

MEMORANDUM

TO: Board of Commissioners, Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: April 16, 2025

I. FEDERAL

- A. **On April 23, 2025**, AAHC received notice funding for the EHV program. Funding renewal for the FY25-26 is \$395,933. We were notified by HUD that funding for the EHV program will not be renewed beyond the 2026 fiscal year.
- B. **On May 2, 2025**, the Trump Administration released their [FY 2026 skinny budget proposal](#). Although the president's budget is a political document and does not have the force of law, it does propose devastating cuts to housing and community development programs. The budget proposes the creation of a State Rental Assistance Block Grant, which would block grant funding for Public Housing, Section 8 Tenant-Based and Project-Based Rental Assistance, Housing for the Elderly, and Housing for Persons with Disabilities to the states – and cut these programs by an overall \$26.718 billion.

The budget would also institute a two-year cap on rental assistance for able bodied adults. In addition, a letter from the Office of Budget and Management provides overviews of the discretionary request, in total and by major agency, and a detailed listing of the specific recommended changes that will be incorporated into forthcoming appropriations bill language, see attached.

- C. **On May 12, 2025**, AAHC received a notice renewal funding for FY2025. Funding for the MTW and RAD program is **\$24,634,063**. Funding calculations provides renewal funding eligibility for vouchers subject to fungibility and vouchers outside of the MTW single account. It also provides estimated RAD 1 funding for the first full year of conversion and CY budget authority associated with tenant protection actions and Special Purpose Vouchers.

For the months of January through May of 2025, HAP obligations are based on an estimated CY 2025 renewal level. If the program is underfunded through May 2025, based on 5/12 of the prorated funding eligibility, the additional amount due will be obligated in the immediate future. If HUD otherwise provided obligations above 5/12 through May 2025, June 2025 and/or future obligations will be reduced accordingly, to ensure an accurate amount of budget authority for the year.

II. STATE & LOCAL Partnerships:

- A. **AAHC “Subtext Living”**: received a \$50K donation for Subtext Living to assist with support services for program participants. The donation is to support 5 properties in the Central Ann Arbor area, 3 of which currently house homeless households. AAHC commits to using the donation to fund services for homeless households that live at our properties within the Central Ann Arbor area including 2 additional properties that will be developed within the

central area and will have units' set-aside form homeless households, in the next 3-5 years.

- B. **“City Sustainability: The Ann Arbor Resilience Hub Network”** has now expanded to include the Green Baxter Court Community Center. As part of this initiative, Community Action Network developed and distributed a survey to gather input from community members on what they would like to see at the Community Center. Many individuals expressed a desire for more opportunities to foster community connections at the center, specifically mentioning the Community Garden. The Community Garden at Green Baxter Court has served as a central gathering place for several years; however, it lacks a few essential features, such as a communal tool shed, among others.
- C. **“Dorsey Estates” Washtenaw County:** Dorsey Estates is a new housing develop located near Depot Town in Ypsilanti. The homes feature a mixture of cottages, duplex, and townhomes. The project is developed by Renovare Development who offered first opportunity of sale to HCV participants. Renovare worked with several lenders and Washtenaw County to ensure affordable financing for the homes, including down payment assistance. The first home will close this month with a HCV participant. Two other HCV participants are expected to close some time June.
- D. **Rising Hope:** The AAHC Rising Hope program continues to assist eligible families with support services offered by partnering agencies. We are currently meeting with partners to renew contract services for FY26. In addition, AAHC in collaboration with WHA has applied for the LEO grant which provides support services funding to individuals impact by the justice system to assist with housing instability.

III. DEVELOPMENT

- A. **121 E. Catherine:** No update
- B. **350 S. 5th:** No update
- C. **2000 S. Industrial:** No update
- D. **1510 E. Stadium:** Obtaining bids to address the roofing at Stadium. Bids are ranging from \$106K up to \$133K.
- E. **721 N Main/123 W. Summit:** No update
- F. **404 N Ashley:** AAHC completed the lease renewal with IHN and SAWC for an additional year. In addition, AAHC is working with Kone Elevators and Escalators to complete testing, maintenance, and repair to the elevator.
- G. **Arbor South:** No update

IV. FINANCIAL REPORT AND UPDATE

April AAHC 2025 Financial Statement highlights attached

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

- \$73,200 three-year contract with Breyko, Outfront Agency for documenting housing and homelessness at Dunbar Tower.
- \$81,900 contract with Great Lakes Building Innovations to provide air sealing at Dunbar Tower.

