



## Legislation Text

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**File #:** 14-0578, **Version:** 2

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### Approval of the amended leases

The Commission is converting its public housing units to project-based vouchers under the Rental Assistance Demonstration (RAD) program. The units will be converted in phases, so there is a need to have two leases, one for public housing units and one for units that have converted to project-based vouchers. Once all of the units have converted to project-based vouchers, there will no longer be a need for a public housing lease.

The public housing lease has been reviewed and revised by the AAHC attorney, Jim Fink, to ensure compliance with state, federal and local laws. In addition, several addendums will be added to the lease related to non-smoking, satellite prohibition, VAWA, mold and mildew, bed bugs, asbestos containing materials and tenant charges for damages.

A second lease is needed to ensure that it conforms to the RAD program, the project-based voucher program as well as the Low Income Housing Tax Credit program, as a funding agency. Both the RAD program and the LIHTC program have separate tenancy addendums.

Prepared and Approved by Jennifer Hall, Executive Director

WHEREAS, the Commission has revised and updated its lease to conform with state, federal and local laws, as well as AAHC policies.

WHEREAS, a second version of the lease was created to conform with the Rental Assistance Program, Project-Based Voucher program and the Low Income Housing Tax Credit program, when applicable, to be used as units convert to project-based vouchers; and

WHEREAS, the lease changes were available for public comment as part of the FY15 Annual Plan public comment period beginning February 1, 2014 through April 1, 2014; and

WHEREAS, the new public housing lease must not take effect until at least 60 days after the Board approves the lease and therefore it will not take effect until after June 9, 2014, which will be July 1, 2014; and

WHEREAS, the new RAD PBV lease must take effect at the point in time that the units are converted to RAD Project based vouchers; and

RESOLVED, that the Ann Arbor Housing Commission Board approves the amended public housing lease and new RAD PBV lease and all of the addendums attached hereto.