

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.				
A.1	PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials. Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

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Annual Plan Attachment

Section B.1 Annual Plan Element Proposed Changes FY2021

Statement of Housing Needs and Strategy for Addressing Housing Needs.

- A. The AAHC currently has the following preferences persons with a disability, residential, and homeless. About 50% of the AAHC's voucher tenants are non-elderly disabled households. AAHC opened the HCV Waiting List for one week, on November 12, 2018; we received over 4,300 applications. Below are the demographics as reported by the applicants:

HCV Waiting List

White	845
Black	3093
Asian	23
American Indian	8
Pacific Islander	16
Multiple Race	316
No Identification	2
Hispanic	137
Non-Hispanic	4166
Female	3375
Male	928
Average Annual Income	\$10,948
Average Household Size	2 Persons
Near Elderly (Age 55-60)	602
Elderly (Age 62 and older)	187
Disabled	1532
Homeless	1683
Non-Elderly Disabled (Age 18-61)	1369

B. The AAHC currently has the following preferences persons with a disability, residential, and homeless. AAHC opened the RAD PBV Waiting List for one week, on May 6, 2019. AAHC advertised the opening for one (1) and five (5) bedroom units; we received over 1200 applications. About 40% of the applicant self-reported as homeless and nearly 40% reported annual income of less than \$10,000. Below are the demographics as reported by the applicants:

RAD PBV Waiting List

White	352
Black	757
Asian	13
American Indian	1
Pacific Islander	2
Multiple Race	96
No Identification	0
Hispanic	46
Non-Hispanic	1175
Female	845
Male	376
Average Household Size	2 Persons
Near Elderly (Age 55-60)	179
Elderly (Age 62 and older)	89
Disabled	433
Homeless	499
Reported Income between \$1 – \$9,999	36%
Reported Income between \$10,000 – \$19,999	26%

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

4-III.B. Selection and HCV Funding Sources Targeted Funding

Previously, the administrative plan policy included language for families who are eligible for the 2017 Non-Elderly Disabled (NED) voucher allocation as households that include one or more disabled person between the age of 18 and 61. The current policy includes non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, currently experiencing homelessness, or those at risk of experiencing homelessness.

4-III.F. Completing the Application Process

Previously, the administrative plan policy specified that if a family failed to qualify for any criteria that affected their position on the waiting list, the family would be returned to its original position on the waiting list. The current policy includes added language that if a family fails to qualify for the criteria that made them eligible to apply to the waiting list, the family will be removed from the waiting list.

11-II.C. Reexaminations Changes Affecting Income or Expenses

Previously, the administrative plan policy stated that PHA-Initiated interim reexamination would only be conducted for participants who have zero income, received the earned income disallowance, and participants of the family self-sufficiency program. The current policy states that the PHA will also conduct interim reexamination for any new sources of income and any increases of income that annually equals or exceeds \$4,800.

16-III.C. Informal Hearings for Participants

Previously, the administrative plan policy specified that a participant who family who failed to appear may reschedule an informal hearing if the family showed good cause for failure to appear. The family must contact the PHA within 24 hours of the scheduled hearing date. The current policy adds language that the PHA will limit rescheduled hearing to two (2) and terminate the family after the 3rd failure to appear for hearing.

16-IV.B. Program Administration Repayment Policy

Previously, the administrative plan states that the PHA may approve a temporary deferral of monthly payments for up to three months, for families who experience a hardship. The current policy adds language that the PHA will adjust monthly payments due to hardships. In addition, the PHA may redetermine the monthly payment as a result of increases or decreases in income or if the family violates the term of the repayment agreement.

19-III. C. Family Self-Sufficiency Contract of Participation Employment Obligation

Previously, the administrative plan policy said that suit employment is defined as earned income that is equal to or exceeds the minimum wage times 2080 hours and required participants to maintain this level of income for three (3) months, prior to graduation. The AAHC is proposing to define suitable employment as "A determination of suitable employment shall be made by the PHA based on the skills, education, and job training of the individual that has been designated the head of the FSS family, and based on the available job opportunities within the jurisdiction served by the PHA."