VI. PERSONNEL

- A. **Staffing:** We have posted five (4) vacant positions: Occupancy Specialist - Waitlist, Housing and Economic Development Director, and two Facility and Maintenance Technician. AAHC will postpone filling positions that are paid by the voucher program due to funding uncertainty.
- B. **Progressions:** No update
- C. **Training:** All Housing Managers, Occupancy and Property Compliance Specialist attend the HCV HOTMA training, Waiting list and Admin Assist staff, including Mindy Van Huffel attended Waiting List Mgt training. Angie Killom, Lisa Lavan, and Katrisha Kelly are attending a year-long Leadership Training for new and aspiring managers. LaTonya Brown, Makia Slaughter, Marilyn Watson-White and Lisa Lavan are attending the Ann Arbor Ypsilanti Chamber of Commerce year-long Leadership Training.
- D. **Manager's Retreat:** held on April 9th to continue strategic planning started in 2024. Staff are currently working on creating manuals and training documents, which included: hiring, orientation, employee development and feedback, documenting processes, digitalization, off-boarding, succession planning, on-call, and space planning.

VII. OPERATIONS

- A. **Mainstream Non-Elderly Disabled Voucher Program:** 236/251 (94%) vouchers are leased. HUD's goal is to have at least 82% leased up.
- B. **Family Unification Vouchers:** 27/32 vouchers are leased-up. AAHC works directly with DHHS for referrals.
- C. **Emergency Housing Vouchers:** 24/29 vouchers are leased-up. EHV vouchers are not eligible for reallocation therefore, as participants leave the program the voucher will not be reissued and therefore only 24 of the original 29 vouchers are available moving forward. HUD recently announced that the program will continue to receive funding through FY26. Participants will be transitioned to the regular HCV program once EHV funding is exhausted.
- D. **VASH:** 192/278 vouchers are leased-up. AAHC works directly with the Ann Arbor VAMC for referrals. The AAHC received 41 new VASH vouchers in December 2024.
- E. **Foster Youth Initiative:** 0/6 vouchers are leased up. On October 8, 2024, we were awarded six (6) vouchers. HCV staff have begun to work with DHHS and Ozone House for referrals of eligible youth.
- F. **Voucher Program:** The waitlist staff continued to pull several hundred people from the

waitlist over the last several months to lease 100% of Mainstream Vouchers. AAHC is exempt from completing the annual SEMAP report due to our new designation as a MTW agency.

- D. **Homeownership:** We expect to have three homeowners close between May and June 2025.
- E. **Family Self-Sufficiency:** 108 families currently participate in the FSS program. AAHC partners with Bank of Ann Arbor to offer Financial and Money Management workshops. Workshops are held in six-week sessions. The 2nd workshop session begins May 20, 2025.
- F. **Moving To Work:** In April, the MTW Supplement Plan was submitted to HUD for FY26. In May, HCV staff Jacqueline Williams, Angela Killom, Mindy Van Huffel, Misty Hendershot, and Weneshia Brand meet with the research agency ABT Global for interviews to discuss progress of the agency's landlord incentive initiative. This is the last year AAHC will be interviewed by ABT.

As part of our landlord incentive initiatives, AAHC partners with University Lending Group to provide landlord workshops. The next workshop will be held June 26, 2025. Landlords will discuss how to use their investment properties to leverage funding, expand their portfolio, protect their investment, and transition their investment in preparation for retirement.

- G. **Affordable Program:** The occupancy rate target is 98% or higher for LIHTC properties. For May 2025, the occupancy rate for each project is as follows; 98% Maple Tower, 99% River Run, 93% West Arbor, and 96% Swift Lane.

H. **Maintenance:**

- a. Siller – looking to repair some siding and fencing.
- b. Broadway renovations underway: insulation, windows, plumbing. A contract was signed to level out a concrete pad next to building 1506 to ensure water is flowing away from the building.
- c. Baker Fire Suppression installation is complete, including vapor shield. Adding insulation to the attic, which was disturbed by the fire suppression installation.
- d. Miller - A Request for Proposal was issued to replace the roof, add solar panels, make wall repairs and complete additional radon mitigation.
- e. Lurie - A Request for Proposal was issued to replace the elevators and 2 bids received.
- f. Lurie – received final site plan design for the front lawn of Lurie Terrace to create a fully accessible path to the sidewalk on Huron from the main door.
- g. Lurie – DTE is engineering the fuse design upgrade to support the fire suppression equipment.
- h. West Arbor - Contracts were executed for consolidated electric meters and solar panels. The contracts were temporarily on hold until we received confirmation from HUD that our federal EDI grant was still available to draw down.
- i. West Arbor's slab on grade for some of the apartment buildings have settled, causing a change in elevations for the first floor. We consulted with several companies and determined that 7 apartments will require
- j. TJ Irvine, Beth Yaroch, and Tom Pierce are working on a capital needs

assessment of all properties to determine the FY26 priorities for capital improvements.

- k. Maintenance Technician are working daily to keep up with daily operations, preventative maintenance and unit turns.
- l. Oakwood – getting a bid to replace all the porches
- m. All properties – getting bids for concrete grinding and seal and striping of parking lots. Several properties – will have paint repairs on the exterior doors and windows of the units, in addition to repairing exterior lights at specific sites
- n. State – getting a quote to fix sagging internal stairs and to add a concrete pad for a exterior bike rack.
- o. Creekside – fixing a couple patios with a negative grade