



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Financial Manager
Jennifer Hall, Ann Arbor Housing Commission

SUBJECT: Ann Arbor Housing Commission

DATE: May 3, 2024

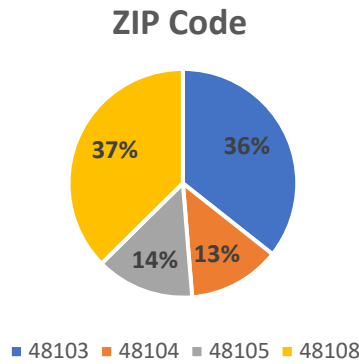
Question #16: Can you please provide a breakdown of how the \$250,000 that City Council allocated for eviction prevention last year was spent by the City of Ann Arbor and the Ann Arbor Housing Commission? (Councilmember Ghazi Edwin)

Response: Please see attached document.

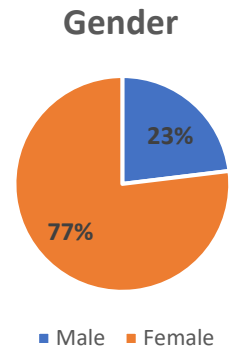
City of Ann Arbor Eviction Prevention Requests & Approval FY24 Data – Administered by Ann Arbor Housing Commission \$250,000

133 total requests (117 approved) as of September 15, 2023

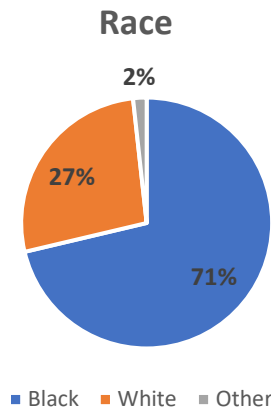
Approvals by ZIP	
48108	43 (37%)
48103	42 (36%)
48105	17 (14%)
48104	15 (13%)



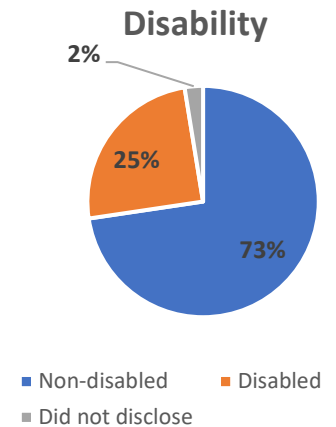
Approvals by Gender	
Female	90 (77%)
Male	27 (23%)



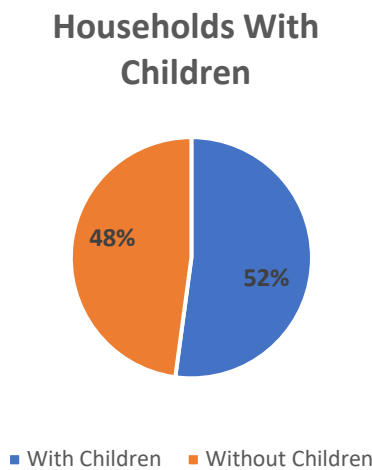
Approvals by Race	
Black	83 (71%)
White	32 (27%)
Other	2 (2%)



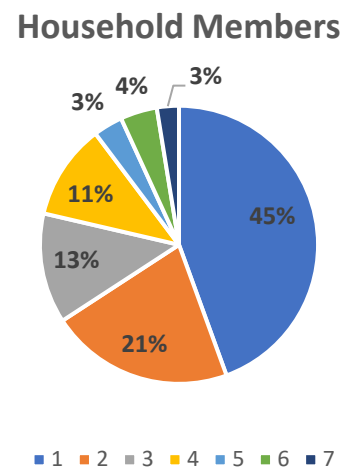
Approvals by Disability Status	
Non-Disabled	85 (73%)
Disabled	29 (25%)
Did not disclose	3 (2%)



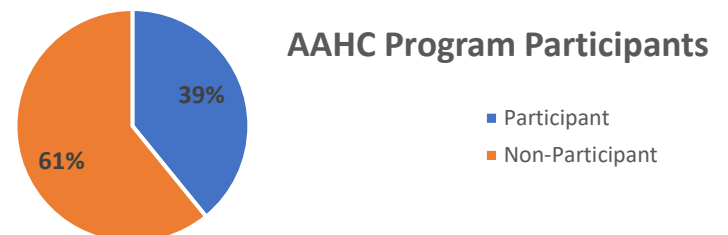
Households with Children	
With Children	61 (50%)
Without Children	56 (50%)



