



**ANN ARBOR HOUSING COMMISSION**

**July 1, 2022 – June 30, 2023  
One Year Annual Plan**

## Definitions and Acronyms

**AAA IB:** Ann Arbor Area Agency on Aging.

**ACOP:** Admissions and Continued Occupancy Policy. The policies and procedures that the Housing Commission has adopted, based on HUD and local regulations, that govern public housing units.

**Administrative Plan:** The policies and procedures that the Housing Commission has adopted, based on HUD and local regulations, that govern voucher programs.

**AMP:** Asset Management Project. In 2007, HUD required Housing Authorities with more than 250 units, to organize and manage those units into multiple AMPS. Ann Arbor divided its units into an East and a West AMP.

**CAN:** Community Action Network. A nonprofit service provider located at the Northside Community Center. The AAHC contracts with CAN to directly serve public housing residents at Hikone and Green Baxter Courts. CAN also received a ROSS grant to serve all public housing residents become self-sufficient.

**CSTS:** Community Support and Treatment Services. Formerly Community Mental Health. The AAHC contracts with CSTS to provide services to residents primarily at Miller and Baker.

**FMR:** Fair Market Rent. HUD determines the Fair Market Rent by doing a rental market study and uses the 40<sup>th</sup> percentile of rental rates by unit size from the previous 2 years (not including new units and subsidized units).

**FSS:** Family Self Sufficiency program. A HUD program that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency.

**HAP:** Housing Assistance Payment. A HAP contract is executed between the AAHC and a private landlord that has signed a lease with a Section 8 tenant so that the AAHC can pay the landlord a rent subsidy.

**HCV:** Housing Choice Vouchers. Formerly known as Section 8 vouchers. These vouchers are tenant based vouchers unless they are specially designated as project-based vouchers. Tenant vouchers are attached to the tenant and provide a rent subsidy at whatever qualified unit a tenant moves to. Project based vouchers are attached to the unit so that any qualified tenant who lives in that unit, receives a rent subsidy.

**HQS:** Housing Quality Standard. A unit must be inspected to make sure that it meets the HQS standard before a unit is approved for a tenant with a Voucher.

**PEACE:** Peace Neighborhood Center. A nonprofit service provider located on North Maple Road. The AAHC contracts with Peace to directly serve public housing residents at Maple Meadows and North Maple Estates.

**PIC:** HUD's inventory management system that the AAHC must report to HUD the inventory, condition, and occupancy of the public housing units.

**PHA:** Public Housing Authority. i.e Ann Arbor Housing Commission

**PHAS:** Public Housing Assessment System. HUD uses 10 indicators (such as occupancy rate, and accounts receivable from tenants) to monitor and rate Public Housing Authorities across the nation for their public housing properties.

**PNA:** Physical Needs Assessment. Conducted by an outside contractor to provide a guide to the AAHC on the physical condition of the buildings, the life expectancy of building features such as the roof or boiler, as well as the replacement cost.

**ROSS-SC:** Resident Opportunity and Self Sufficiency Service Coordinators. This three-year HUD grant will support the AAHC's tenants to earn skills, find employment and become self-sufficient.

**SEMAP:** Section Eight Management Assessment Program. HUD uses 15 indicators (such as HQS inspections, occupancy rate, and rent reasonableness) to monitor and rate Public Housing Authorities across the nation for their voucher programs (previously Section 8).

**City of Ann Arbor Housing Commission**

<b>TOTALS</b>			
<b>Location</b>	<b>Yr Built</b>	<b># of Units</b>	<b>Addresses</b>
Baker Commons (RAD PBV)	1980	64	106 Packard
Broadway Terrace	1956	20	1504 - 1506 Broadway
Garden Circle (Turnkey)	1971	1	2072 Garden Circle
Green Baxter Court (RAD PBV)	1970	23	1701 - 1747 Green Road
Hikone (RAD PBV)	1970	29	2702 - 2760 Hikone
Hillside Manor	1996	6	1020 - 1042 Pennsylvania
Creekside	2021	32	3421 - 3429 Platt
Mallett's Creek	1996	6	2670 -2680 South Main St
Maple Meadows (RAD PBV)	1970	29	800 - 890 South Maple
Miller Manor (RAD PBV)	1971	106	727 Miller
North Maple Estates	2016	42	657 - 741 North Maple
North Maple Duplexes	1998	4	743 - 749 North Maple
Oakwood	1969	3	3565 - 3685 Oakwood
South Seventh	1969	8	221 - 253 S. Seventh
Upper Platt (Colonial Square)	1964	5	3681 -3689 Platt
West Washington	1969	2	805 - 807 W. Washington
White/State/Henry	2021	32	1510 White, 1527 State, & 705 Henry
<b>Summation</b>			



