

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: May 18, 2016

I. FEDERAL

- A. CY16 Public Housing Operating Subsidy:** HUD announced the operating subsidy will be prorated at 87.75% of eligibility starting for CY16. The final CY15 Operating Subsidy was at 85.36% of eligibility.
- B. CY17 Budget copied from Nan McKay PIH Alert:**

Senate Appropriations Committee Approves FY 2017 T-HUD Spending Bill (4/22)

Yesterday the Senate Appropriations Committee passed the FY 2017 T-HUD spending bill ([S.2844](#)) by a vote of 30 to 0. In its current iteration, highlights of the bill include:

- \$4.675 billion is to be provided through the public housing [operating fund](#), which constitutes a \$175 million increase above FY 2016, while the [capital fund](#) would be funded at \$1.925 billion—a \$25 million increase specifically for addressing lead-based paint.
- The bill increases the number of public housing units able to convert under the rental assistance demonstration ([RAD](#)) program from 185,000 to 250,000.
- Section 8 housing assistance payments (HAP) renewals are funded at \$18.355 million, and ongoing administrative fees at \$1.769 billion—both increases over FY 2016.
- \$2.3 billion would be provided for homeless assistance programs—an increase from \$2.25 billion in FY 2016. Of this funding, \$20 million is destined for the Family Unification Program ([FUP](#)) for 2,500 FUP vouchers.

For more specific information, the full text of the bill can be found [here](#). The bill is now to be placed on the legislative calendar and sent to the Senate floor.

II. RAD REDEVELOPMENT

- A. River Run (Baker, GBC and Hikone) & Maple Tower (Miller and S. Maple) Renovations:** Miller, Hikone and Green-Baxter parking lots will be repaved. The drainage around the new building at GBC is being fixed and a sidewalk and privacy fences were added. GBC will also get new parking lot lighting where needed and a new sidewalk and pad will be installed where students wait for the school bus. The roof on the office portion of Miller was replaced. New windows and carpeting will be installed in the old Miller office space. A rain garden was completed at Hikone. New security cameras were installed at Hikone and S. Maple. Overgrown trees were removed at S Maple. Motion sensor lighting was installed at Baker and Miller in the common areas. The front entryway at Miller and Baker will be replaced.
- B. West Arbor (N Maple):** Foundation permits were received to start concrete work.

- C. Swift Lane (White/State/Henry and Lower Platt):** MSHDA is placing an application to the Kresge foundation to compete for a Healthy Families Initiative which is specifically for Housing Finance Agencies like MSHDA to work with local housing authorities on health initiatives. MSHDA asked the AAHC to submit a proposal to MSHDA for MSHDA's application to Kresge. If MSHDA is successful, the funding will include up to \$1 million for increased services and capacity, \$10 million in loans, and \$10 million in loan guarantees. If awarded, these funds would supplement existing MSHDA funding.

I will be meeting with MSHDA staff to discuss the Swift Lane tax credit application along with Norstar and Avalon Housing. MSHDA is expected to announce LIHTC funding in July 2016.

- D. Colonial Oaks (Main, Penn, Seventh, Colonial Platt):** Five apartments are complete and 14 are under renovation.

III. CITY/COUNTY/OTHER RELATIONS

- A. EMU Construction Management and Interior Design Program:** EMU will be building a playground for our property on Pennsylvania as a summer class. EMU is working with a playground equipment company to ensure that it is installed according to the appropriate regulatory standards.

- B. Information Technology Dept City of Ann Arbor:** Weneshia, Betsy and I met with City IT staff to talk about the AAHC's current and future IT needs. Tom Shewchuk, the ITSD Director made a commitment to provide support for AAHC projects such as future Yardi upgrades. IT is assisting the AAHC with ongoing problem solving with Yardi.

- C. National Association for Housing and Redevelopment Officials (NAHRO):** NAHRO held its Michigan Chapter meeting in Detroit and I was asked to sit on a panel with other PHA's to talk about our experience housing homeless households. There are only 5 PHA's in Michigan that work directly with their local Continuum of Care to house homeless households. HUD is trying to encourage more PHA's to work with their local CoC's. The AAHC has been administering CoC funds for Washtenaw County's CoC for many years. In addition, the AAHC has a partnership with Avalon Housing and Ozone House to house chronically homeless families and individuals at AAHC properties and Avalon and Ozone provide supportive services to these households.

- D. Michigan Association of Planning (MAP):** I also spoke as a panelist at the MAP conference to discuss affordable housing strategies in Michigan.

IV. FINANCIAL REPORT AND UPDATE

See attached March and April 2016 financials

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

No activity

VI. PERSONNEL

- A. Staffing:** I am happy to report that Megan Docteur, who was working for the AAHC as a

temporary administrative assistant, was hired for the vacant Family Self Sufficiency Coordinator position. Megan previously worked in a shelter in New York, prior to moving to Michigan. Congratulations to Levi Clark, Maintenance Technician, who had his first child, Tabitha Clark on May 3rd. And Congratulations to Monique Wright, Occupancy Specialist, who received her MSW from EMU.

- B. Training:** Avalon provided a training for AAHC staff on how to de-escalate tense or violent situations, which was very helpful. Finance, voucher, and property management staff attended a training on HUD's new streamlining rules to determine which policies to recommend to the board to adopt for the AAHC, which will be brought to a future AAHC board meeting for discussion. Beth Yaroch, Weneshia Brand and I attended an all-day training on advanced LIHTC compliance. Beth Yaroch and Reggie Dalton attended a training on how to create a person-centered approach to ending homelessness by the Michigan Continuum of Care.

VII. OPERATIONS

- A. Miller Manor Open House:** The Miller Manor Open House and "ribbon cutting" ceremony will be on Thursday, June 23, 2016 from 1-4pm. Avalon Housing will be jointly sponsoring the Open House. A ceremony will be held at 2pm. Tours will be offered before and after the ceremony. There will be musical entertainment by residents, appetizers and a community art project. Invitations will be sent to City Council, Washtenaw County Commissioners, funders, City employees, Washtenaw Housing Alliance & Continuum members, development partners & contractors, local service providers, donors, the media, as well as the surrounding neighborhood.
- B. City of Ann Arbor Budget:** City Council is adopting the budget on May 16, 2016 which includes 2 new FTE's for the AAHC including a Director of Operations and an Occupancy Specialist. The Budget also includes a recommendation for \$265,000 in general fund operating support. \$100,000 of the city's funds will be reallocated from the Ann Arbor Housing Trust Fund to the AAHC. Councilmembers Briere and Ackerman have proposed a budget amendment to allocate an additional \$100,000 to the AAHTF to replace the funding that is being reallocated to the AAHC. If the budget amendment passes, that will be beneficial for the community.
- C. Progressions:** Sharie Sell has been working with the AAHC to finish preparing progressions for Teamster and AFSCME staff so that staff can progress into higher pay grades.
- D. VASH:** HUD has awarded the AAHC and the VA an additional 6 vouchers for the VASH program which makes a total of 224 VASH vouchers. Robin Hester, Occupancy Specialist, administers all of the VASH vouchers in the voucher program.
- E. Affordable Housing:** Redstone, our LIHTC investor for Maple Tower and River, will be conducting a monitoring visit on May 16, 2016. The monitoring will include a review of all operational issues including financial, maintenance, waitlist, tenant eligibility and property inspections.