

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: September 21, 2022

I. FEDERAL

- A. Thank you to Representative Dingell's Office for securing a \$3 million HUD Economic Development Initiative Community Project Funding/ Direct Congressional Spending Grant for Safe, Healthy, and Net Zero Energy Affordable Supportive Housing. The City of Ann Arbor is the grantee and the Ann Arbor Housing Commission is the subrecipient. The funds must be obligated by September 30, 2025 and spent by September 30, 2030. Attached is the grant narrative submitted to HUD.
- B. HUD has allocated 15 new Housing Choice Vouchers, through a formula grant, with the expectation that the vouchers will be used for households that are homeless or fleeing domestic violence. The grants come with one-time administrative fees of \$750/voucher to assist with leasing up.
- C. HUD has allocated \$125,000 in additional administrative fees for the Mainstream 5 Program (vouchers for non-elderly households with a person with a disability).

II. STATE & LOCAL Partnerships:

- A. **City of Ann Arbor Administration:** The July 2022 presentation "Resiliency in Ann Arbor" features stories from those in affordable housing, downtown businesses, and technology during the COVID-19 pandemic regarding their challenges and how they are successfully navigating towards continued resiliency. It includes an interview with a resident of Maple Meadows, the AAHC property manager at Maple Meadows and a staff person at Peace Neighborhood Center.
- B. **Ann Arbor Area Community Foundation Grant through Senior Citizens Housing Ann Arbor:** Thank to Karen and Beth for applying for and receiving a technology grant for \$10,000 to pay for smart tablets for residents to use for telehealth appointments, banking, video phone calls etc.
- C. **University of Michigan Museum of Art:** has asked the AAHC to partner with an artist at an event will occur on October 14th from 6-10pm for the monthly [Feel Good Fridays](#) series held at the UMMA. They are pairing 5 artists with subject matter experts to creatively explore and think about a public policy issue. We are 1 of the 5 groups paired with an artist, and our subject matter of course is to talk about housing. The artist is [Deidre D.S. Sense Smith](#). Deidre has held many workshops in the past to bring people together to talk about housing and LGBTQI issues. In the workshop, she shows people how to write about their experiences and turn their thoughts into poetry and rap performance. The Board is invited to attend. There will be a post dinner dialogue on

November 3rd.

- D. **DTE:** DTE is paying for 100% of the cost for 100% of the hot water heaters at Lurie Terrace. DTE is also working with us to replace all our light fixtures, that have not already been converted, to LED lighting and DTE will reimburse us for the cost. Thank you to Tim for working directly with DTE on this program.

III. DEVELOPMENT

- A. **121 E. Catherine:** A second community forum was held on September 1st in person at 121 E. Catherine, facilitated by Yodit Mesfin Johnson, Director of the New Center and Managing Partner of TMJ & Associates to discuss ways to engage the African American community around the design and use of Catherine as well as a larger discussion about the historical harm the government has caused the Black community and the need for community healing. Over 75 people attended. Photos of the event can be seen [here](#). The development team of Landon, Bone, Baker Architects; O'Neal Construction, Macon Engineering, and Avalon Housing to submit a design concept for the City's Design Review Board and the Planning Commission.
- B. **350 S. 5th:** We are working with the AAATA and SmithGroup in weekly meetings to move from concept to design so that we can submit a site plan by the end of the year.
- C. **415 W. Washington:** Environmental testing is completed and a remediation plan is being developed. We are working with SmithGroup and City staff to submit a PUD rezoning request and Supplemental regulations.
- D. **2000 S. Industrial:** We are continuing to conduct environmental testing and ground penetrating radar to determine if there are any underground storage tanks that need to be removed.

IV. FINANCIAL REPORT AND UPDATE

The August 2022 financials will be included in the next board packet due to audits underway, the financials for August were not completed in time for this board packet

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

\$59,000 Medina Resources to install a new sidewalk from the South/West side fire door of Miller Manor to West park and to connect to the sidewalk to Miller Ave for fire safety
\$75,000 Total Turns for Housing Quality Standard inspections

VI. PERSONNEL

- A. **Staffing:** The Director of Development, Application Specialist, and Facility and Maintenance Technician are open and posted.
- B. **Training:** Congratulations to Curtis Morris for completing level II of his Progressions.

- C. Congratulations to both Wade Smith and Kristina Hudson as Honorable Mention by the City Administrator as Ann Arbor Difference Makers. Wade for his work in developing an Apprenticeship program for the Maintenance area and Kristina for her work in organizing and supplying cleaning and other basic supplies to our new tenants when they move in.

