



Ann Arbor Housing Commission



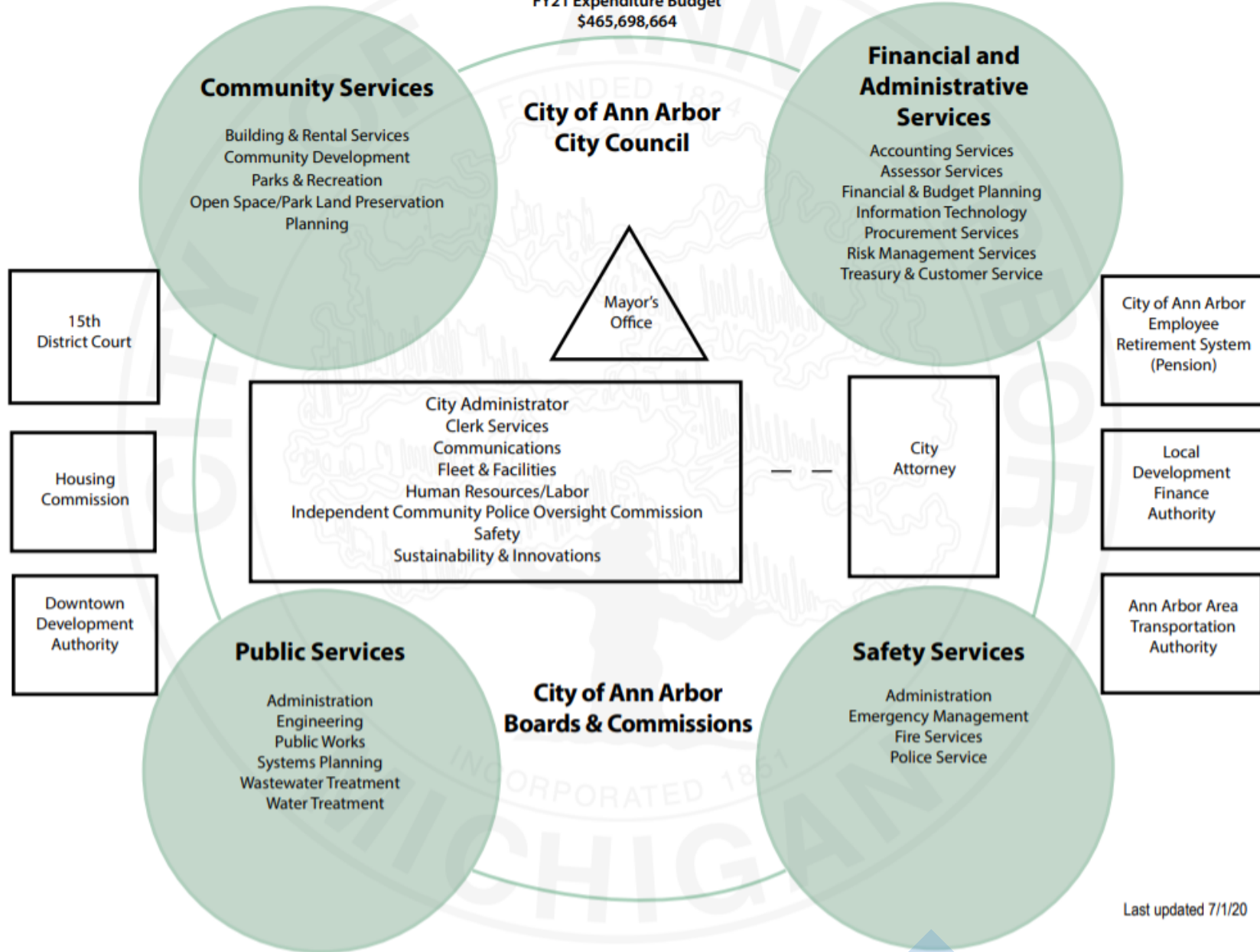
Group Questions

1) Name

2) What is something you would like to learn tonight?

