

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: May 16, 2018

I. FEDERAL

- A. CY18 Budget:** NO UPDATE FROM APRIL - The Federal budget was adopted and the HUD budget was increased not decreased. Our biggest program, the Housing Choice Voucher (HCV) program has increased by 8.5%. HUD has not released the percent increase specifically for the HCV Housing Assistance Payments (rent subsidies) and the HCV Administrative Fees yet, but HUD is currently paying 76% pro rata for the Admin fees and 98% pro rata for the rent subsidies.

The Public Housing Operating Fund increased by 3.4% and the Public Housing Capital Fund increased by 41.6%. This will be our last year we will receive Public Housing funds because all of our public housing units will have converted to Project-Based Vouchers (PBV) under the Rental Assistance Demonstration project by next year. The RAD PBV funding is included in the HCV program funding.

Congress also adopted a 12.5% increase in the Low Income Housing Tax Credit allocations to states, which will be a great benefit for future tax credit applications for the next four years.

II. STATE & LOCAL

- A. Summer 18 Youth Employment Washtenaw County Michigan Works:** Michigan Works created a program to help underserved youth in the community gain access to summer jobs. The AAHC has agreed to mentor 5 youth for 6 weeks this summer. Thank you to Makia Slaughter, Beth Yaroch, Robin Hester, Tim Olivier and Wade Smith have all agreed to mentor a youth for the summer.
- B. City Sustainability Department & Community Services Area:** We are working with other city departments to implement racial equity awareness, strategies and policies. The City and County government are participating in racial equity training through GARE (Government Accountability for Racial Equity).
- C. City Sustainability, Planning, Finance & County Office of Community & Economic Development:** We are working together to recommend a variety of tools that Council can adopt to encourage more affordable housing development by both for-profit and non-profit developers. Tools can include public property, financial, planning & zoning, local building regulations and state legislation. Teresa Gillotti, Interim Director of the Washtenaw Office of Community and Economic Development (OCED) and I will be making a presentation to City Council at the May 14th City Council work session at 7pm.
- D. NEW HUD Voucher competition Non-Elderly Disabled (NED) households coming out of**

institutions and in danger of becoming homeless: We are partnering with the County Sheriff, Community Mental Health, Michigan Ability Partners, Avalon Housing, Washtenaw Housing Alliance, OCED, Michigan Unified, Prisoner re-entry, and the Center for Independent Living to apply for as many vouchers locally as we believe can be leased up in 1 year. The voucher funding is renewable based on 1 year's worth of vouchers leased-up. AAHC currently has 100 NED vouchers that we administer but HUD has not issued new NED vouchers since 2005. The new voucher competition only provides funding for the vouchers, it does not provide funding for supportive services. However, without partnering with local services providers, it will be difficult to successfully house people who have a lot of housing barriers. Our goal is to apply for at least 150 vouchers with a variety of community partners.

- E. NEW HUD Voucher competition for Family Unification Program (FUP) vouchers for young adults aging out of the foster care system and families who need housing in order to re-unite their family.** We are partnering with Ozone Housing, Michigan Dept of Health and Human Services, OCED, Avalon Housing and the Washtenaw Housing Alliance to apply for FUP vouchers. The AAHC does not currently administer FUP vouchers and we are eligible to apply for 25 vouchers based on our voucher program size. These vouchers are annually renewable.
- F. First Presbyterian Church:** Teresa Gillotti and I were invited to speak about affordable housing to the 1st Presbyterian Church in Ann Arbor to their activist members. The presentation was well-received and the church made a \$200 donation to the Ann Arbor Housing Development Corporation.
- G. Ginsberg Center and U-M School of Pharmacy:** Reggie Dalton, Residency Manager and Kelly Martin, Washtenaw County Community Mental Health are piloting a program with the U-M School of Pharmacy to provide medication reviews to our tenants at Baker Commons. The U-M Ginsberg Center granted us \$3,000 to support the program. The Pharmacy school is planning a health fair for tenants and additional educational programs and products for residents.

III. RAD REDEVELOPMENT

- A. Swift Lane (White/State/Henry and Lower Platt):** Norstar is continuing due diligence to get to a closing by October 2018. This includes conducting Phase II Environmental Reviews and soliciting bids from tax credit investors. HUD approved the Site & Neighborhood Analysis, and Relocation and Fair Housing plan submittals. The Washtenaw County Brownfield Authority approved an additional \$400,000 in grant funding for a total of \$600,000.
- B. Colonial Oaks (Main, Penn, Seventh, Colonial Platt):** All apartment renovations are completed. The final exterior work including siding, gutters, and hand rails will be completed in May and then the project will be closed out.
- C. Oakwood/W Washington/Broadway:** Reggie Dalton, Tim Olivier and I met with residents at Broadway, W. Washington and Oakwood to explain how the RAD conversion for Swift Lane will impact them. These 3 properties will convert to non-RAD Project-based vouchers and the AAHC will no longer have any public housing properties. None of the tenants will be displaced or relocated and they will all continue to receive a rent subsidy based on 30% of their adjusted gross income. Therefore the impact will be that they will all need to complete a new income certification and a new lease because the properties will be added to our Colonial Oaks legal entity.

IV. FINANCIAL REPORT AND UPDATE

See Attached April 2018 Financial reports

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

No procurement over \$25,000

VI. PERSONNEL

- A. Staffing:** On May 21st, we will be fully staffed when Katrisha Kelly joins the team as a Voucher Occupancy Specialist.
- B. Training:** Bonnie Miller completed training and received certification for the Family Self Sufficiency Program. Reggie Dalton received Serve Safe certification so that he can supervise the new Baker food program through Food Gatherers. Food Gatherers provides a week of pre-cooked frozen meals to Baker and we pay Carolyn Miller and Dale Small, two residents at Baker, to cook, serve and clean-up for each meal.

VII. OPERATIONS

- A. Fire at Miller Manor:** The Fire department released the fire burned unit back to the AAHC. The restoration company completely gutted the unit due to smoke damage and the apartment will be completely renovated and ready for occupancy by June.
- B. Maintenance:** HVAC preventative maintenance inspections will be occurring in May and June. Technicians will be changing and cleaning filters, making sure all units have batteries in their fire and carbon monoxide alarms and they will be checking for running toilets and leaky faucets.

The water drainage issues at GBC have finally been fixed after the ground was re-graded and sidewalks were re-poured on the back side of the newly built building. Tim Olivier has been working with our roofing contractors to identify and stop a number of roof leaks at Miller and Upper Platt. Rita Laurance, Maintenance Intern, has been cleaning up the overgrown shrubs and invasive species and planting perennial and annual flowers to all our properties to increase the beauty and curb appeal.

We have been working with InSite Design to design rain gardens, landscaping and a new parking lot at Oakwood, which is partially in the floodplain like many of our properties, in order to improve water infiltration and reduce flooding. InSite will be bidding out the work and overseeing the construction.

Due to the high cost of asbestos remediation on drywall repairs, which was over \$60,000 last year, Maintenance staff will all be trained in Asbestos Remediation so that we can complete minor drywall repairs that have asbestos in-house.

- C. Housing Choice Voucher:** Weneshia Brand and Misty Hendershot have issued a new Request for Proposal for Housing Quality Standard inspections. Every apartment must be inspected and meet HQS standards to qualify for a tenant rent subsidy, including the AAHC's project-based voucher apartments.