

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: November 20, 2024

I. FEDERAL

- A. **On September 25, 2024**, Congress passed a bipartisan short-term Continuing Resolution (CR) to fund the government through December 20, 2024. Mainstream lawmakers on both sides are expected to provide the necessary two-thirds majority required to pass the bill and send it over to the Senate. Lawmakers will return to Washington in mid-November where 12 appropriations bills will need to be passed.
- B. **On October 8, 2024**, AAHC was awarded six (6) Foster Youth Initiative (FYI) vouchers to assist eligible youths. In September 2024, AAHC in agreement with the Department of Health and Human Service, and Ozone House, applied for six (6) vouchers to provide housing assistance specifically to youth who are eligible for the FYI program.
- C. **On October 22, 2024**, the U.S. Department of Housing and Urban Development completed an assessment of our agency's compliance with the five statutory requirements of the MTW program for 2023. In each of the five categories, HUD reported AAHC as 100% compliant in all categories: at least 75% of families newly admitted are Very Low Income, establishment of a Reasonable Rent Policy, continued assistance for substantially the same total number of families, maintaining a comparable mix of assisted families per family size, and ensuring assisted unit meet HQS Standards. MTW agencies must continue to meet these five statutory requirements established by statute throughout our participation in MTW.
- D. **On November 1, 2024**, AAHC received confirmation from HUD that the Housing Choice Voucher program will be completely funded through December 2024. There was concern that the department would face budget shortfall for the fiscal year. HUD discovered an oversight in their payment released for November and December. HUD resolved the error by releasing the funding balance owed for both months.

II. STATE & LOCAL Partnerships:

- A. **Washtenaw Housing Alliance (WHA):** WHA partnered with Ozone House, Office of Community and Economic Development, Michigan Department of Health and Human Services, and the Washtenaw Continuum of Care Youth Advisory Board to apply for the HUD Youth Homelessness Demonstration Program grant. The grant was awarded by HUD, bringing \$4.3 million dollars in the community to aid homeless youth. AAHC was awarded six (6) vouchers to aid in this effort.
- B. **State of Michigan:** There were 60 housing related bills introduced to the legislative session in Michigan. The Source of Income Nondiscrimination five-bill package pass the legislature

and is closer to reaching the Governors desk for signing. [Other bills](#) that are being pushed include: [Eviction Sealing and Expungement \(SB 801\)](#), [Transparency in Ringing \(SB 661\)](#), and [Fair Chance Access to Housing \(HB 4878\)](#).

- C. **City of Ann Arbor:** The City provided \$250,000 in funding to AAHC to assist Ann Arbor residents with past due rent to prevent eviction. AAHC staff administer \$248,393 in funding, directly assisting 156 households of 182 total requests as of September 16, 2024. The maximum assistance payment was \$3000. On average, the assistance payment was \$1,592. The most common reason households request assistance was due to having an unexpected expense. 26 households were denied; the most common reason was due to the applicants needing assistance with payments over \$3,000.

Since establishment, the Housing Eviction Prevention Program administered by Ann Arbor Housing Commission has distributed \$814,812, in funding to assist 455 household between March 7, 2023, and September 16, 2024. 100% of the approved households had all their past due rent covered by the City of Ann Arbor disbursement.

- D. **Department of Health and Human Services:** AAHC renewed the Memorandum of Understanding with DHHS and Washtenaw County Office of Community and Economic Development to administer the Family Unification Program (FUP) and Foster Youth Initiative (FYI) Housing Choice Voucher program.
- E. **Avalon Housing:** Working to address homelessness and housing affordability, Avalon along with other local groups, host a discussion on how rising home prices are affecting local seniors. The event was held on November 14th. Speakers of the event included AAHC Housing Program Manager, Lisa Lavan, VOCAL member, Karen Wanza, Packard Health Family Physician, Ravi Vadlamudi, SAWC Program Director, Kate D'Alessio, and moderated by Aaron Cooper, Avalon Housing Executive Director. The event was well attended having around 20 people in person and it was streamed online.

