

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: October 18, 2023

I. FEDERAL

- A. Congress adopted a 45-day temporary budget to avoid a shut-down.
- B. HUD allocated an additional \$55,428 in Administrative Fees to the AAHC to bring the pro rata rate 95%, which is the highest in over 10 years.

II. STATE & LOCAL Partnerships:

- A. **City Council and Washtenaw Housing Alliance:** City Council requested a Work Session to discuss Housing and Homelessness which will be held on October 23, 2023. Amanda Carlisle from the WHA will be presenting with me.
- B. **City of Ann Arbor Planning Dept:** HUD issued a Notice of Funding Opportunity for up to \$10 million to remove local obstacles to housing development, particularly affordable housing. Arin Yu and I are working with Derek Delacourt, Community Services, and Brett Lenart, Planning Manager, to apply for this grant. We reached out to the City of Ypsilanti and Washtenaw County to jointly apply. The City of Ypsilanti is discussing it and will likely join the application. The grant can pay for planning and building processes and codes as well as development.
- C. **Community Mental Health:** Beth Yaroch and I attended a meeting of homeless service providers to talk about training for staff around compassionate responses to difficult tenant behaviors. CMH has done extensive training organization wide and have developed common protocols for all staff to follow. We will be creating a training program for all AAHC to ensure that staff feel better equipped to respond to difficult situations.

III. DEVELOPMENT

- A. **121 E. Catherine:** MI Economic Development Corporation (MEDC) notified us that we were awarded \$8 million of the \$10 million we requested in partnership with the Ann Arbor DDA and an Ypsilanti Developer J29:7. We have several funding sources that are pending: \$1 million MI Dept of Great Lakes and Energy (EGLE), \$1 million EPA Solar for All grant and \$600,000 Federal Home Loan Bank (FHLB). We are working with the City and the County to ensure that we are able to install geothermal wells, which are critical to meet the city's carbon neutrality goals. We are also exploring the Inflation Reduction Act (IRA), which offers a 30% cash rebate for the cost of installing energy efficient equipment such as geothermal and solar.
- B. **350 S. 5th:** 350 S 5th was purchased for \$6.2 million.

- C. **2000 S. Industrial:** Continuing environmental testing with ECT. Secured a grant from Downriver Communities to pay for the work.
- D. **1510 E. Stadium:** Contract executed for plumbing and boiler replacement. Getting quotes for new roof.
- E. **721 N Main/123 W. Summit:** No update
- F. **353 S. Main:** No update

IV. FINANCIAL REPORT AND UPDATE

The August 2023 financials are included

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

\$31,485 Robertson Morrison new Boilers 1510 E Stadium

VI. PERSONNEL

- A. **Staffing:** Congratulations to Tierra Clarke-Moon who was promoted from an Administrative Assistant to an Occupancy Specialist - Waitlist. Welcome to Terrence Heiligh was hired to replace Tierra as an Administrative Assistant and Christine Nader who was hired as a new Accountant position. Welcome to Nina Robertson, who was hired as a temp support staff in the finance department.
- B. **Progressions:** Brookanne Maitland progressed from Level III to a Level IV.
- C. **Training:** No Update

VII. OPERATIONS

- A. **Mainstream Non-Elderly Disabled Voucher Program:** 227/251 vouchers are leased. 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 51/75 NED vouchers allocated from the CARES Act in 2021 and with turnover in vouchers we are re-leasing vouchers and not making very fast progress on leasing up the last 30 NED vouchers.
- B. **Emergency Housing Vouchers:** 27/29 vouchers are leased-up. 2 households ported to other housing authorities which enabled 2 additional households on the waitlist to have vouchers issues and are currently searching for a unit.
- C. **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.
 - a. A Request for Proposal (RFP) PBV will be issued in October 2023 for a maximum of 50 vouchers.

- D. **Homeownership:** Another family closed on a home in September. A family is closing in October on a home. Weneshia is holding a workshop on Saturday October 31, 2023.
- E. **Moving To Work:** Weneshia is starting the Annual Plan process for FY24. She held a Resident Advisory Board meeting today October 18th, 2023.
- D. **Affordable Program:** River Run and Maple Tower had annual file monitoring completed by Spectrum for Redstone, our LIHTC investor.
- a. **Siller Terrace:** The property has met the income qualification under ARP.
- E. **Maintenance:**
- a. The Broadway laundry room and office are installed and useable by tenants.
 - b. New offices completed at Baker. Electrical installed for new ADA openers.
 - c. Baker tuckpointing underway
 - d. Concrete patching done at Broadway, Hikone and S. Maple
 - e. Siller Parking lot, new asphalt, sealed and striped
 - f. Siller deck reconstruction underway
 - g. Siller garbage container surrounds installed
 - h. West Arbor duplex deck completed
- F. **Garden Circle:** Renovations are underway.
- G. **Lurie Terrace:**
- a. The new Fire Pump Room is complete
 - b. Demo of the old commercial kitchen is underway. We are switching from walk-in commercial refrigerators and freezer to residential sized so that we can eliminate the roof penetrations that are needed to ventilate commercial equipment. This will provide more room for rooftop solar. A drinking fountain will be added, as there are no drinking fountains at Lurie.
- H. **Finance:**
- a. We signed a Power Purchase Agreement between the AAHDC and Swift Lane LDHA with the approval of our LIHTC investor, Regions. The AAHDC will be the owners of the solar panels on Creekside Court and State Crossing. Therefore the AAHDC will be selling the electricity that is generated to Swift Lane LDHA, LP for use on the property. The solar panel electricity is in addition to DTE invoices, which should decrease when there is solar electricity generated. The cost to Swift Lane LDHA, LP is intended to be break-even.