



Open House West Arbor – Ribbon Running

AAHC Services

- 01** Affordable Housing Properties
17 properties in the City of Ann Arbor
548 apartments
- 02** Voucher Programs
2,212 Vouchers
- 03** Family Self-Sufficiency & Homeownership Programs
99 – 130 FSS participants
10 Homeowners
- 04** Finance and Administration
\$31 Million Annual Operating Budget
41 Staff

TREMENDOUS GROWTH IN PROGRAMS

APARTMENTS/VOUCHERS	2011/12	2022/23
AAHC apartments own & manage	355	548
Housing Choice Vouchers	1333	1333
Family Unification Program Vouchers	0	32
Non-Elderly Disabled Vouchers	0	251
Veterans Affairs Supportive Housing Vouchers	136	231
Emergency Housing Vouchers	0	29
RAD Project Based Vouchers	0	336
TOTAL	1824	2760

GROWTH IN OPERATING BUDGET

FUNDING SOURCES/PROGRAMS	2011/12	2022/23
Voucher Rent Subsidies (Administered to Landlords)	\$9,463,173	\$21,290,000
Voucher Administrative Fees (to AAHC)	\$827,382	\$1,669,499
Rent Subsidies (for AAHC Housing)	\$1,543,262	\$3,367,363
Management Fees (to AAHC)	\$265,775	\$903,014
Family Self-Sufficiency Program (to AAHC)	\$0	\$180,000
Tenant Rent & Other Tenant Income (to AAHC)	\$733,861	\$2,539,426
City of A2 for Tenant Services (to Nonprofit Partners)	\$60,000	\$591,008
City of A2 (for AAHC Operations)	\$154,000	\$160,000
Other (to AAHC)	\$54,000	\$193,222
Total Annual Operating Budget	\$13,101,453	\$30,893,532

GROWTH IN ORGANIZATIONAL COMPLEXITY AND TECHNICAL KNOWLEDGE

STAFF	2011/12	2022/23
Administration	2	3
Finance	2	5
Voucher Program	8	12
Housing Property Management	5	9
Maintenance	4	7
Family Self Sufficiency Program	0	2
Real Estate Development	0	3
TOTAL	21	41

DEVELOPMENT/CAPITAL IMPROVEMENTS

FUNDING SOURCES BETWEEN 2013 – 2021		
Low Income Housing Tax Credits (LIHTC) Equity		\$44,104,698
Loans (Financial Institutions)		\$11,523,100
City Funds (Ann Arbor Housing Fund, General Fund, Sustainability)		\$4,388,765
AAHC (Capital Reserves & Other Smaller Grants)		\$3,105,996
Federal Home Loan Bank (FHLB)		\$2,670,000
DDA Grants		\$2,440,330
HUD Grants		\$1,905,483
Community Development Block Grant (CDBG)		\$1,628,669
Insurance Proceeds		\$807,278
Washtenaw County Brownfield Redevelopment Authority (WCBRA)		\$615,000
TOTAL		\$73,189,319

2022 AAHC NEW HUD DESIGNATION: LANDLORD INCENTIVES COHORT #4 MOVING TO WORK

Competitive Process

- 29 Public Housing Authorities Designated under Cohort #4
- 139 PHA's total approved for MTW Designation

Benefits

- Regulatory flexibility
- Funding fungibility & flexibility

5-year Study

- Increase landlord participation in voucher program
- Increase lease-up success for participants



MTW Implementation

Tenants

- Address barriers such as credit score or lack of credit
- Security deposit assistance
- Utility deposit assistance or utility arrears payments
- Housing search assistance
- Renter's insurance
- Initial move-in essential household items like beds, towels, kitchen supplies
- On-line tenant portal: rent payments, income certifications, waitlist, communications

