

MINUTES
ANN ARBOR HOUSING DEVELOPMENT CORPORATION
BOARD MEETING
September 21, 2022

Meeting Time and Location: **6:35p.m.**
717 N Maple Community Center

President Meadows convened the meeting at 6:35 p.m.

Board Members present: Lee Meadows, Patricia Jenkins, Jennifer Hall, Steven Daniels, Deanna Boer

Board Members absent: Thierry Batalonga,

I. Approval of Agenda

Jenkins moved and *Boer* seconded.

Motion approved 5 - 0 (Jenkins, Daniels, Meadows, Hall, Boer, - yes, 0 – no)

II. Approval of Minutes June 15, 2022

Boer moved and *Daniels* seconded.

Motion approved 5 - 0 (Jenkins, Daniels, Meadows, Hall, Boer, - yes, 0 – no)

III. NEW Business

A. Discussion of Tenant Supportive Services Funding Formula

Board discussed a staff recommendation to reallocate funding in from the County Mental Health Millage from capital projects to tenant services to ensure that there is adequate funding for our non-profit partners. The capital projects will be moved to funding through the Affordable Housing Millage instead. The impact this year is that the Lurie Terrace and Baker Commons fire suppression installation will need to be moved to the Affordable Housing Millage. There is currently about \$492,298 in fund balance and \$192,038 in unallocated funds in FY23 that can be allocated to tenant support services.

Staff propose that the AAHDC adopt a formula for all sites. currently funding at each site has grown organically and based on the needs of each agency. Staff have worked with all agencies to create a standardized quarterly reporting format on how funds are spent. The primary outcome is housing stability and eviction prevention.

Staff are meeting with our nonprofits partners to discuss the new formula which is currently proposed as follows:

- 1) \$2,000/unit for all on-site service providers of subsidized units
- 2) \$1,000/unit for off-site service providers of subsidized units
- 3) \$100/unit for on-site service providers of unsubsidized units
- 4) \$2,000/unit additional funding for each homeless household served

In some cases the on-site service provider is the same as the homeless services provider, and in some case the on-site service provider is different than the homeless services provider but the two agencies coordinate with each other.

The board verbally approved of this change. Staff must create a budget to ensure there is sufficient funding and request approval from City Council to allocate the fund balance, without regard to fiscal year. The intent is to create a 4-year budget and funding commitment to coincide with the 4 years left on the County Mental Health Millage. And execute amended contracts this fiscal year, once funding is approved. Under the AAHDC's procurement policy, tenant services funding is excluded from competitive bidding because each on-site services provider is a sole source provider with a long-term relationship with our residents.

IV. Adjournment

Daniels moved and *Boers* seconded.

Motion approved 5 - 0 (Jenkins, Daniels, Meadows, Hall, Boer, - yes, 0 – no)

Meeting adjourned 7:07 PM