<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>				
A.1	<b>PHA Name:</b> _____ <b>PHA Code:</b> _____ <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): _____ <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Housing Choice Vouchers (HCVs)</b> _____ <b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)					
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
	Lead HA:				

<b>B. Annual Plan.</b>	
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.  <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  <input type="checkbox"/> <input type="checkbox"/> Financial Resources.  <input type="checkbox"/> <input type="checkbox"/> Rent Determination.  <input type="checkbox"/> <input type="checkbox"/> Operation and Management.  <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.  <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.  <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.  <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.  <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.4</b>	<p><b>Civil Rights Certification</b>  <a href="#">Form HUD-50077</a> PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b>  <a href="#">Form HUD 50077-SL</a> Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.6</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
<b>B.7</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

# Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

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## A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.



- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality



**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

RECEIVED  
U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

ANN ARBOR  
HOUSING COMMISSION

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ^ Annual PHA Plan for the PHA fiscal year beginning 2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Ann Arbor Housing Commission

MI064

PHA Name

PHA Number/HA Code

XXX Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Dr. Lee Meadows

Title Board President

Signature

Lee E Meadows

Date

12-21-2021

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Ann Arbor Housing Commission

MI064

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Dr. Lee Meadows

Title

Board President

Signature

*Lee E Meadows*

Date

*12-21-2021*



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Gregory Dill, the Washtenaw County Administrator  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Ann Arbor Housing Commission

*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Ann Arbor and Washtenaw County

*Local Jurisdiction Name*


pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

The AAHC has completed redevelopment on all 17 of its properties with more than \$66 million in funding  
obtained from a variety of sources. In addition, AAHC contracts with several local nonprofits to provide

service to tenants who reside in project based voucher housing. AAHC will continue the development of  
affordable housing, potentially adding to its current stock, while maintaining the quality condition of the units.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Gregory Dill	Washtenaw County Administrator
Signature	Date
	12/21/2021





**AAHC FISCAL YEAR 2022 ANNUAL PLAN**

Annual Plan Attachment

**Section B.1 Annual Plan Element Proposed Changes FY22**

**Statement of Housing Needs and Strategy for Addressing Housing Needs.**

- A. The AAHC currently has the following preferences persons with a disability, residential, seniors and homeless. About 50% of the AAHC’s voucher tenants are non-elderly disabled households. AAHC opened the HCV Waiting List for one month, on August 3, 2020; we received over 3,300 applications. Below are the demographics as reported by the applicants:

**HCV Waiting List**

White	742
Black	2269
Asian	28
American Indian	20
Pacific Islander	2
Multiple Race	219
No Identification	0
Hispanic	144
Non-Hispanic	3199
Female	2612
Male	731
Average Annual Income	\$11,427
Average Household Size	2
Near Elderly (Age 55-60)	499
Elderly (Age 62 and older)	225
Disabled	2268
Homeless	1332

- B. The AAHC currently has the following preferences persons with a disability, residential, and homeless. AAHC opened the RAD PBV Waiting List for one month, on August 3, 2020. AAHC advertised the opening for one (1) through five (5) bedroom units; we received over 2,200 applications. About 43% of the applicant self-reported as homeless and 35% reported annual income of less than \$10,000. Below are the demographics as reported by the applicants:

**RAD PBV Waiting List**

White	566
Black	1463
Asian	19
American Indian	12
Pacific Islander	2
Multiple Race	153
No Identification	0
Hispanic	91
Non-Hispanic	2175
Female	1715

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Male	551
Average Household Size	2 Persons
Near Elderly (Age 55-61)	342
Elderly (Age 62 and older)	181
Disabled	1496
Homeless	979
Reported Income between \$1 – \$9,999	35%
Reported Income between \$10,000 – \$19,999	26%

### Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

During FY22, the following Administrative policies were adopted by the AAHC Board

#### Administrative Plan Policies

##### 15-INTRODUCTION: SPECIAL HOUSING TYPES

Previously, the policy restricted voucher participants to reside in units qualifying as special housing types as a reasonable accommodation only. The AAHC amended the policy to allow all households will be permitted to live in any special housing types and a reasonable accommodation will not be necessary.

