



TO: Mayor and Council

FROM: Milton Dohoney Jr., Interim City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Budget and Finance Supervisor
Jennifer Hall, Executive Director, AAHC

SUBJECT: FY23 Budget: Ann Arbor Housing Commission (AAHC)

DATE: April 22, 2022

Question #7: Does AAHC track performance indicators for the increase in spending on supportive services since 2011? Is it possible to quantify the success at keeping people housed? (Councilmember Disch)

Response: The City provided a significant increase in funding for tenant services for AAHC properties and programs when the County Mental Health Millage was approved and a portion of the City rebate was designated for affordable housing. The City provided \$60,000/year for well over 10 years to the AAHC for tenant services and the AAHC passed those funds through to Washtenaw County Community Mental Health, Peace Neighborhood Center and Community Action Network for eviction prevention, mental health services, community building and youth and family programming among other programs. As the AAHC redeveloped its public housing properties to project-based vouchers, the AAHC added more services for tenants and supplemented the City's funding with a portion of its developer fee to non-profits for services. These are not the only source of funding that non-profits use for services, they do fund raising and grant writing to supplement and leverage the funds the City/AAHC provides. Starting in FY20, the City provided over \$500,000 to the AAHC to pass through to non-profits for tenant services and this year the AAHC is requesting \$605,480 from the County Mental Health Millage rebate for tenant services.

The AAHC is close to completing a two-year analysis of the impact of tenant services on tenant housing stability. Starting in FY20, the AAHC worked with its non-profit service providers to standardize the reporting requirements. By combining this information with the AAHC's access to client demographic information, we have a unique opportunity to analyze the impact of these services on the AAHC's tenants. The report will be released

to the public and City Council when it is in its final form, but the results show how successful the AAHC and its nonprofit partners have been in keeping people housed and improving their lives.

During a two-year period the AAHC provided housing to 384 households at 8 properties.

Head of Household Demographics:

- 57% female
- 43% male
- Average age 49
- 54% Black/African American
- 40% White
- 1% Asian
- 1% Native American
- 1% Pacific Islander/Native Hawaiian
- 3% Multiple Races
- \$13,734 average annual income
- 153 households were homeless at the time of admission (40%)

Housing Stability:

National studies show that the housing retention rate for supportive housing averages about 86%, meaning 86% of households stay housed for at least 1 year

- The AAHC had a retention rate of 97% for homeless households & 99% retention rate for households who were not homeless at admission
- Only 6 households (1.6%) were evicted during the 2-year study period
- In 2018 the eviction filing rate was 17% in the State of Michigan and 11% in Washtenaw County
- NOTE: The study period covered July 1, 2019 to June 30, 2021, which included at least a year of eviction moratoriums due to COVID for non-payment of rent. All of the AAHC evictions were for lease violations, but the AAHC almost never evicts people for non-payment of rent because our service providers help people access resources in the community to pay back-owed rent
- 4 of the 6 households who were evicted, were homeless at admission
- 4 of the 6 households who were evicted did not use eviction prevention services
 - NOTE: All services are voluntary

Services:

- 91% of all households participated in services
- 90% of households who were homeless at admission participated in services
- 52 of AAHC households used eviction prevention services
 - 2 were evicted
 - 44 remained housed with the AAHC
 - 6 voluntarily moved out (5 to other housing and 1 is unknown)
- Across all properties, the top 5 services accessed were

- Connecting to Mainstream Services & Community Resources
- Basic Needs (such as food)
- Access to Medical Care
- Housekeeping & Daily Living Skills
- Mental Health Services

The final report will be released in early May.

Question #8: Regarding the 3.1M in capital for 350 S. Fifth, is this requested to partially fund retiring the bond? (Councilmember Disch

Response: The \$3.1 million in capital funds from the millage is not designated yet to a specific development activity. It could include acquisition to pay off the bond or it could include other development costs like infrastructure, demolition, or new construction.



TO: Mayor and Council

FROM: Milton Dohoney Jr., Interim City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Budget and Finance Supervisor
Shryl Samborn, 15th District Court Administrator

SUBJECT: FY23 Budget: Fifteenth District Court

DATE: April 22, 2022

Question #6: What portion of the 570k spending on 15th District Court for City pre-trial diversion program, City expungement program, County Pre-Trial Diversion Program, Sobriety Court, Mental Health Treatment Court, and Veteran's Treatment Court comes out of the marijuana tax rebate? (Councilmember Disch)

Response: For FY23, \$190,246 is budgeted from the marijuana tax rebate for the purpose of the Pre-Trial Diversion Program and the Expungement Program. The Sobriety Court, Mental Health Treatment Court and Veteran's Treatment Court are funded via grants from the State of Michigan.



TO: Mayor and Council

FROM: Milton Dohoney Jr., Interim City Administrator
Marti Praschan, Financial Services Area Administrator & CFO
Kim Buselmeier, Budget and Finance Supervisor
Brian Steglitz, Interim Public Services Area Administrator

SUBJECT: FY23 Budget: Public Services

DATE: April 22, 2022

Question #4: What is AA water "branding"? (Councilmember Disch)

Response: Over the coming months, the City's three water utilities will be undergoing rebranding. Over the past five years, the water space has been migrating to a "one water" concept. Historically, drinking water, storm water, and wastewater have operated in silos. This rebranding is an effort to engage our customers and the community around the concept that water is a singular resource that is managed in different ways for different purposes. The City will be announcing and messaging around this new brand later this year. The new brand will provide the City with a launching point to broaden the conversation about source water protection and protection of the environment.

Question #5: Is the expenditure for the Public Services Communication Specialist related to the upgrade of the website? Or for something else? (Councilmember Disch)

Response: The Public Services Communication Specialist is not a new position. The role of this position is to provide communications support for the Public Services area. This involves social media notifications and updates, website updates and content development, newsletter and gov delivery content development, and being the point person for all news media contacts. This position also issues and advises on messaging associated with both public service area programs and individual projects. This position will be involved in the upgrade to the website, but their primary responsibilities are much broader than this one task.