

## MEMORANDUM

**TO:** Board of Commissioners  
Ann Arbor Housing Commission

**FROM:** Jennifer Hall, Executive Director

**DATE:** May 17, 2017

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### I. FEDERAL

Congress adopted an Omnibus Spending Bill through the end of the FY17, which ends September 30, 2017.

- A. 2017 HOUSING CHOICE VOUCHER BUDGET:** The HAP budget was increased by \$663 million to \$18.355 billion. The Administrative Fee budget is at level funding with FY16 at \$1.64 billion. The HAP budget increase will help minimize the likelihood that the AAHC will be in shortfall again in FY17.
- B. 2017 PUBLIC HOUSING BUDGET:** The Capital Fund Program was increased by \$41.5 million to \$1.9415 billion. The Operating Subsidy was decreased by \$100 million to \$4.4 billion. This budget change will have a small impact on the organization because public housing is a small part of the organizations budget.

### II. RAD REDEVELOPMENT

- A. West Arbor (N Maple):** Certificates of Occupancy have been issued to all 46 apartments and all 46 families have moved in. Norstar Construction is completing landscaping and exterior building punch-list items. An Open House and ribbon-cutting ceremony is scheduled for June 1<sup>st</sup> from 3-5pm.
- B. Swift Lane (White/State/Henry and Lower Platt):** I have a meeting scheduled with MSHDA to discuss the application on May 23<sup>rd</sup>. This is routine for PSH projects.
- C. Colonial Oaks (Main, Penn, Seventh, Colonial Platt):** Tim Olivier created a scope of work to finish the project and he is getting bids from contractors.
- D. Evelyn:** Scheduled to close in July 2017.

### III. CITY/COUNTY/OTHER RELATIONS

- A. City Council Budget.** No update. Council has not adopted the budget yet.
- B. Washtenaw County Office of Community and Economic Development.** Weneshia Brand and I met with OCED staff to begin working on the new HUD requirement to adopt a plan to Affirmatively Further Fair Housing. This Plan is a new requirement for federally funded agencies. The following description came from HUD's website:

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since

1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892).

HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. As provided in the rule, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development."

#### **IV. FINANCIAL REPORT AND UPDATE**

March and April 2017 Financials attached

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

No contracts to report

#### **VI. PERSONNEL**

**A. Staffing:** No updates

**B. Training:** Ulli Raak attended Financial Management Training for PHA's. Tim Olivier attended training on prevailing wages and on-line training on Davis-Bacon. Misty Hendershot is completing on-line training on the voucher program.

#### **VII. OPERATIONS**

**A. Housing Choice Voucher Program:** Weneshia Brand is starting the SEMAP assessment process. We purchased the Waitlist module from Yardi in anticipation of opening the waitlist for 4 & 5 bedroom households for PBV units.

**B. Affordable Housing:** MSHDA is conducting on-site file reviews May 18<sup>th</sup> and they are conducting physical inspections on May 30<sup>th</sup> for Maple Tower and River Run.

**C. Maintenance:** Tim Olivier is working with contractors to convert the old staff lounge at Miller Manor to a doctor's office for the Packard Clinic to serve tenants at Miller Manor. Tim is also working with Norstar and I to finalize punch list items at West Arbor and prioritize contingency fund spending. We decided to provide washer and dryers in all West Arbor units (which we normally do not do for the family sites) because the units were designed for stackable washer and dryers, which cost about \$1300 brand new and are impossible to find used. We are also adding picnic tables and BBQ grills throughout the property.