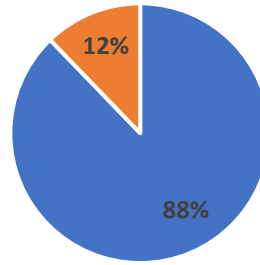
Number of Household Members	
1	52 (45%)
2	25 (21%)
3	15 (13%)
4	13 (11%)
5	4 (3%)
6	5 (4%)
7	3 (3%)



Approvals for AAHC Program Participants	
Participant	46 (39%)
Non-Participant	71 (61%)



Total Eviction Prevention Requests	
Approved	117 (88%)
Denied	16 (12%)



Total Requests

■ Approved
 ■ Denied

Number of Household Members (Among Approvals)	
Median	2
Mode	1
Minimum	1
Maximum	7

Annual Household Income (Among Approvals)	
Median	\$19,800
Minimum	\$0
Maximum	\$62,000

Rent Past Due (Among Approvals)	
Median	\$1,800
Minimum	\$50
Maximum	\$14,548
Total	\$263,165

Payments (Among Approvals)	
Median	\$1,800
Minimum	\$50
Maximum	\$5,000
Total	\$247,006

Average HPP Payment (among approvals): \$2,044

- * The most common reason for a funding request was a loss of wages.
- * The most common reason for denial (5/16) was the household was previously assisted in FY23
- * \$250,000 from the City of Ann Arbor, included \$2,994 Admin Costs for AAHC
- **Disbursements covered 94% of total past due rent owed by all applicants (\$247,006/\$263,165).
- **97% of accepted applicants had all their past due rent covered by the City of Ann Arbor disbursement.



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Financial Manager
Derek Delacourt, Community Services Area Administrator

SUBJECT: FY25 Budget: Community Services

DATE: May 3, 2024

Question #7: You mentioned needing to pay attention to dangerous buildings. Can you clarify what makes a building dangerous and how many we have in Ann Arbor? What % of our building stock? (Councilmember Cornell)

Response: There are approximately 180 active Code Cases within the City and the basis for these investigations includes the following reasons that a building may be deemed dangerous:

- Car accident (car or truck hit building) - 12
- Carbon Monoxide Hazard (follow up to AAFD finding high levels of CO) - 4
- Structural Fire as reported to Building Department after fire call - 23
- Flooding/water causing structural damage - 23
- Hoarding - 18
- Housing Complaints involving potential for dangerous building classification, including infestations as well as mold, structural deficiencies or improper exits - 34
- Housing Complaints involving Short Term Rentals with possible life safety issues - 4
- Storm damage (structural - tree on building) - 8
- Vacant property registrations (quarterly vacant monitoring inspections required) - 23
- Building work without permits - 13
- The remainder of the code cases involve various causes

Many code cases are brought to the attention of the building department from our first responders (police and fire). We are seeing an increase in hoarding reported cases through AAFD, possibly because of their new first responder services being utilized to supplement HVA for medical emergencies and transport.

Question #12: 1 FTE has been added for a "Parks and Rec Coordinator". Can you please say more about this position and what they'll be doing? (Councilmember Akmon)

Response: Parks and Recreation is extremely thin with only one FTE at most facilities to handle every aspect of the facility and business operations. This often creates an unhealthy work life balance for employees based on the hours open and work needed. From a financial standpoint, this often creates extra overtime and the potential of staff burnout at the supervisor level. Ideally, this position is truly designed to be an entry-level full-time position between our Recreation Supervisors and our seasonal staff. The creation of this position will also help in creating a better succession plan for the department. In the next 5-10 years, Parks and Recreation has 10-15 employees that will be eligible for retirement.

The Parks and Rec Coordinator will provide full time support to the department through the year but will have a primary focus on the liveries during the summer season. As the largest livery in the state, it has been managed historically by one FTE and over 100 temporary or seasonal staff. This has created significant overtime and lack of work life balance for our Recreation Supervisor. Having an FTE at both liveries also provides better customer service to users and administrative support to our livery staff.

Outside of the livery season, the Parks and Rec coordinator will support and learn the other operations to provide depth within the department. This will include providing front line support to our winter facilities while learning the operations of different facilities. The goal is that this position will provide additional support to facility supervisors, program development, diversification of activities and administrative support, as necessary.



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Financial Manager

SUBJECT: FY25 Budget: General Fund

DATE: May 3, 2024

Question #11: We were told recently that the City is predicting a structural deficit beginning in 2027. Yet this budget shows that while General fund expenditures would increase 7.6% compared to the FY24 adopted budget and revenues increased by 8.2%. What can we attribute the revenue increase to? Please explain how this fits together with the 13.55 FTE to the General fund and the predicted structural deficit. (Councilmember Akmon)

Response: The General Fund revenue increases relate to a 6% increase in property tax revenue due to inflation and new construction. State Shared revenue was previously under-budgeted and the budget has been adjusted upward in FY 2025 to correlate to the actuals that we have seen over the last several fiscal years. There is also an anticipated increase in parking revenue due to increased parking levels within the City.