Financial Resources:

2020 Planned Financial Sources and Uses		
Federal Sources:	Planned (Est.)	Planned Uses
Housing Choice Voucher/VASH/FUP/NED HAP Grants	\$14,100,000	HCV and PBV HAP Expenses. including RAD PBV, NED, FUP and VASH
Housing Choice Voucher Admin Fees	\$1,300,000	HCV/NED/FUP/VASH/PBV Admin Expenses
Family Self Sufficiency	\$140,000	Family Self Sufficiency program
Other (Fraud Recovery)	\$25,000	Voucher Programs and Central Office
Non-federal sources (list below)		
City of Ann Arbor General Fund	\$160,000	Voucher Administration and Central Office
Other Revenue	\$700,000	Management Fees
Total resources	\$16,425,000	

Section B.2 and C.1 New Activities

The AAHC owns a single-family home on Garden Circle, Ann Arbor MI, that was acquired through HUD's Turnkey III lease to ownership program. The Turnkey III program no longer exists and the AAHC will convert this property to public housing and follow the HUD disposition process to then remove it from public housing. The property will be retained by the AAHC by transferring ownership to the Ann Arbor Housing Development Corporation, a wholly owned non-profit subsidiary of the AAHC. The existing tenant may continue to live at the property with a tenant protection voucher. If there are any proceeds from the transfer of the property, the proceeds will be used to support the AAHC housing and voucher operations.

Section B.5 Progress Report

Please see the 4 goals from FY 15 – FY 19 Plan with a progress report for each goal

- 1) Complete Redevelopment of all public housing units to Project Based Vouchers through the Rental Assistance Demonstration (RAD) project

The AAHC has been approved by HUD to redevelop all of its public housing to project-based vouchers under the RAD program. Phase 1, 2, 3 & 5 are completed. Phase 4 has closed on financing and is under construction. Construction of Phase 4 projected completion date is December 31, 2020.

- 2) Develop new affordable housing:
 - a. At existing public housing sites
 - b. New properties

The AAHC received site plan approval for 3 RAD properties to demolish and build new housing. Phase 1 location, Miller Manor, was redeveloped where three (3) apartments were added for a total of 58 new apartment. The Phase 3 location at N. Maple added 23 apartments. Currently under construction is Phase 4 location at Lower Platt and White/State/Henry where 28 and 4 apartments will be added, respectively.

- 3) Project-Based Voucher:

Increase the number of Project-Based Vouchers in the City of Ann Arbor and other communities in Washtenaw County that have a strong economic base and public transportation. AAHC projects that we will convert about 200 vouchers to project-based vouchers. The AAHC issued a RFP to project-base vouchers in the City of Ann Arbor and received applications for 218 project- based vouchers and approved 184 units.

In addition, 15 VASH vouchers for chronically homeless veterans were project-based through a partnership with the VA.

- a. Number of PBV Units: The AAHC agreed to project base 15 VASH vouchers.
- b. Location of PBV Units: The AAHC agreed to project base 12 VASH vouchers at Hickory Way Apartments, 1120 S. Maple, Ann Arbor, MI 48103 and 3 VASH vouchers at Creekside Court on Platt Road.

- c. Site Work Plans: These VASH voucher units are under construction and lease-up will occur in 2020.
 - d. Addition of PBV Units: The AAHC will be issuing another Project-Based Voucher RFP in 2020 for up to 100 vouchers.
 - e. Statement of need Consistent to PHA Plan: AAHC will project-base up to 20% of the AAHC's budget authority in order to de-concentrate poverty and expand housing and economic opportunities for very low-income, homeless and special needs households in the City of Ann Arbor and other high opportunity areas in Washtenaw County. The AAHC prioritizes PBV on Permanent Supportive Housing units. These activities are consistent with the AAHC's 5-year and Annual Plan as well as AAHC's mission.
- 4) Increase supportive housing for residents with complex needs spanning from homelessness, mental illness, substance use disorders, and/or other physical/mental disabilities.
- a. Increase support services for tenants in affordable housing and voucher program
 - b. Through community partnerships
 - c. Additional funding sources

Continuum of Care (CoC)

The AAHC partnered with Avalon Housing, Ozone House, and Washtenaw County Community Mental Health to provided housing and services to chronically homeless individuals and families through the HUD Continuum of Care program. The partners applied for funding to house and provide services for 129 households and were awarded \$1,690,235 in annually renewable funding for 129 households in FY16. A minimum of 59 of these households will be housed at AAHC properties and Avalon, WCCMH and Ozone House will be providing on-site services. These funds have enabled Avalon to provide 24/7 services at Miller Manor.

Support Service HCV Eviction Prevention

The AAHC partnered with SOS to hire a case manager to help AAHC voucher tenants maintain their vouchers. The program received funding from Religious Action for Affordable Housing (RAAH) and Coordinated Funding to hire a full-time case manager for a 2-year PILOT program starting in 2016. Funding was renewed for 2018 & 2019 through Coordinated Funding.

