



Legislation Details (With Text)

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Attachments:	1. 2072 Garden Section 18 Repositioning packet.pdf				

Date	Ver.	Action By	Action	Result
3/20/2024	1	Housing Commission	Approved by the Commission	Pass

Resolution To Approve the Ann Arbor Housing Commission Application to HDU's Special Applications Center (SAC) for Section 18 Disposition of 2072 Garden Circle

The Ann Arbor Housing Commission owns a single-family home at 2072 Garden Circle, Ann Arbor, MI, that was built in 1971 through HUD's Turnkey III lease to ownership program. The Turnkey III program no longer exists and the families that have lived in this home have not been able to purchase the property. The Turnkey III program was a program within HUD's Public Housing program and Garden Circle is in HUD's database as the only public housing unit in the AAHC's portfolio. The AAHC will dispose of the property through the Section 18 Disposition process for Very Small PHAs, through the HUD Special Applications Center (SAC). The property will be acquired for \$1.00 by the Ann Arbor Housing Development Corporation (AAHDC), a Michigan 501(c)(3) nonprofit organization created by the AAHC.

The property currently receives an Operating and Capital Fund subsidy from HUD under the Public Housing program. After the Section 18 Disposition, the AAHC will request a tenant protection voucher from HUD. The existing tenant may continue to live at the property with a project-based voucher or move with a tenant-based voucher if they are qualified under the voucher program. The existing tenant indicated that they prefer to remain at the property after conversion. If the family is not income eligible for a tenant-protection voucher, they can continue to live at 2072 Garden Circle and continue paying comparable rent. Staff held the first meeting with the resident regarding conversion on March 10, 2023 and again on April 21, 2023. The AAHC obtained a letter of support from Mayor Taylor on February 21, 2024, as required by the Section 18 regulations.

Prepared by: Arin Yu, Planning Specialist

Approved by: Jennifer Hall, Executive Director

WHEREAS, the Ann Arbor Housing Commission (AAHC) owns one single-family home, 2072 Garden Circle, that was built through the Turnkey III program and is in the public housing portfolio;

WHEREAS, The AAHC is converting 2072 Garden Circle from public housing to an affordable housing unit through the Section 18 Disposition program for very small PHA's; and

WHEREAS, HUD regulations require PHA's to submit a Board resolution authorizing the PHA to submit a Special Applications Center (SAC) application; and

RESOLVED that the Board of the Ann Arbor Housing Commission has reviewed the materials of the application and authorize the PHA to submit the application through SAC for Section 18 Disposition of 2072 Garden Circle, Ann Arbor MI.

I, Dr. Lee Meadows, President of the Board of Directors of Ann Arbor Housing Commission ("AAHC"), certify that this resolution was adopted on March 20, 2024 by the Board of Directors of AAHC.

Dr. Lee Meadows, President

Date