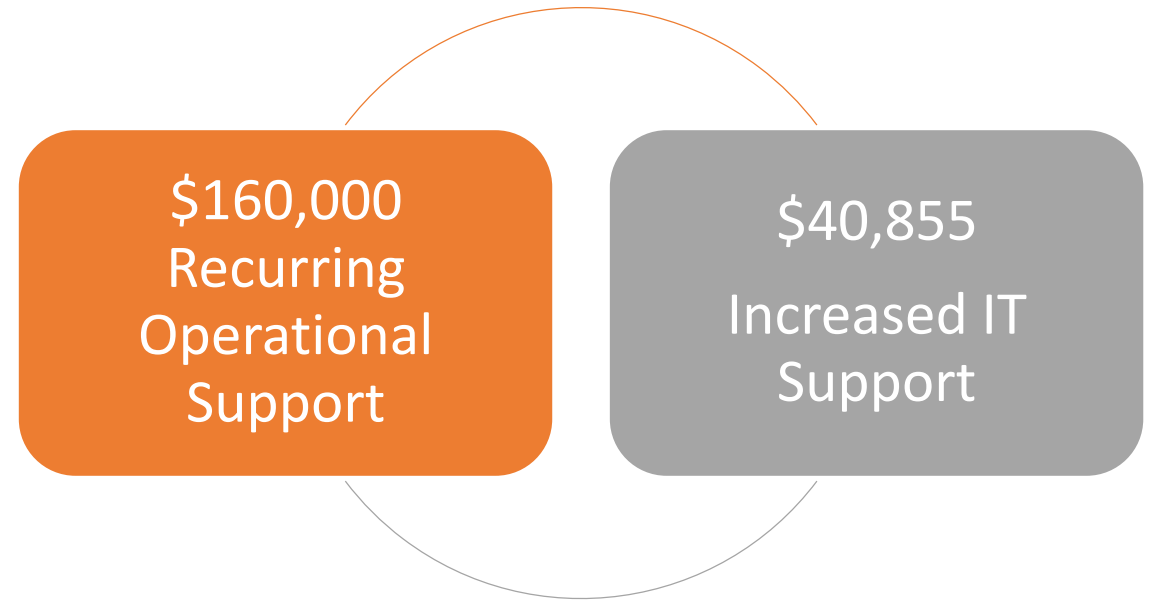


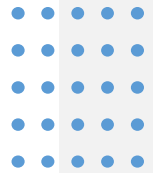
MTW Implementation

Landlord Recruitment & Retention

- Pre-inspection of units
- Incentives for new landlords
- Incentives to retain landlords
- Assist with repairs to apartments
- Unpaid rent mitigation fund
- Vacancy payments between tenants
- Holding fees
- On-line landlord portal: payments, inspection status, communications

AAHC Budget Request General Funds





AAHC Budget Request County Mental Health Millage Rebate FY23 \$1,080,000

Mental Health and Tenant Support Services \$605,480

- Community Action Network @ Hikone, Creekside, Green-Baxter \$135,228
- Peace Neighborhood Center @ West Arbor, Maple Meadows, Baker \$112,968
- Avalon Housing @ Miller Manor, West Arbor, State Crossing \$280,428
- SOS Voucher Program Eviction Prevention \$56,856
- Ozone House Family Unification Program \$20,000

Capital Projects \$474,520

- Miller Manor, Baker, Lurie Sprinkler Systems and related Asbestos Remediation
- 1504 – 1508 Broadway Renovations