During this 2019 fiscal year, SOS received 91 referrals from AAHC. Of the 32 families and/or individuals six (6) were not assisted for various reasons such ineligibility for relocation funds or housing support through a different provider. The coordinated support service allows assist families to lease up in Ann Arbor and resolve landlord/tenant issues such as securing funds to avoid eviction and/or assistance with securing funds for outstanding utility bills and were able to retain their housing. AAHC will continue contracting services with SOS to provide voucher families assistance in maintaining their assistance.

Support Service On-site PBV

The AAHC partnered with Avalon Housing & Peace Neighborhood Center to provide on-site services for tenants at West Arbor.

The AAHC is partnering with Avalon and CAN to provide on-site services at the new State Crossing and Creekside Court Community Centers, respectively.

Family Unification Program (FUP)

The AAHC has partnered with the Michigan Department of Health and Human Services (MDHHS), Washtenaw County Continuum of Care (CoC), and Ozone House to provide housing assistance to 32 families for the HCV Family Unification Program. To date with the assistance of DHHS and Ozone House, 30 households have leased-up and 2 are in process.

The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations: Families for whom the lack of adequate housing is a primary factor in: the imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care. In addition, Eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, and is homeless or is at risk of becoming homeless at age 16 or older.

In addition to rental assistance, supportive services must be provided by the MDHHS to FUP youths for the entire 18 months in which the youth participates in the program; examples of the skills targeted by these services include money management skills, job preparation, educational counseling, and proper nutrition and meal preparation.

Non-Elderly Disabled Mainstream Voucher (NED)

The AAHC is partnering with 11 agencies to administer the NED Voucher program, all of whom serve persons with disabilities as a cornerstone of their non-profit mission or public agency purpose. HUD awarded AAHC 45 voucher for the NED program in 2018. To date with the assistance of our partners, 44 households are leased-up and 1 is in progress. In 2019, HUD awarded the AAHC an additional 90 NED vouchers.

NED HCVs enable non-elderly disabled families to lease affordable private housing of their choice. NED vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market. The target population for the NED program are any household that includes one or more non-elderly person with disabilities.

In addition, eligible families included non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, currently experiencing homelessness, or those at risk of experiencing homelessness.

Section D.2 Resident Advisory Board

The Resident Advisory Board (RAB) met on December 4, 2019 to discuss proposed changes to the Administrative Plan for the Housing Choice Voucher Tenant-Based and Project-Based Program.

Members who attended the meeting were:

K. Wanza, J. French, S. McAfee, V. Randle, J. Turner, L. Robertson, F. Powell, R. Elam, F. Stephens, R. Barker, K. Pitts, C. Carson, T. McCullough, T. Batalonga, A. Manzo, and P. Ray

Residents were informed that AAHC has considered relocation of the administrative office and asked to complete a survey to obtain resident input. K. Wanza suggested that AAHC consider increase the housing stock with diverse housing units such as halfway housing. J. French inquired how AAHC used funds that were received from investors of the LIHTC conversion of AAHC properties. It was explained that all funds from the LIHTC programs will continued to be reinvested in AAHC properties for repairs and/or increasing housing stock throughout Ann Arbor. K. Pitts inquired if the AAHC has seen a reduction in utility cost since tenants are no longer responsible for utilities. It was explained that cost have decrease due to various reasons, however AAHC has not completed an analysis to determine if usage has decreased.

General discussion regarding interim reexamination (reporting changes) including, how to report wages when hours worked are sporadic and inconsistent. Discussions also included asset thresholds and the difference between LIHTC max rent and market rent.

OTHER RESIDENT INPUT:

Danielle Dicks, Community Action Network (CAN) of Hikone Community Center, asked for clarification of the Zero Subsidy rule and how PBV residents are affected. It was explained that like the tenant-based voucher program once a family no longer receives subsidy as a result of increased income; the family may remain assisted for six (6) months. During the six (6) month period a family may report any changes in circumstance which may result in reestablished housing assistance payments. After six (6) months the HAP contract is automatically terminated. The family may remain in the unit, however if the family circumstances change after the six (6) month period, the family must reapply for assistance when the waiting list is reopened.

Harrison Metzler, Community Action Network (CAN) of Green Baxter Count, asked for clarification regarding disability and medical expenses. It was explained that families with elderly or disabled household members may qualify for a deduction of their income if out of pocket medical or disability expenses exceeds 3% of their annual income.

CHALLENGED ELEMENTS TO PLAN: NONE