##### 4-III.B. SELECTION AND HCV FUNDING SOURCES

The AAHC previously had the following preference for the Housing Choice Voucher Program: residents of Washtenaw County, disabled applicants, homeless applicants, and applicants who have been involuntary displaced. Effective July 1, 2020, AAHC added the preference for admission of single persons who are age 62 or older. Adding this preference would allow qualifying households to reside in units exclusively serving elderly families.

AAHC added language to better define the eligibility criteria for Category 1 Non-Elderly Disabled vouchers. Category 1 NED vouchers are designated for eligible non-elderly disabled persons or family where the head, co-head, or spouse is a non-elderly disabled person. 2017 & 2019 NED vouchers are designated to eligible households with one or more non-elderly disabled adults. The eligibility criteria are extended to include non-elderly persons with disabilities who are or at risk of transitioning out of institutions, currently are or at risk of experiencing homelessness, or previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project.

##### 17-I.A. OVERVIEW: Units Not Subject to the PBV Program Limitation

Previously, the policy did not allow AAHC to place vouchers on units not subject to the PBV program limitations. Therefore, AAHC added language to the administrative plan to allow placement of vouchers on units not subject to the program limitation.

**17-II.B. Owner Proposal Selection Procedures Units Selected Non-Competitively**

Previously, this policy allowed AAHC to place vouchers on unit using a non-competitive selection process however it was limited to Public Housing units converted under RAD as de minimis. AAHC amended the policy to place vouchers on units owned by AAHC that were not selected in a competitive process; removing the specific language of “converting from public housing under the RAD program as de Minimis units”.

**18-V.D. ORGANIZATION OF THE WAITING LIST**

Previously, the policy stated that AAHC would maintain a separate waiting list for Pear St. Project Based Voucher. AAHC added language to clarify that homeless households will be referred through the Continuum of Care Housing Access of Washtenaw County (HAWC CHP), the centralized intake and assessment process for homeless households in Washtenaw County. In addition, as soon as the separate waiting list for the Pear St. Project Based Voucher separate waiting list is exhausted, the CoC HAWC process will be used for Pear Street admissions.

**HCV ADMINISTRATIVE PLAN-NOTICE PIH 2020-05 COVID-19: Statutory and Regulatory Waivers For The Public Housing, Housing Choice Voucher, Suspension Of Public Housing Assessment System And Section Eight Management Assessment Program**

On April 2010, the AAHC adopted all waivers in accordance with PIH Notice 2020-05, to adjust program practices where necessary to prioritize mission critical functions when normal operations are restricted and severely constrained, further prevent the spread of COVID-19, and mitigate the health risks posed by COVID-19 to PHAs, families, landlords, and their communities at large. The waivers implemented through this notice provide administrative relief and allow for alternative approaches to various aspects of PHA operations.

AAHC used available funding to house families, keep families in their homes, and conduct critical operations that can be done remotely and safely. Some critical functions for PHAs include, but are not limited to issuing vouchers so families can find housing, processing Requests for Tenancy Approvals (RFTAs) so families can be approved to move into a unit, processing requests for portability moves, ensuring occupancy of program units, processing minimum rent hardship exemptions, and completing reexaminations for participants who have experienced a decrease in income.

AAHC documented and expeditiously implemented plans for alternative procedures in order to provide stable housing for some of our country’s most vulnerable families. Alternative processes included but is not limited to electronic transmission of information to families, conducting briefings online, conducting conference calls, or using self-service features on the PHA’s website, and providing business-reply envelopes or secure drop-box apparatuses for document or rent submission for assisted families that do not have access to the Internet.

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### **HCV ADMINISTRATIVE PLAN-NOTICE PIH NOTICE 2020-13: Covid-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing, Housing Choice Voucher Programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program, Revision 1**

On July 2, 2020, AAHC adopted all waivers in Notice PIH 2020–05 Rev., 1. In this revision, HUD restates the waivers and alternative requirements established previously in Notice PIH 2020–05, provides additional waivers and alternative requirements, extends the periods of availability for previously established waivers and alternative requirements, and issues technical amendments to several of the previously established waivers and alternative requirements.”