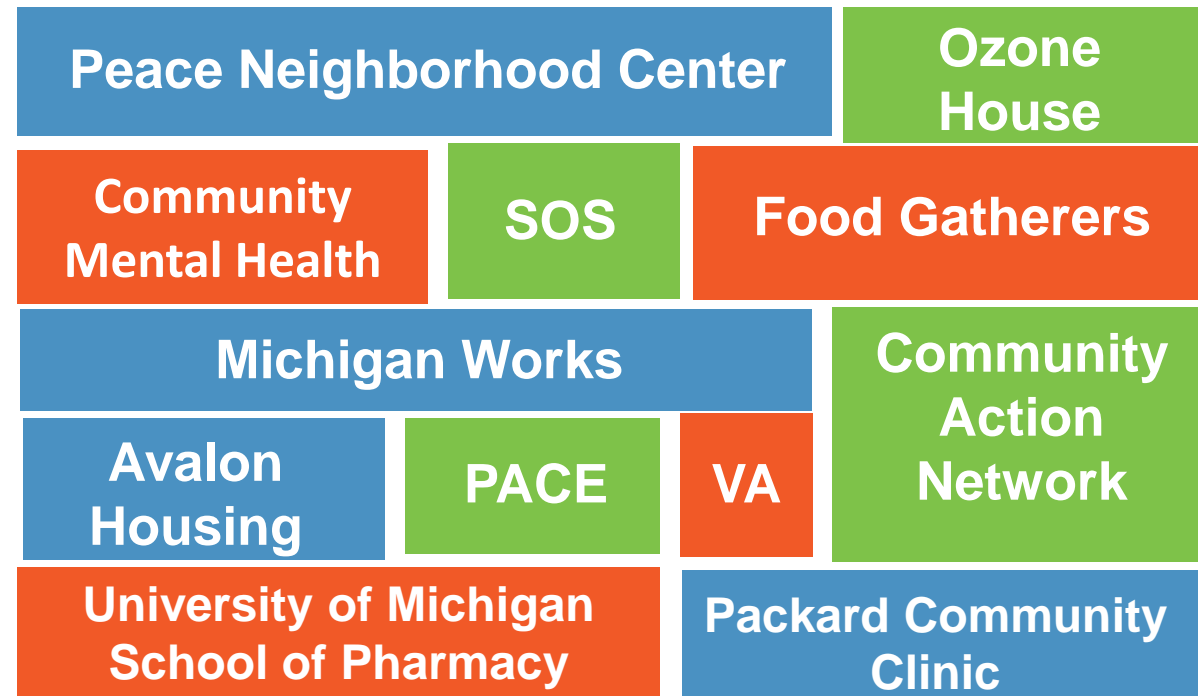


Resident Art Room at Miller

Community Partners

Mental Health and Supportive Services

Client-centered Case Management, Mental Health, Community Building, Crisis Services, Financial Literacy, Jobs, Youth Programs, Support Groups, Eviction Prevention, Quality of Life Services, Resident Council, Art Therapy, Medical Services



**Affordable
Housing
Millage
FY23
\$6,539,006**

Guidelines Adopted by City Council July 27, 2020

- 20-years 1 mil
- Zero income up to 60% of Area Median Income
- Affordable Housing Development (hard and soft costs)
- Up to 20% for resident supportive services for millage-developed units
- Sustainability prioritized
- Permanent affordability prioritized
- Goal of socio-economic diversity throughout the City
- Maximize leverage of other resources

Affordable Housing Millage Strategy

- Develop budget that includes AAHC projects in pipeline, including city-owned properties
- Build in flexibility for properties unexpectedly on the market
- Develop application process with HHSAB for non-AAHC projects
 - Based on City Council adopted millage guidelines
 - Ensure investment in feasible projects with qualified developers
- Capital Funds/Resident Services Funds
 - Capital funds drawn down first and one time
 - Services funds drawn down second and will require annual budget approval
 - Need to track ongoing annual service requests tied to capital projects

Housing & Human Services Educational Series

**JANUARY 13 | HISTORY OF PUBLIC AND AFFORDABLE HOUSING:
RACIST HISTORY AND ONGOING IMPACTS**

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**FEBRUARY 10 | LOCAL MARKET DISCUSSION - U OF M'S IMPACT ON
HOUSING MARKET AND CHALLENGES FOR BUSINESSES**

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MARCH 10 | AFFORDABLE HOMEOWNERSHIP MODELS

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APRIL 14 | SUSTAINABILITY, DENSITY, PLANNING, AND ZONING

.....
MAY 12 | AFFORDABLE HOUSING DEVELOPMENT AND SUPPORTIVE HOUSING

.....
JUNE 9 | AFFORDABLE HOUSING FINANCING (PART I)

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JULY 14 | AFFORDABLE HOUSING FINANCING (PART II)

For more information, visit the Affordable Housing Education Series webpage at <http://bit.ly/AA-housing-ed>

**AAHC FY23
Budget
Request
Affordable
Housing
Millage
Recurring
Operational**

\$329,574 3 FTE's Housing Development

\$33,323 IT charges for 3 FTE's

\$400,000 Pre-development activities

Affordable Housing Millage FY23 Projects

350 S. 5th
\$3,195,882 capital

353 S. Main
\$1,274,584 capital
\$200,000 services

121 E Catherine
\$300,000 services

Hickory Way
\$250,000 capital
\$182,430 services

Grove at Veridian
\$304,118 services

Horizon Issues

- 350 S 5th
 - March & April 2022: City Council PUD & Supplemental Regulations
 - 2022: Request for Proposal Co-Developer
 - 2023: Site Plan Approval, Final Design, Secure Financing
- 415 W Washington
 - Continue PUD & Supplemental Regulations Process
- 121 E Catherine
 - RFP Co-Developers: Avalon & ArtSpace selected
 - 2022 – 2023: Site Plan Approval Process, Final Design, Secure Financing
- 353 S. Main
 - RFP Co-Developer

Horizon Issues Continued

- 721 N Main/123 Summit
 - Zoning and Lot Split
- Platt/Springbrook
 - Community Engagement
- 2000 S. Industrial
 - Continue Site Analysis
- Temporarily On Hold
 - 1510 E Stadium
 - 404 – 406 N Ashley

FY23 CITY COUNCIL BUDGET QUESTIONS PROCESS

Please send any FY23 budget questions to **Sara Higgins**, copying Milton Dohoney, Marti Praschan, and Kim Buselmeier. Responses will be organized by topic and responded to throughout the budget season.