

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: April 10, 2019

I. FEDERAL

A. **Fiscal Year 2020:** No updates

II. STATE & LOCAL Partnerships:

- A. **City of Ann Arbor Information Technology:** The City IT department is working with the AAHC and our contractor to design door access and security systems at the Swift Lane properties at Creekside Court and State Crossing (formerly Lower Platt and White/State/Henry). The development budget does not currently have funding for all of the security cameras we would like to install on the exterior of the buildings and interior common spaces, however, the budget does include funding to wire the buildings for security cameras because it is less expensive to design the security system and install the infrastructure during construction than it is to retro-fit a building for a security system. The development budget does include a 10% construction contingency line item and I hope these funds will be available at the end of the project for security cameras. Likewise, the buildings will also be designed and wired for future solar panels. We are working with the Office of Sustainability to secure funding for solar panels as well as other energy efficiency improvements, above the original energy efficient design.
- B. **City Council** approved two FY20 budget resolutions that will impact the AAHC. Council directed the City Administrator to include \$880,000 in new funding to affordable housing. The Administrator will be recommending that \$220,000 be directed to the AAHC's for operating and non-profit service support. In addition, Council directed the Administrator to include \$330,000 for mental health services.
- C. **City Council** approved a resolution directing the City Administrator to work with the AAHC to determine the feasibility of developing affordable housing on underutilized city properties and providing a recommendation to City Council prioritizing those properties. City Council allocated up to \$75,000 in the budget to pay for staff time and/or outside contractors to conduct portions of the analysis.

III. RAD REDEVELOPMENT

A. **Swift Lane (Creekside Court and State Crossing):** Demolition has started at Creekside Court.

B. **Broadway:** Renovations are underway at 1508 Broadway and the laundry room at 1506 Broadway.

IV. FINANCIAL REPORT AND UPDATE

March financial reports will be available until the May 2019 meeting due to the early date of the April meeting

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

No contracts to report

VI. PERSONNEL

- A. **Staffing:** The AAHC has posted a Maintenance Technician position to replace Luis Garcia who resigned.
- B. **Training:** Weneshia Brand, Nina Tsushima, Angie Killom, Maria Spencer, Bonnie Miller, and LaTonya Brown participated in an on-line training on converting housing choice vouchers from rental vouchers to homeownership vouchers. We currently have 6 families who have purchased homes with vouchers. If a family wants to participate in this program, they must attend home buyer classes with the Washtenaw Housing Education Partnership (WHEP), and secure a mortgage to purchase a home just like any other home buyer. The voucher is then used by the home owner to help pay the mortgage and taxes instead of paying rent to a landlord. We continue to receive inquiries from our tenants on how to become homeowners, but it is very difficult in the current housing market for our tenants to find housing to purchase that is affordable to them.

VII. OPERATIONS

- A. **Family Unification Program:** The AAHC was awarded 32 new FUP vouchers. Misty Hendershot, Lisa Parkinson and Weneshia Brand have been meeting with Ozone House and DHHS to figure out the logistics to set-up the FUP program. We were awarded 32 vouchers and we have received 13 referrals from DHHS, 2 have leased-up and the other 11 are in process.
- B. **Non-Elderly Disabled Voucher Program:** Lisa Parkinson and Misty Hendershot are actively leasing up the 45 NED Vouchers we were recently awarded. 70 households were pulled from the waitlist, 18 households have leased-up, and 32 households are in process.
- C. **Maintenance:** Tim Olivier is bidding out lawn care for all sites. Hikone's basketball court will be rebuilt this spring. The city tore up the court in the fall during a sewer replacement project and the city provided compensation to the AAHC to replace the court.
- D. **Capital Improvement Plan:** The Capital Improvement Plan for Baker Commons was submitted to our investor Redstone, for approval. Improvements include replacing the flat surface roof membrane, adding snow guards to the roof, replacing common area interior lights with LED lights, replacing worn common area flooring and replacing corroded plumbing. The copper pipes are corroded due to the rubber cushions disintegrating that previously prevented the copper pipes from touching the steel brackets. The total cost is \$370,000 and I have reached out to the DDA to request assistance with funding. I am waiting to hear back from Redstone for approval of the projects as well as approval and amount to spend from capital reserves.