Of the additional 13.55 FTEs added to the General Fund, 6.50 of those FTEs are reimbursed to the General Fund from the Ann Arbor Housing Commission and the Information Technology Fund making them net neutral to the General Fund. The remaining 7.05 additional FTEs added to the General Fund contribute to the structural deficit that begins in FY 2027.



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Financial Manager

SUBJECT: Marijuana Excise Tax Funds

DATE: May 3, 2024

Question #15: I am working on helping the city create a centralized, searchable database system that is public-facing and serves as a first step for individuals (and agencies) to find both private and public rental housing in the city (and potentially the county) that meets people's needs. Individuals will be able to search the database for rental units by exploring options based on family size, age, and income. Both private and public housing rentals will be included in the database, and information will be provided about whether a rental is affordable, available, accessible, the length of the wait list, use of Ned/Ned2 vouchers, etc. This database would also allow community-based organizations and other housing providers to help individuals obtain housing. The design and features of the website will potentially be based on feedback and insight from area residents, community-based organizations, property managers, and property owners. This server would be modeled after Detroit's successful "Detroit Home Connect" program (<https://homeconnect.detroitmi.gov>). My organization, Detroit Disability Power, was instrumental in helping the City of Detroit set up this website. The database has been beneficial to renters and housing providers in the city, specifically marginalized Black and Brown residents who are housing insecure. Cost estimates for this initiative are ongoing and will be determined by an estimated part-time FTE for someone to set-up and maintain the site along with software licensure. Could you please tell me if, with Council's potential support, marijuana excise tax funds can be used for such a purpose? (Councilmember Ghazi Edwin)

Response: City Council passed [R-21-098](#) on March 15, 2021 regarding the intended uses of the Marijuana Excise Tax funds. Please note that this would be considered a recurring cost and there is not any currently any recurring funding available from the Marijuana Excise Tax funds. At this time, all of the recurring budgeted Marijuana Excise Tax funds have been allocated.



TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Financial Manager
Sue F. McCormick, Public Services Area Special Advisor

SUBJECT: FY25 Budget: Public Services

DATE: May 3, 2024

Question #10: \$100k is budgeted for bike lane snow equipment. Is this to enlarge the fleet? I thought we already were in possession of this equipment. (Councilmember Akmon)

Response: The new bike lane snow removal equipment is requested to supplement our existing maintenance equipment. The addition, is smaller in size and will allow us to maintain narrow protected bike lane installations, like Miller Rd.

Question #13: I noticed that the cost of providing an annual residential parking permit is \$140, but we are proposing to charge just \$75. How is the cost calculated, and why is the City so heavily subsidizing this? (Councilmember Akmon)

Response: The calculated cost includes the cost of stickers, tags, the maintenance and replacement of signage, and the community standards enforcement of the parking permit program. The program receives offsetting ticket revenue that in addition to the permit fee offsets the cost of the program. In situations where a significant gap between the calculated cost and current fee exists, a plan to incrementally increase the fee is utilized to avoid unduly harming the users.

Question #14: Can you explain the new fees listed under public works (e.g., tip, stormwater, etc.) p. 93? (Councilmember Akmon)

Response: Public Works is presenting six new fees for consideration and are explained in the table below:

Stormwater/Sanitary Sewer Tap – Contractor Dug (6" lead & 8" main)	The City previously had one Stormwater/Sanitary Sewer Tap – Contractor Dug Fee to encompass all Sewer taps. Due to changing infrastructure and standards, there are now three different scenarios to address based on the size of the lead and main. The previously existing fee is being repurposed to account for the effort necessary for leads up to 4". That adjustment, in addition to these two new fees, will allow the City to charge for these efforts depending more accurately on the different materials and staff effort required.
Sanitary Sewer Tap Contractor Dug (6" lead & 10" main)	
Solid Waste Extra Tip – City Service Dumpsters Trash Only	The City currently has fees for extra tips both residentially and commercially for instances where a container was not able to be serviced due in inaccessibility. During the fee review process an additional scenario was identified in which a container was serviced as scheduled; however, an additional tip is scheduled to tip additional waste. Fees were added to cover this scenario, which covers labor, equipment, and disposal costs.
Extra Residential Tip	
Commercial Franchise Compost Cart Delivery	These are services available via the City's Solid Waste Commercial Franchise contract and are pass-through fees
Commercial Franchise Compost Cart Cleaning	