AAHC carried forward the all waivers and administrative flexibilities, such as the temporary suspension of the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP). AAHC utilized any and all waivers and alternative requirements as necessary to keep Public Housing and HCV programs operational; to expand housing assistance opportunities, including to families on waiting lists; providing affordable, safe housing during this time assists in addressing issues like homelessness and overcrowding that contribute to risk factors during the COVID-19 pandemic.

#### **17.II: PBV OWNER PROPOSALS**

Previously, the policy stated that AAHC will randomly select 20 percent of project- based voucher units in each building to inspect on an annual basis. AAHC amended language to allow the AAHC to inspect on an biennial basis a random sample consisting of at least 20 percent of the contract units in each building. This brings the unit inspections policies for the project-based voucher program in line with the tenant-based voucher program.

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**Financial Resources:**

<b>2022 Planned Financial Sources and Uses</b>		
<b>Federal Sources:</b>	<b>Planned (Est.)</b>	<b>Planned Uses</b>
Housing Choice Voucher/VASH/FUP Housing Assistance Payments (HAP)	\$16,300,000	HCV and PBV HAP Expenses. including RAD PBV, FUP and VASH
Housing Choice Voucher Admin Fees	\$1,300,000	HCV/FUP/VASH/PBV Admin Expenses
Mainstream Voucher Program Housing Assistance Payments (HAP)	\$1,500,000	HAP Expenses
Mainstream Voucher Admin Fees	\$100,000	Administrative Expenses
Family Self Sufficiency	\$140,000	Family Self Sufficiency program
Other (Fraud Recovery)	\$25,000	Voucher Programs and Central Office
Capital Funds & Operating Funds for Turnkey III	\$5,000	Garden Circle (MI064000100)
<b>Non-federal sources (list below)</b>		
City of Ann Arbor General Fund	\$1,100,000	Voucher Administration, Central Office, Tenant Services, and Development of City-Owned Properties
Ann Arbor Downtown Development Authority	\$465,000	Development of City-Owned Properties in DDA District
Other Revenue	\$730,000	Management Fees
<b>Total resources</b>	<b>\$21,665,000</b>	

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### **Section B.2 and C.1 New Activities**

The AAHC owns a single-family home on Garden Circle, Ann Arbor MI, that was acquired through HUD's Turnkey III lease to ownership program. The Turnkey III program no longer exists and the AAHC is waiting for HUD instructions on how to dispose of this property as it is not a public housing unit. The property will be retained by the AAHC by transferring ownership to the Ann Arbor Housing Development Corporation, a wholly owned non-profit subsidiary of the AAHC. The existing tenant may continue to live at the property with a tenant protection voucher or move with a tenant-based voucher. If there are any proceeds from the transfer of the property, the proceeds will be used to support the AAHC housing and voucher operations.

The Ann Arbor City Council passes a resolution to support an analysis of city-owned properties to determine if they are financially feasible to develop as affordable housing. The analysis was completed by the AAHC and 10 properties were identified as good locations for affordable housing development. Each site is unique and will have a separate plan for its development. Properties were analyzed based on zoning, regulatory restrictions, environmental conditions, and eligibility for HUD and LIHTC funding. The AAHC is working with City, County and Downtown Development Authority staff to provide opportunities for community engagement on the site concepts.

The City of Ann Arbor passed an affordable housing millage for 1 mil for 20 years, which will raise about \$6.5 million annually. It is anticipated that the millage will support the development (new construction and acquisition) of approximately 1500 new affordable housing units for households up to 60% of the Area Median Income (AMI). The millage also allows for up to 20% of the funds to be used for tenant supportive services. The millage is a key component of the development strategy for the 10 city-owned properties to provide gap financing and tenants service funding.

### **Section B.5 Progress Report**

*Please see the 4 goals from FY20 – FY24 Plan with a progress report for each goal*

- 1) Complete Redevelopment of all public housing units to Project Based Vouchers through the Rental Assistance Demonstration (RAD) project

The AAHC has been approved by HUD to redevelop all of its public housing to project-based vouchers under the RAD program. Phase 1, 2, 3, 4, & 5 are completed.

