

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: December 19, 2018

I. FEDERAL

- A. Fiscal Year 2019:** The President signed a second Continuing Resolution to continue funding for HUD and other departments through December 21, 2018. Attached is a chart created by the National Low Income Housing Coalition showing the proposed FY19 budgets adopted by the Senate and the House compared to the FY18 budget.
- B. Passbook Rate:** The passbook savings rate is the interest rate used to determine how much money a family is earning in interest on capital assets over \$5,000. The AAHC has to review its annual passbook rate to make sure that it is within .75% of the national average. The AAHC rate is .81 and the national average is .09. The AAHC is within acceptable range and therefore is not changing.

II. STATE & LOCAL Partnerships:

- A. Second Baptist Church:** Thank you to Dr. Steven Daniels, Pastor at the Second Baptist Church, which provided 28 turkey dinners with all the trimmings for AAHC residents as well as 29 bikes for kids living at AAHC properties. The tenants greatly appreciated the amazing food and the laundry baskets the food came in.
- B. Family Unification Program (FUP):** The AAHC was awarded 32 FUP vouchers by HUD. FUP vouchers are for families who are in danger of losing their children due to their housing situation or who are unable to reunite with their children due to their housing situation. FUP vouchers are also for youth between 18-22 who have aged out of the foster care system and also have unstable housing situations. We are partnering with the Michigan Department of Health & Human Services, Ozone House, and the local Continuum of Care to identify eligible households and to assist them with lease-up.
- C. City of Ann Arbor Sustainability Department:** The City's new office of Sustainability is working with Tim Olivier and I to achieve the goal of redeveloping our properties to minimize greenhouse gases and increase energy efficiency. City Council approved \$200,000 to convert appliances from gas to electric, add insulation, and install solar panels. We will be adding these funds to the \$300,000 previously approved by Council. I am also working with the Sustainability Department and the Ecology Center to research the possibility of making low-cost electric rental vehicles accessible to low-income households. We are exploring grant opportunities to purchase vehicles and install charging stations at AAHC properties.
- D. Ann Arbor Downtown Development Authority:** I attended the Partnership Committee of the DDA with Teresa Gillotti Director of the Washtenaw County Office of Community and Economic Development as well as Aubrey Patino Director of Avalon Housing and Wendy Carty-Saxton Development Director for Avalon Housing to talk about affordable housing. The DDA re-affirmed its support for our organizations and its commitment to assist with developing opportunities for low-income households in the downtown. We formed a working group to develop a series of community workshops on affordable housing to help raise awareness and a common understanding of principles and definitions around affordable housing.

III. RAD REDEVELOPMENT

- A. **Swift Lane (White/State/Henry and Lower Platt):** HUD issued the RAD Conversion Commitment which is the approval document to move to a closing with HUD. Closing is now scheduled for January 2019. Because we are closing in 2019, we will continue to receive public housing operating funds and capital funds for the FY19.
- B. **Oakwood/W Washington:** Oakwood exterior landscaping, rain gardens, and the first layer of the parking lot resurfacing are complete. The final parking lot asphalt layer will be installed in the spring, once the weather is warmer.
- C. **Broadway:** City Council approved a request for up to \$300,000 to repair and replace the sewer, water, and electric at Broadway as well as add insulation and other energy saving devices and repair all the drywall, flooring and cabinets that will be damaged while replacing the sewer, water and electric lines. We had 8 contractors attend the pre-bidder's meeting and walk the property but we only received one bid for \$627,900 from Done-Rite Contractors, which did not include the installation of solar panels. We have worked extensively with Done-Rite in the past and we are confident in their capacity. We do not have \$627,900 so we will meet with Done-Rite to figure out what we can remove from the scope of work to get down to about \$460,000 - \$500,000.

IV. FINANCIAL REPORT AND UPDATE

See Attached November 2018 Financial reports

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

Done-Rite Contracting – bid for \$627,900

VI. PERSONNEL

- A. **Staffing:** Welcome to Regina Allen, who was hired as an Administrative Assistant, Lisa Parkinson and Sharice Miller who were hired as Occupancy Specialists, and Kenyatta Campbell who was hired as a Maintenance Technician.
- B. **Training:** We brought Nan McKay Consulting Company to Ann Arbor to provide a training exclusively to AAHC staff. Twenty-three staff attended the Blended Occupancy training which primarily focused on the similarities and differences between Low Income Housing Tax Credits & RAD Project-Based Vouchers. All seven staff who took the certification test passed the test. Angie Killom received Housing Choice Voucher training and certification.

VII. OPERATIONS

- A. **Housing Choice Voucher Program Waitlist:** The AAHC received 4,300 waitlist applications. 300 households were randomly selected who met the Non-Elderly Disabled (NED) voucher criteria to be on the NED waitlist and 300 households were randomly selected for the HCV waitlist. All other households were notified that they were not selected for the waitlist and would have to re-apply the next time waitlist is opened.