III. DEVELOPMENT

- A. **121 E. Catherine:** Foundation, basement walls, elevator shaft all installed and project is going vertical. James Singleton's firm InToto Studio was hired to work with the Community Leadership Council to design and build out the first floor community space and assist with the art selection process on the exterior and interior parts of the building. A local resident and artist, Larry Nissan, is donating \$25,000 toward a mural on the building. Arin is working on several state grants related to the public community space and the arts.
- B. **350 S. 5th:** We have been working with Related Midwest, SmithGroup, DDA, and AAATA to redesign the building to ensure that it is financially feasible and meets the needs of all the partners. We are also talking to several potential grocers to see if we can design a space that can accommodate a first-floor grocer. A 4% LIHTC application was submitted to MSHDA with 302 units (40% @ 30% AMI, 20% @ 60% AMI and 40% @ 80% AMI) of 1 and 2 bedrooms.
- C. **2000 S. Industrial:** No update
- D. **1510 E. Stadium:** No update

E. **721 N Main/123 W. Summit:** The City secured a grant to demolish several buildings on the site, including one that is on the 123 W Summit site. Consequently, the property will not be transferred from the city until after the demolition is complete in 2025

F. **404 N Ashley:** No update

G. **Arbor South:** On Monday November 11, 2024, the City Administrator held a council work session to discuss the Arbor South development including the AAHC's participation.

H. **New Office/Maintenance Building:** We are searching for a new building that is large enough for all our office and maintenance staff with a loading dock and storage. If we can find the right building, it is less expensive than new construction given the amount of vacant office space right now.

IV. FINANCIAL REPORT AND UPDATE

October 2024 Financial Statement highlights attached
Dykema is working with Ulli to ensure that we will be in compliance with the Corporate Transparency Act by December 31, 2024

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

Vehicle (Van) purchase from Varsity Ford in the amount of \$57,737.89

VI. PERSONNEL

A. **Staffing:** Welcome Mindy Van Huffel, newly hired HCV Residency Manager, Dominique Wagner, Administrative Assistant. Marchelle Freeman, Occupancy Specialist Waiting List, and Dawn O'Connor, Occupancy Specialist. We have posted two (2) vacant positions: Director of Housing and Economic Development and a Facility and Maintenance Technician.

B. **Progressions:** Katrisha Kelly completed her level 5 progression.

C. **Training:** Stacie Vinson obtained the HCV Specialist Certification and Rich Wilson obtained the Occupancy Specialist Certification.

VII. OPERATIONS

A. **Mainstream Non-Elderly Disabled Voucher Program:** 237/251 vouchers are leased. HUD's goal is to have at least 82% leased up and the AAHC is at 94% leased up.

B. **Family Unification Vouchers:** 30/32 vouchers are leased-up. AAHC works directly with DHHS for referrals.

C. **Emergency Housing Vouchers:** 26/29 vouchers are leased-up. EHV vouchers are not eligible for reallocation therefore, as participants leave the program the voucher will not be reissued and therefore only 26 vouchers are available moving forward.

D. **VASH:** 179/237 vouchers are leased-up. AAHC works directly with the Ann Arbor VAMC for referrals.

- E. **Foster Youth Initiative:** 0/6 vouchers are leased up. On October 8, 2024, we were awarded six (6) vouchers. HCV staff has begun to work with DHHS and Ozone House for referrals of eligible youth.
- F. **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:** We held a Homebuyer Summit on November 6th, where lenders, realtors, and community partners were participants of the event. The event was well attended by resident and AAHC program participants.
- E. **Family Self-Sufficiency:** 101 families currently participate in the FSS program. We expect to have three (3) households graduate from the program by December 2024, of which two (2) households will have exited from the housing program.
- F. **Moving To Work:** In partnership with University Lending, we held a Landlord Panel discussion on October 24th. The event, in agreement, with the MTW Landlord Incentive cohort designation was presented to retain and recruit HCV participating landlords. University Lending staff paneled the event to discuss wealth management, property and commercial investing, estate planning, and financial advice.
- G. **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; 90% Maple Tower, 95% River Run, 93% West Arbor, and 97% 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.
- H. **Maintenance:**
- a. Broadway relocation is complete and construction has started
 - b. Baker Fire Suppression installation is underway.
 - c. Baker fire unit renovations are close to completion
 - d. Smith Group has completed their design work for the roof replacement at Miller
 - e. A Request for Proposal was issued to consolidate electric meters and to install solar panels at West Arbor
 - f. Annual sidewalk grinding was completed
 - g. S Maple retaining wall and culvert were evaluated and fixed
 - h. 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.
 - i. We are applying for a MEDC RAP 3 award for Lurie Terrace for fire suppression, accessibility and a new elevator
 - j. Tim Olivier is creating a capital needs assessment for every property
 - k. Looking at 2 new technologies: nano-bubbler and water savings devices
 - l. Working with City and CAN on developing a resiliency hub at GBC with grant
 - m. Hired an elevator consultant to ensure compliance with new elevator regulations