CITY OF ANN ARBOR ORGANIZATIONAL CHART

FY21 Expenditure Budget
\$465,698,664



AAHC Mission Statement

Diversity, equity and inclusion is important to the Ann Arbor Housing Commission's mission of providing affordable housing to low-income individuals and families and is critical to ensuring the well-being of our staff and the communities we serve.

We strive to create an environment where employees are valued and empowered to positively support our mission.

The Ann Arbor Housing Commission will advocate for public and private-sector policies that challenge systems that create inequity, oppression and disparity and work with community partners to bring about positive change.



Open House West Arbor – Ribbon Running

Ann Arbor Housing Commission

- 01** Affordable Housing Properties
 - 20 properties in the City of Ann Arbor**
 - 626 apartments**

- 02** Voucher Programs – Washtenaw & Monroe Counties
 - 2,347 Vouchers**

- 03** Family Self-Sufficiency & Homeownership Programs
 - 100 – 130 FSS participants**
 - 21 Homeowners**

- 04** Finance and Administration
 - \$50 Million Annual Budget**
 - 50.5 Staff**

GROUP QUESTION

What does Affordable Housing Mean to You?

HUD DEFINITION of AFFORDABLE HOUSING

Housing that costs less than 30% of a household's gross annual income. If housing costs (rent and utilities or mortgage, taxes & utilities) exceed 30%, it is considered a **cost burden.**

Newer Definition

Housing + Transportation
if exceeds 45% of income
then cost burden



Short History of Investment & Disinvestment in Public Housing

1937 Federal Housing Act created initial funding for public housing

Public Housing peaked in 1994 with ~1.4 million apartments

1999 Faircloth limit – froze the number of public housing

2012 Rental Assistance Program (RAD) to convert public housing to vouchers

- AAHC and YHC have converted all public housing to project based rental assistance
- More stable and better funded in the HUD budget than public housing

859,167 public housing apartments left as of Feb 2026

~\$169 Billion is needed to preserve the nations remaining public housing

2026 \$3.2 Billion HUD budget



Hikone gardening program

Affordable Housing

AAHC owner & property manager 626 apartments
All have restrictive covenants and/or deed restrictions

