

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: July 21, 2021

I. FEDERAL

- A. The FY22 HUD Budget:** The House Transportation-HUD Subcommittee recommended a 14% increase in the HUD budget. According to the Enterprise Community “The legislation would provide \$56.5 billion for HUD, which is an increase of \$6.8 billion above FY21 and \$314 million below the President’s FY22 budget request. The bill would provide robust funding levels for key housing and community development programs. It would authorize \$3.7 billion for CDBG, an increase of \$265 million above FY21; \$1.85 billion for HOME, \$500 million over FY21; \$45 million for HUD's Section 4 Capacity Building program, an increase of \$4 million over FY21; \$8.64 billion for Public Housing, \$834 million above FY21; \$950 million for Native American programs, \$125 million over FY21; \$14 billion for Project-based Rental Assistance, \$545 million over FY21; and \$29.2 billion for Tenant-based Rental Assistance, a spending level that is \$3.4 billion above FY21 and includes \$1 billion to expand housing assistance to more than 125,000 low-income families.”
- B. CARES ACT Funding:** Attached is a report through June 16, 2021 showing how the federal CARES Act Administrative Fees were spent as well as City of Ann Arbor COVID-related funds.

II. STATE & LOCAL Partnerships:

- A. Packard Health Clinic:** Conducted on-site vaccination Clinic at Miller Manor in March and May 2021.
- B. Community Action Network Health Disparities:** Attached is a health survey of Hikone, Green-Baxter, and Creekside tenants conducted by CAN, which is the on-site supportive service provider at these properties.
- C. City of Ann Arbor Innovation & Sustainability Department, Ann Arbor Summer Festival, Peace Neighborhood Center (PNC) and Community Action Network (CAN):** All worked together to bring pop-up musical concerts to the community. The City agreed to let the AAHC convert a sustainability grant for an art project (pre-COVID) to instead pay for outdoor musical concerts. Concerts were held at South Maple Park, West Park, Buhr Park and Pilgrims Park.
- D. WoMobility:** Joel Barson, Beth Yaroch and I met with WoMobility to discuss transportation options for Lurie Terrace residents to reduce the reliance on private automobiles. WoMobility will present some options to survey residents & hold focus groups to determine what residents want and need and to match that with what is available in the community already or could be added (such as purchasing a van and

hire a driver or adding shared electric vehicles).

DEVELOPMENT

- A.** We will be issuing a Request for Qualification to select development partner/s. Is there a board member/s who would like to sit on the selection committee?
- B. Swift Lane (Creekside Court and State Crossing):** We closed with Cinnaire on our permanent financing in June and received another \$130,413 in developer fees. Norstar is continuing to work with our investor, Regions, to determine the amount of the penalty for not meeting our construction and occupancy targets due to COVID, which will determine if we will have any deferred developer fees. The AAHC's portion of the developer fee is a total of \$751,000 and the final installment will be paid after MSHDA approves the LIHTC 8609 form, which is the form that finalizes eligible tax credits for the project.
- C. Lurie Terrace:** Tim Olivier and TJ Irvine are continuing to work on getting bids and contracts signed to complete the HUD mandated rehabilitation items by March 2022. A small hole in the parking lot caved in and upon inspection it was determined that it was due to a previous tree removal. The roots eventually decayed to the point that the topsoil and asphalt sank into the void where the tree roots were previously. The hole was filled in and asphalt repaved in that section.
- D. City-owned properties:** The June 14th City Council Work Session included an update to City Council on all of the city-owned sites. On July 8th, we had a work session with the Historic District Commission to discuss 415 W. Washington. On June 10th we presented 350 S. 5th development plans to the public. On May 4th we presented the progress on the downtown sites to the Downtown Development Authority Resident Advisory Council.
- E. Russell Street Improvements:** On July 14th the City had a meeting with Maple Meadows residents to discuss the stormwater problems and potential solutions. The City is recommending that Russel street be paved with a curb gutter that run into the stormwater system to prevent the water from running onto and pooling on Maple Meadows property. In addition, the City is investigating adding on-street parking which is currently not allowed and which the residents would greatly appreciate so that they do not get parking tickets.

IV. FINANCIAL REPORT AND UPDATE

June 2021 financial reports are included

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

\$79,000 SmithGroup architect/engineering firm to support development process new projects. The following

VI. PERSONNEL

- A. Staffing:** Congratulations to Brookanne Maitland, who moved from the Voucher Program to the Affordable Program as a Property & Compliance Specialist by replacing Lina Vassello who resigned in order to spend time with her newborn son. Congratulations to Angie Killom who moved from the Admissions Program to the Voucher Program by

replacing Brookanne Maitland. Angie's position as an Occupancy Specialist – Waitlist will be posted. Congratulations to Terry Holman, who passed his level 3 progressions

Training: TJ Irvine, Tim Olivier and Teresa Calvert attended a training on the revised HUD Section 3 program related to hiring low-income workers and businesses on federally funded construction projects. Congratulations to Joel Barson who passed his Fair Housing test.

VII. OPERATIONS

- A. **Non-Elderly Disabled Voucher Program:** All 45 NED vouchers are leased up from the 2018 award and 88/90 NED vouchers are leased up from the 2019 award. In addition, we have to lease-up 41 new NED allocated through the CARES Act in 2020 and another 75 NED vouchers allocated from the CARES Act in 2021.
- B. **Emergency Housing Vouchers:** 20/29 referrals have been sent to the AAHC to determine eligibility.
- C. **Accounting:** The IRS sent a letter indicating that they were removing a \$24,950 penalty from 2018 that was leveled when the IRS changed its rules related to submitting 1099's.
- D. **Affordable Housing:** FEMA has announced funding available for renters and owners who suffered losses during the severe rain event and flooding at the end of June. We are exploring whether the AAHC and our tenants are eligible for funding to cover losses and/or for infrastructure improvements.
- E. **Fire at Miller Manor:** The AAHC received an engineering report to analyze the damage caused by the fire. The City building department is reviewing the report to determine whether there was any structural damage to the concrete that must be remediated.
- F. **Maintenance:** Thank you to Eric Sexton, who is leading the Maintenance Tech team on designing a new logo for our property signs so that we can have a uniform look at all our locations.
- G. **Project-Based Vouchers:** Courthouse Square will be allocated a total of 28 PBV in order to serve all the existing tenants who lived at Courthouse Square as of January 1, 2021 who were eligible for a voucher but who were not already receiving a rental subsidy. In addition, Courthouse Square is considering whether to add 2 PBV reserved for homeless households.