 Average HPP Payment
- Income limited to 60% AMI or less
- 98% of approved applicants had all their past due rent covered.
- The most common reason for request was due to an unexpected expenses or loss of income.



Family Self-Sufficiency

FSS helps residents increase their income by building financial stability and achieve long-term goals. Participants work with a case manager to build individualized plans and build escrow savings as their earnings grow which they receive upon program completion.

Program Funding and Scale

- Received \$209,008 from HUD for case manager training and salary
- AAHC Serves on average 115 participants per year

Key Community Partners

- MI Works Southeast: Job placement and employment support service
- University Lending Group: Mortgage Lending and Down Payment Assistance
- Huntington Bank: Mortgage Lending and Down Payment Assistance
- Bank of Ann Arbor: Financial Literacy and Money Management
- OCED Financial Empowerment Program: Small Business Financial Coaching

Earned Income at Enrollment	\$12,558
Current Earned Income	\$40,220
Average Amount of Change	\$27,662
Average Escrow Disbursement	\$10,370
Purchased a Home	4

Separate from FSS, AAHC has assisted 38 families with Homeownership through our Housing Choice Voucher Program.