- 2) Develop new affordable housing:
  - a. At existing public housing sites
  - b. New properties

Through the RAD conversion program, AAHC demolished and build new housing at 3 RAD properties. A total of 58 new apartments were added through the RAD conversion process. Phase 1, Miller Manor, was redeveloped with three (3) additional apartments. Phase 3 at N. Maple added 23 apartments. Phase 4 at Lower Platt (now known as Creekside Court) added 28 apartments and White/State/Henry (now known as State Crossing) added 4 apartments.

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The AAHC is acquiring Lurie Terrace, a 136-unit senior apartment in Ann Arbor. The AAHC will be income-restricted as well as restricted to households with a member who is 62 years or older. Forty percent of the units will be restricted to households at 60% AMI or less and 60% will be restricted to households at 80% AMI or less. Any existing over-income tenants will be grand fathered in, but all new tenants must meet the income-restrictions.

### **3) Project-Based Voucher:**

Increase the number of Project-Based Vouchers in the City of Ann Arbor and other communities in Washtenaw County that have a strong economic base and public transportation. AAHC projects that we will convert about 200 vouchers to project-based vouchers by FY24.

In addition, 23 VASH vouchers for chronically homeless veterans were project-based through a partnership with the VA.

- a. Addition of PBV Units: The AAHC issued Project-Based Voucher RFP on September 9, 2020 for up to 150 vouchers in the City of Ann Arbor. The AAHC received applications for 162 project-based vouchers. The AAHC has leased 49 of 79 vouchers within Ann Arbor for the following projects: 33 vouchers at 100 S. 4<sup>th</sup> Ave 48104, 30 vouchers at 600 W. Huron 48104, 10 vouchers at 2270 Platt Road 48108, and 6 vouchers at 100-106 and 112-114 Glendale 48103.
- b. Statement of need Consistent to PHA Plan: AAHC will project-base up to 20% of the AAHC's budget authority in order to de-concentrate poverty and expand housing and economic opportunities for very low-income, homeless and special needs households in the City of Ann Arbor and other high opportunity areas in Washtenaw County. The AAHC prioritizes PBV on Permanent Supportive Housing units. These activities are consistent with the AAHC's 5-year and Annual Plan as well as AAHC's mission.

- 4) Increase supportive housing for residents with complex needs spanning from homelessness, mental illness, substance use disorders, and/or other physical/mental disabilities.
  - a. Increase support services for tenants in affordable housing and voucher program
  - b. Through community partnerships
  - c. Additional funding sources
  - d. Continue to work with partners and provide support to eligible families

### ***Continuum of Care (CoC)***

The AAHC partnered with Avalon Housing and Ozone House to provide housing and services to chronically homeless individuals and families through the HUD Continuum of Care program. A minimum of 59 of these households will be housed at AAHC properties and Avalon and Ozone House will be providing on-site services. These funds have enabled Avalon to provide 24/7 services at Miller Manor. In FY21 all of the CoC grants have been transferred to Avalon Housing to administer.

### ***Support Service HCV Eviction Prevention***

The AAHC is partnering with SOS to hire a case manager to help AAHC voucher tenants maintain their vouchers.

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The coordinated support service allows assist families to lease up in Ann Arbor and resolve landlord/tenant issues such as securing funds to avoid eviction and/or assistance with securing funds for outstanding utility bills and were able to retain their housing. AAHC will continue contracting services with SOS to provide voucher families assistance in maintaining their assistance.

### ***Support Service On-site PBV***

The AAHC partnered with Avalon Housing & Peace Neighborhood Center & Community Action Network to provide on-site services for tenants at West Arbor, Miller Manor, Maple Meadows, Hikone, Green-Baxter, and Baker Commons.

The AAHC is partnering with Avalon and CAN to provide on-site services at the new State Crossing and Creekside Court Community Centers, respectively.

### ***Family Unification Program (FUP)***

The AAHC has partnered with the Michigan Department of Health and Human Services (MDHHS), Washtenaw County Continuum of Care (CoC), and Ozone House to provide housing assistance to 32 families for the HCV Family Unification Program. AAHC continues to provide housing to eligible families.

The Family Unification Program (FUP) is a program under which Housing Choice Vouchers (HCVs) are provided to two different populations: Families for whom the lack of adequate housing is a primary factor in: the imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care. In addition, Eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, and is homeless or is at risk of becoming homeless at age 16 or older.

