



Legislation Text

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AAHC Executive Director Report April 2015

I. FEDERAL

- A. FY 15 HUD funding:** HUD has issued a notice for PHA's that are eligible for additional administrative fees under the Voucher Program. The AAHC applied for additional administrative fees for PORT's, VASH, and to maintain leasing.
- B. HUD Administrative Fee Study:** See the attached study

II. RAD REDEVELOPMENT

- A. River Run & Maple Tower Renovations:** The 2nd through 5th floor of Baker and the 5th through 7th floor of Miller are completely renovated and tenants have moved in. The 1st floor of Baker and the 3rd and 4th floor of Miller are currently being renovated. Construction is continuing on the replacement building for the building that burned down at Green-Baxter. Norstar began renovations at Hikone.
- B. N. Maple (West Arbor):** See agenda item regarding selection of the Equity Investor, Construction Lender and Permanent Debt lender.
- C. White/State/Henry:** The site plan has been revised in response to City of Ann Arbor staff input as well as Planning Commission input. A second public meeting will be held on April 14th at 7pm at Cobblestone Farm.
- D. Colonial Oaks (Main, Penn, Seventh, Colonial Platt):** HUD has approved the transaction and issued a RAD Conversion Commitment (RCC). The RCC is the final approval required to close on the transaction and it also allows the AAHC to begin relocation with residents. West Washington will no longer be included as RAD units. The RAD subsidy for West Washington will be transferred to Platt Road. West Washington will continue to operate as affordable housing but the rent subsidy will be through the AAHC's voucher

program instead of the RAD program.

III. CITY/COUNTY/OTHER RELATIONS

A. City Council: There is no update on the request to City Council for operating fund support.

B. City of Ann Arbor IT: IT staff, particularly William Duff, have been helping the AAHC design, solicit bids, and hire contractors and install equipment for additional security cameras at Miller, Baker, Hikone, and Maple Meadows. In addition, IT has been assisting with the design, bidding and hiring of contractors for the new office space, wi-fi, and security card readers at Miller.

C. Avalon Housing: Avalon has hired 9 staff to provide support services at Miller. These staff will be starting the week of April 27th at Miller Manor. A temporary front desk is being set up in the lobby at Miller until the 1st floor offices have been created. Avalon and AAHC staff have been meeting regularly to coordinate processes and procedures. Avalon will be hosting several tenant meetings in order to introduce themselves to the Miller residents.

D. Community Support and Treatment Services: The AAHC has a contract with CSTS to provide support service to tenants at Miller, Baker, WSH, Broadway, West Washington and 7th. Those services have been concentrated at Miller and Baker. CSTS has agreed to shift its resources from Miller to WSH, Broadway, West Washington and 7th as Avalon transitions to provide services at Miller.

IV. FINANCIAL REPORT AND UPDATE

See attached Financial Statement

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

\$47,376.95 for Baker storefront windows contract with Diversified Construction

VI. PERSONNEL

- A. Staff Progressions** - Monique Wright, Maria Spencer and LaTonya Brown have volunteered to work on progressions with Sharie Sell for the Occupancy Specialist positions. Lance Mitchell is working with Sharie Sell on progressions for the Maintenance Worker positions.
- B. New Staff:** Welcome to Brookanne Maitland, who has been working as a Temporary Relocation Specialist for the past year and was just hired as the new Occupancy Specialist for the Waitlist and Intake process.

VII. OPERATIONS

- A. Maintenance:** The tenant intercom issues at Miller turned out to be a problem with U-Verse because the U-Verse technicians have been using the intercom wire to connect the tenants to U-Verse, and other cable and internet providers use a separate wire for those services. Residents will be notified of this problem so that they can choose another service provider if they want to or live without a working intercom system if they choose U-Verse.
- B. Housing:** Reggie Dalton and Beth Yaroch will be switching properties starting April 20, 2015. Notices went out to residents last week. Reggie will continue working with North Maple residents while they are being relocated due to the redevelopment that will begin this summer.
- C. Housing Choice Voucher:** The SEMAP process which evaluates our performance in the Voucher program is underway. Project-based vouchers proposals are due to the AAHC on April 13th.

VIII. FOLLOW UP TO MARCH 2015 BOARD MEETING. Nothing to report

Prepared by Jennifer Hall, Executive Director