

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: July 12, 2024

I. FEDERAL

- A. **On August 1, 2024**, announced that is approximately \$5,030,814 if available for Family Unification Program for new voucher assistance to PHAs with demonstrated experience and resources for supportive services, as evidenced by an executed memorandum of understanding with a public child welfare agency. Applications for FUP funding are due by October 30, 2024.
- B. **On August 20, 2024**, HUD's published Notice [PIH 2024-30](#), a document that describe the mandatory waivers and alternative requirements for [Mainstream Vouchers](#). The waivers and alternative requirements described in the notice are intended to provide programmatic flexibilities to help PHAs improve Mainstream utilization and more successfully target Mainstream-eligible populations, including persons exiting institutions or at serious risk of institutionalization.
- C. **August 13, 2024**, HUD published a [notice](#) that revises the implementation of the HUD–Veterans Affairs ([VA](#)) supportive housing ([HUD-VASH](#)) program. The document sets forth the policies and procedures for the administration of HUD-VASH vouchers, includes new program flexibilities and requirements, and incorporates updated policy based on further implementation of HOTMA. The applicability date is **August 13, 2024**.
- D. **August 1, 2024**, HUD issued Notice PIH 2024-22, rescinding the Housing Information Portal (HIP) implementation notice citing that; PHA software vendors are encountering technical issues, PHAs, industry groups and HUD lack readiness, and ensuring families do not experience delays or interruptions in services.

In addition, HUD published a notice describing the 2024 voucher program administrative fees. The document describes that administrative fees for Emergency Housing Voucher (EHV) program will be allocated in full as opposed to first 7,200 unit months leased in the calendar year for all other programs.

- E. **On July 25, 2024**, NAHRO published a notice regarding Senate FY25 T-HUD Appropriations. The full Senate Appropriations Committee approved the HUD FY25 budget last week at \$78.2 billion, approximately \$5 billion over enacted FY24 levels. **Ongoing funding for housing vouchers makes up the majority of the budget at \$52 billion**, with many of the voucher programs staying level or increasing by nearly 10 percent. Senate Democrats estimated that the additional funding would allow for 3,000 new vouchers, in part for youth aging out of foster care.

II. STATE & LOCAL Partnerships:

- A. **Washtenaw Housing Alliance (WHA):** The WHA Landlord Advisory Group will host its third networking event on September 26th at 400 N River St, Ypsilanti. The last networking event, “Maximizing Profits While Building Community: Bridging the Gap” was held on June 27, 2024. At the event, local landlords and housing providers working to end homelessness had have a chance to meet one-on-one with each other. The main purpose of the Landlord Advisory Group is to grow landlord advocates in our communities who are active partners in providing more affordable housing options for those exiting our homeless system of care and educating other landlords on the critical role they must play in accepting, for example, housing choice vouchers (HCVs).
- B. **State of Michigan:** No update
- C. **City of Ann Arbor:** The City provided \$250,000 in funding to AAHC to assist Ann Arbor residents with past due rent in an effort to prevent eviction. Staff began to process eligible residents in late-July, 2024. Funds were completely exhausted by mid-August. AAHC will provide a full report at the next meeting.
- D. **Delegation Chapel Hill and Carrboro North Carolina:** A delegation of about 50 people in government, university, health, business and housing will are visiting Ann Arbor September 16th – 18th. I will be presenting on affordable housing and participating in a walking tour of some of our development sites in the downtown.
- E. **Sister city Tubingen Germany:** Jennifer, Ulli and Weneshia will be participating in a variety of activities with our sister city, that Jennifer visited with other City employees in 2023. We will conduct a tour of several AAHC sites on September 19th, 2024
- F. **Office of Sustainability and Innovations, City of Ann Arbor:** OSI applied for and received an EPA grant that includes funding to turn the GBC community center into a resilience HUB. On September 19th the EPA will be visiting our property for a press conference.

III. DEVELOPMENT

- A. **121 E. Catherine:** We had our full closing with our funders in early August. The bores for the geothermal heating and cooling system have been installed, brownfield remediation is complete and the construction team has begun work on the concrete foundation and basement. We have selected a local architecture firm, James Singleton’s In Toto Studio, to work with the Community Leadership Council to design the first-floor community space, which will commemorate the history of the neighborhood and the Black community in Ann Arbor.
- B. **350 S. 5th:** After issuing an RFP, we have decided to continue working with SmithGroup as our architects for the development. We are working with their Chicago-based office of architects as well as some original members of the SmithGroup team from Ann Arbor and Detroit to finalize our design for the building and complete the site plan approval process. A kick-off design meeting was held on September 12, 2024 to ensure that the design is financially feasible.