In addition to rental assistance, supportive services must be provided by the MDHHS to FUP youths for the entire 18 months in which the youth participates in the program; examples of the skills targeted by these services include money management skills, job preparation, educational counseling, and proper nutrition and meal preparation.

### ***Non-Elderly Disabled Mainstream Voucher (NED)***

The AAHC has partnered with 11 agencies to administer the NED Voucher program, all of whom serve persons with disabilities as a cornerstone of their non-profit mission or public agency purpose. HUD awarded AAHC 45 voucher for the NED program in 2018; 90 vouchers in 2019; and 41 vouchers in 2020. AAHC continues to provide housing to eligible families.

NED HCVs enable non-elderly disabled families to lease affordable private housing of their choice. NED vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market. The target population for the NED program are any household that includes one or more non-elderly person with disabilities.



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In addition, eligible families included non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, currently experiencing homelessness, or those at risk of experiencing homelessness.

### **City of Ann Arbor General Fund Support**

The City of Ann Arbor allocated \$525,000 in FY20 and \$535,000 in FY21 for tenant mental health and other supportive services for AAHC tenants and Voucher program participants. These funds are partially funding the programs listed above.

### **Section D.2 Resident Advisory Board**

The Resident Advisory Board (RAB) met on December 14, 2021 to discuss proposed changes to the Administrative Plan for the Housing Choice Voucher Tenant-Based and Project-Based Program as well as the FY22-23 Annual Plan.

Members who attended the meeting. *Yvonne Cudney representing Housing Bureau for Seniors, Latisha Peters, Kim Pitts, Lillian Robertson, Teresa McCullough, Gertrude Stennis, Ryann Cline, Daniella*

**Discussion:** Jennifer Hall, discussed the City of Ann Arbor Affordable Housing Millage where it is estimated to generate \$6.5 million dollars in funding to support 1500 units for families with income at or below 60% AMI. In addition, Mrs. Hall explained the general funding sources for affordable housing and how the millage supports affordable housing such as Low-Income Housing Tax Credit, Housing Choice Voucher, and Project-Based Vouchers. The millage is intended to provide funding to develop housing and does not provide rental subsidy. AAHC will likely be the developer and manager of any housing units developed under this millage.

Mrs. Hall explained AAHC is working to develop affordable housing on seven (7) properties owned by the City of Ann Arbor. Cudney, inquired if there are regulations that address whether the developments will have a continued affordability covenant. Cudney also, inquired if \$6.5 million is sufficient funding the support all sites. Hall, replied that each site will have a deed restriction and \$6.5 million is a reasonable amount to use as leverage for additional funding as applicable.

Pitts, inquired if the new site will be designated for disabled, homeless, or mixed income households. Cudney, inquired if AAHC would explore the use of Section 202 or designate 1 or 2 sites as elderly. Hall, replied that the demographic make up of the site has not been determined, however it is likely that each site will have a specific number of units set aside for various categories such as elderly, disabled, homeless, and/or families with income at or below 30% area median income (AMI).

Weneshia Brand, discussed the current annual plan including the recent HUD waivers, changes to the Administrative Plan that occurred during the last fiscal year and calendar year, as well as options for electing to implement Small Area Fair Market Rent (SAFMRs) or an exception Payment Standard for the

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Housing Choice Voucher and Project-Based Voucher program. Brand explained that the payment standard is the base dollar amount of subsidy provided to each family per unit size. HUD recently posted notice that permits AAHC to apply for an exception payment standard that would allow a payment standard increase up to 120% of the Fair Market Rent (FMR). As a separate option, AAHC may opt to implement a SAFMR Payment Standard. Brand explained the advantages and disadvantages of the two options. McCullough, inquired if homeless households were able to apply to the August 2020 waiting list. Brand, replied yes. Cudney, inquired if Emergency Housing Choice Voucher program is offered by referral through HAWC. Brand, replied yes; applicants may contact HAWC or AAHC. Cline, inquired the FMR for a family of four and if homeowner participants should report a change in property taxes. Brand, referred Cline to the AAHC website for more information regarding the FMR and instructed her to report all changes.

**OTHER RESIDENT INPUT:** *None*

**CHALLENGED ELEMENTS TO PLAN:** *None*

END OF REPORT