VII. OPERATIONS

- A. **Non-Elderly Disabled Voucher Program:** All 45 NED vouchers are leased up from the 2018 award and 90 NED vouchers are leased up from the 2019 award. In addition, we have leased-up 41/41 new NED allocated through the CARES Act in 2020 and we started leasing up 5/75 NED vouchers allocated from the CARES Act in 2021 and with turnover in vouchers we are back to needing to lease up all 75 CARES Act vouchers from 2021.
- B. **Emergency Housing Vouchers:** 25/29 vouchers are leased up.
- C. **Voucher Program:** A Request for Proposal was issued for Housing Quality Standard inspections and a new contract was signed with our existing HQS contractor. The Voucher Program is continuing to work on leasing up vouchers (regular section 8, VASH, Non-Elderly Disabled (NED) and Emergency Housing Vouchers (EHV). The voucher program is working on issuing Section 8 vouchers to Project Based Voucher tenants. We leased up 6 VASH PBV units at a new property with Avalon Housing in Dexter (Hilltop). The response rate from for people who are pulled off the waitlist continues to be low (about 36% respond) even as we continue to receive calls and emails every day from people needing assistance with housing. Unfortunately, the people calling now cannot be added to the regular voucher waitlist until we open up the waitlist again. There are still 2900 people on the waitlist that we opened in 2020. We are continuing to screen new contacts to see if they are eligible for our three specialty voucher waitlists: NED, Lurie PBV and Courthouse Square PBV. And we continue to refer people who are homeless or in danger of losing their housing to the central intake and assessment office at Housing Access of Washtenaw County. Attached is a chart of the distribution of tenant-based vouchers in Washtenaw County.
- D. **Homeownership:** Weneshia is working with Renovare, a private developer who is partnering with the City of Ypsilanti to develop approximately 56 homes in the historic district near Depot town and the Huron River. The AAHC will work with our Family Self-Sufficiency participants and any other tenants who are interested in purchasing a home there.
- D. **Moving To Work:** Moving to Work (MTW): Weneshia Brand, Misty Hendershot and Bryce Allmacher have been meeting with landlords and community members to talk about the MTW – Landlord Incentive Cohort. The landlords seemed most excited about the opportunity to receive vacancy payments, while they are turning a unit between voucher recipients, as well as reimbursement for damages that exceed the security deposit. Other items under discussion are increasing the timing for Housing Quality Inspections, adopting Small Area Fair Market Rents and 120% of Fair Market Rents for payment standards. In addition, they are discussing assistance to new applicants to lease-up such as paying for application fees, holding fees, security deposits, and utility deposits. After a series of additional community meetings and research, they will bring

back a recommendation for the board to adopt. The MTW fungibility rule took effect July 1, 2022, which means that the Housing Assistance Payments (HAP) and Administrative Fees are now one payment instead of two and can be used on all eligible expenses.

E. **Affordable Program:** Our tax credit investor for River Run and Maple Tower are conducting their annual file audit.

F. **Maintenance:**

- a. The new fire suppression system is getting installed at Miller Manor in all common areas and apartments. This is a major undertaking and is disruptive to tenants but the fire safety benefit will be much appreciated once the installation is completed.
- b. MEDC grant through Rep. Rabhi wi-fi equipment is nearly all installed and should be live by October due to supply chain delays
- c. Broadway the ongoing stormwater drainage problem has a solution finally. It was determined that the drain pipes themselves were causing the erosion. A 6" pipe drained into a 4" pipe which drained into a 2" pipe, creating essentially a fire hose effect. The pipes will be replaced along with rip rap to prevent further erosion.
- d. AED's (Defibrillators) were purchased to install at all new properties and to replace the ones at existing properties.
- e. West Arbor – Capital Needs Assessment was completed by our lender, Cinnaire, and there were very few items that were identified in the CNA to complete: sealing and restriping the parking lot, adding braille signage in some locations and painting a soffit and exterior railing on one of the buildings built in 1998.
- f. Lurie – city switching over the intercom and card reader system to the city's system and supply chain delays have interrupted the installation.
- g. Lurie – hired an architect to turn a first-floor common area bathroom at Lurie into an ADA roll-in shower bathroom. Lurie was designed so that the plumbing sits on top of the floor instead of beneath it, so roll in showers cannot be installed in units.
- h. Lurie – executed a contract with Kone, elevator services, to enhance the response scope
- i. Radon testing was completed at all properties and a few units will require follow-up remediation.
- j. Upper Platt: a contract was signed to replace the concrete steps that are deteriorating

G. **Lurie Terrace:** HUD released \$200,000 in COVID operating reserves, which were used to pay back the loan from the AAHDC to cover capital improvements.

H. **Finance:** The audit is underway for Lurie Terrace, Ann Arbor Housing Commission, Ann Arbor Housing Development Corporation, and Colonial Oaks.

- a. **Yardi** – a project management module was purchased to help manage and track construction and other projects.