- C. **2000 S. Industrial:** No update
- D. **1510 E. Stadium:** No update
- E. **721 N Main/123 W. Summit:** No update
- F. **404 N Ashley:** No update

IV. FINANCIAL REPORT AND UPDATE

August 2024 Financial Statement Highlights

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

No Update

VI. PERSONNEL

- A. **Staffing:** Tim Olivier, Facilities and Maintenance is retiring. During his transition Tim “TJ” Irvine is temporarily filling his role. Welcome Travis Ranson, Travis is our newest Maintenance Technician and Tiana Gilando, Temporary Administrative Assistant. We have posted four (4) vacant positions: Occupancy Specialist, HCV Residency Manager (new), Director of Housing and Economic Development, and Occupancy Specialist Waiting List.
- B. **Progressions:** Curtis Morris completed his level 3 progression.
- C. **Training:** Weneshia Brand, Wade Smith, and Mindy Dolan complete certified FSS Program compliance training as of August 16, 2024.

VII. OPERATIONS

- A. **Mainstream Non-Elderly Disabled Voucher Program:** 235/251 vouchers are leased. HUD’s goal is to have at least 82% leased up and the AAHC is at 92% leased up.
- B. **Family Unification Vouchers:** 30/32 vouchers are leased-up. AAHC works directly with DHHS for referrals.
- C. **Emergency Housing Vouchers:** 27/29 vouchers are leased-up. PHA are prohibited for leasing any additional voucher after September 30, 2023.
- D. **VASH:** 176/237 vouchers are leased-up. AAHC works directly with the Ann Arbor VAMC for referrals.
- E. **Voucher Program:** The waitlist staff continued to pull several hundred people from the waitlist over the last several months. AAHC is exempt from completing the annual SEMAP report due to our new designation as a MTW agency.
- D. **Homeownership:** Weneshia continues to meet with lenders and realtors to develop awareness and support for the HCV Homeownership program. AAHC will host a homebuyer workshop for the Dorsey Estates Homes new development on September

E. Moving To Work: No update

F. Affordable Program: The occupancy rate target is 95% or higher for LIHTC properties. As of today, the occupancy rate for each project is as follows; 94% Maple Tower, 95% River Run, 95% West Arbor, and 98% Swift Lane. Occupancy is currently lower than our goal due to several factors: an unusually high number of deaths, fire and water damages at Baker Commons (River Run) and State Crossing (Swift Lane) and a high number of residents who moved out with tenant-based vouchers.

G. Maintenance:

- a. Broadway relocation is underway to enable major renovations to occur. A Request for Proposal was issued, and O Neal Construction was awarded the bid, conditioned on approval from the AAHDC for \$2,153,533.00. A Federal Home Loan Bank AHP grant was applied for. Additional funds will be used from the federal EDI CPF grant, IRS tax credits under the Inflation Reduction Act (IRA) and DTE rebates.
- b. Baker Fire Suppression: An RFP was issued, and Jackson Automatic Sprinkler was awarded the bid as the only bidder that responded to the full scope of work in the amount of \$892,642.00, conditioned on approval from the AAHDC. The Downtown Development Authority (DDA) approved a \$650,000 grant to support this work and the balance will be paid for with the City's Affordable Housing Millage. Additional costs include engineering and design.
- c. Maintenance Technician are working daily to keep up with daily operations and unit turns. The AAHC is on the City of Ann Arbor's rental inspection schedule for all of our units, which is taking up a lot of time to pre-inspect and fix items that are identified as well as accompanying the city on inspections and fixing items the city identifies.
- d. Scheduling heating and cooling maintenance service for Miller, Baker, and Lurie Terrace.
- e. The parking lot at Baker was repaved, sealed and striped. The Electric Vehicle was delivered, and tenants are getting registered to use the vehicle. A pavilion was built for grilling and for smokers.
- f. DTE provided a rebate of almost \$20,000 for the extra insulation we added at Lurie Terrace when the roof was replaced.
- g. Design has started at Miller Manor to replace the roof and fix the infrastructure issue. We decided to do all of the work, including radon mitigation at the same time because each item interferes with the other and it made sense to coordinate the 3 issues. The solar panels will need to be temporarily removed from the roof and we are exploring storage options as well as whether to upgrade the solar to today's technology even though we are not at the end of the useful life of the solar panels. If we upgrade the solar panels, the old panels will be re-used on the lower roof at Miller over the Administrative offices.