

MEMORANDUM

TO: Board of Commissioners
Ann Arbor Housing Commission

FROM: Jennifer Hall, Executive Director

DATE: September 15, 2021

I. FEDERAL

A. The FY22 HUD Budget: The Senate voted 50-49 to approve a budget resolution that sets the stage for a \$3.5 trillion infrastructure and economic recovery package, **including investments up to \$332 billion for housing and transportation.** The House Financial Services Committee released a budget for \$339 billion for housing and transportation. According the National Association for Housing and Redevelopment Officials (NAHRO) the following budget items are related to the Affordable Housing Industry:

Highlights:

- Public Housing Capital Fund: \$80 billion
- New Incremental Vouchers: \$75 billion
- Community Development Block Grant: \$8.5 billion
- HOME Investment Partnerships: \$35 billion
- Housing Trust Fund: \$37 billion
- Section 8 Project-Based Rental Assistance: \$15 billion
- PBRA property improvements: \$4 billion
- Community Development Block Grant Disaster Relief: \$1 billion
- Supportive Housing for Elderly: \$1 billion
- Supportive Housing for People with Disabilities: \$2.5 billion
- Loans for Water and Energy Efficiency: \$6 billion
- Housing Investment Fund through CDFI: \$9.64 billion
- Native Housing Block Grant: \$1.65 billion

By comparison, HUD's proposed budget includes \$24.951 billion for the Housing Choice Voucher Program Housing Assistance Payments (rent subsidies), which is \$1.87 billion (7%) more than the enacted FY21 level. If the additional \$75 billion is approved for new vouchers, it will increase the Voucher Program by 300%.

B. Eviction Moratorium Lifted: The AAHC is continuing to work with our local non-profit partners and tenants to access federal funding for back-owed rent to avoid evictions of our tenants. We have received payment for about a dozen tenants so far and have about 50 applications in the pipeline.

II. STATE & LOCAL Partnerships:

- A. **The New Hope Baptist Church:** Thank you to the New Hope Baptist Church on Chapin Street for agreeing to let Lurie tenants park their cars in their parking lot this week, while it is being sealed and painted.

DEVELOPMENT

- A. **Lurie Terrace:** Maintenance staff are making progress on the HUD required non-critical repairs and ADA upgrades that must be completed by March 2022.
- a. Tuckpointing of the exterior masonry walls is more than 75% complete
 - b. Work to fill cracks in the parking lot, seal coat and add striping is getting completed this week.
- B. **City-owned properties:** On September 9, 2021 a second working session was held with the Historic District Commission to discuss modifications that were made to the site plan based on the previous working session with the HDC for 415 W. Washington.

IV. FINANCIAL REPORT AND UPDATE

The July 2021 financial reports are included in this board packet. August 2021 financial reports are not included in this packet but will be included in the October Board packet.

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

No contracts to report

VI. PERSONNEL

- A. **Staffing:** Welcome to Barbara Dufour, Administrative Assistant, in the newly formed Real Estate Development Department. And welcome to Grayson Carr, Facility and Maintenance Technician.
- B. **Training:** Staff attended the 2nd of 3 trainings by SafeHouse Center on domestic and sexual violence, how to support survivors, and learning empathic/reflective responses.

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 5/41 new NED allocated through the CARES Act in 2020 and we have to lease-up another 75 NED vouchers allocated from the CARES Act in 2021.
- B. **Emergency Housing Vouchers:** 19/29 vouchers are leased up and 4 additional referrals were made to us from our non-profit Continuum of Care partners and are in the qualification and income certification process.
- C. **Fire at Miller Manor:** Belfor started framing the fire unit in 212, the City completed its initial inspection and more masonry block work may be needed in that unit. Mitchell and Mouat, architectural firm, is reviewing the engineering report for the AAHC.