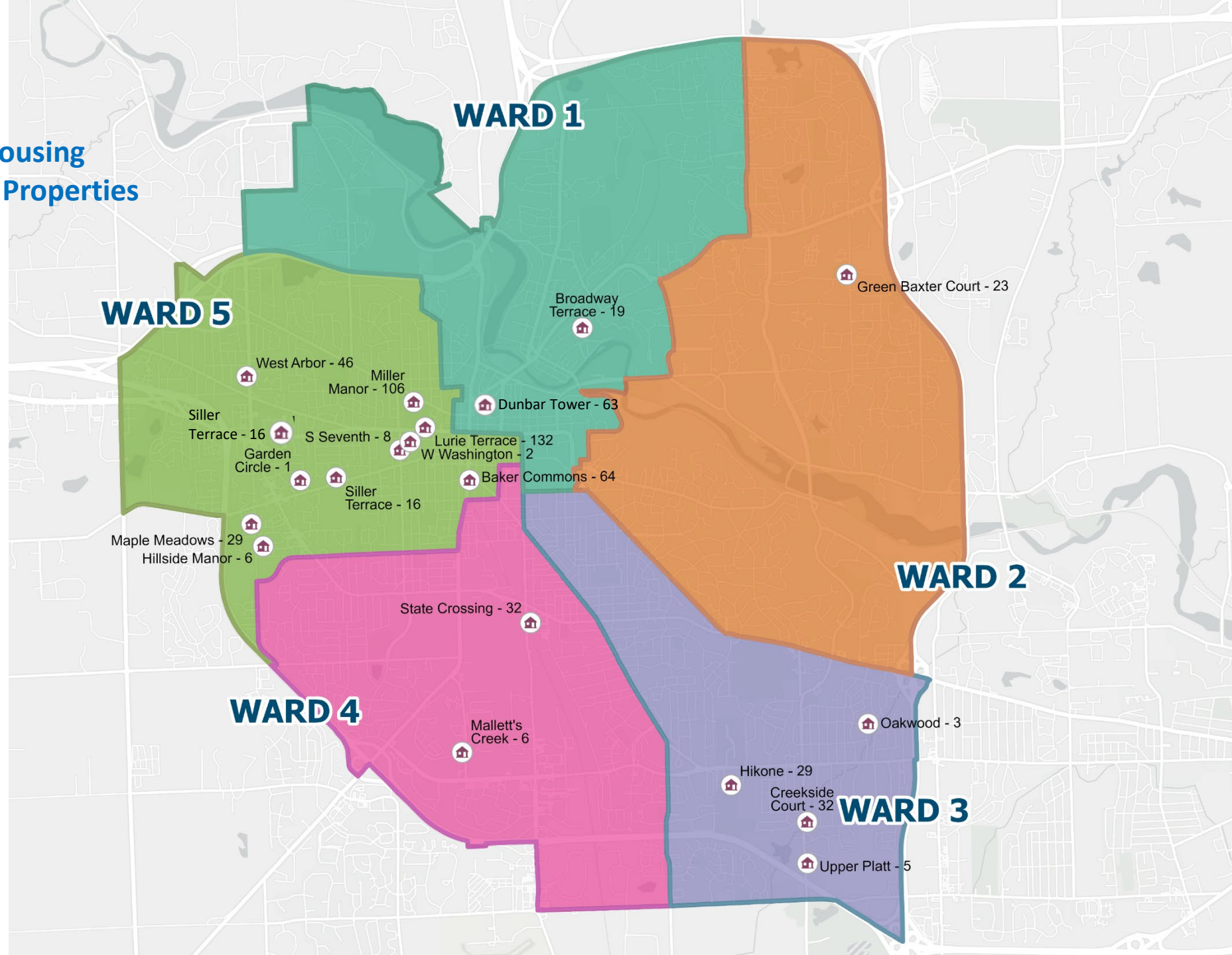
- 86 Studios
- 340 1-bdr
- 81 2-bdr
- 72 3-bdr
- 30 4-bdr
- 17 5-bdr

80% of units
have Project-
Based Rent
Subsidies

Income
Restrictions
30%, 50%,
60% & 80%
Area Median
Income
Eligibility

Tenants pay 30%
of Income as rent

Ann Arbor Housing Commission Properties



Permanent Supportive Housing

- Housing and Services
- Housing First
 - No preconditions such as clean and sober
- Services are voluntary, free and client-centered
- Trauma informed case management
- Low barriers to access
 - Screen people in, not screen people out



Resident Art Room at Miller Manor

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

Peace Neighborhood Center
Community Action Network
Michigan Ability Partners
UM School of Pharmacy
Catholic Charities
Packard Health Clinic
IHN Alpha House
Huron Valley PACE
Washtenaw Housing Alliance
Shelter Association of Washtenaw County
Washtenaw County Community Mental Health
Washtenaw County OCED

Food Gatherers
Avalon Housing
A Brighter Way
SOS
VA
MI Works
DHHS

HCV Households

- **8.75 years** is the average household time in the program
- **29.2%** are elderly (older than 62)
- **25.5%** are non-elderly disabled
- **45.5%** are single person
- **Over 75,000 HCVs** are designated for Veteran Affairs Supportive Housing

HCV Unit Type*

- **24.6%** are single family detached
- **11.4%** are semi-detached
- **17.2%** are rowhouse/townhouse
- **33.9%** are low-rise buildings
- **10.3%** are high-rise buildings
- **1.9%** are manufactured homes

**Does not include MTW agency data.*

HCV Unit Location

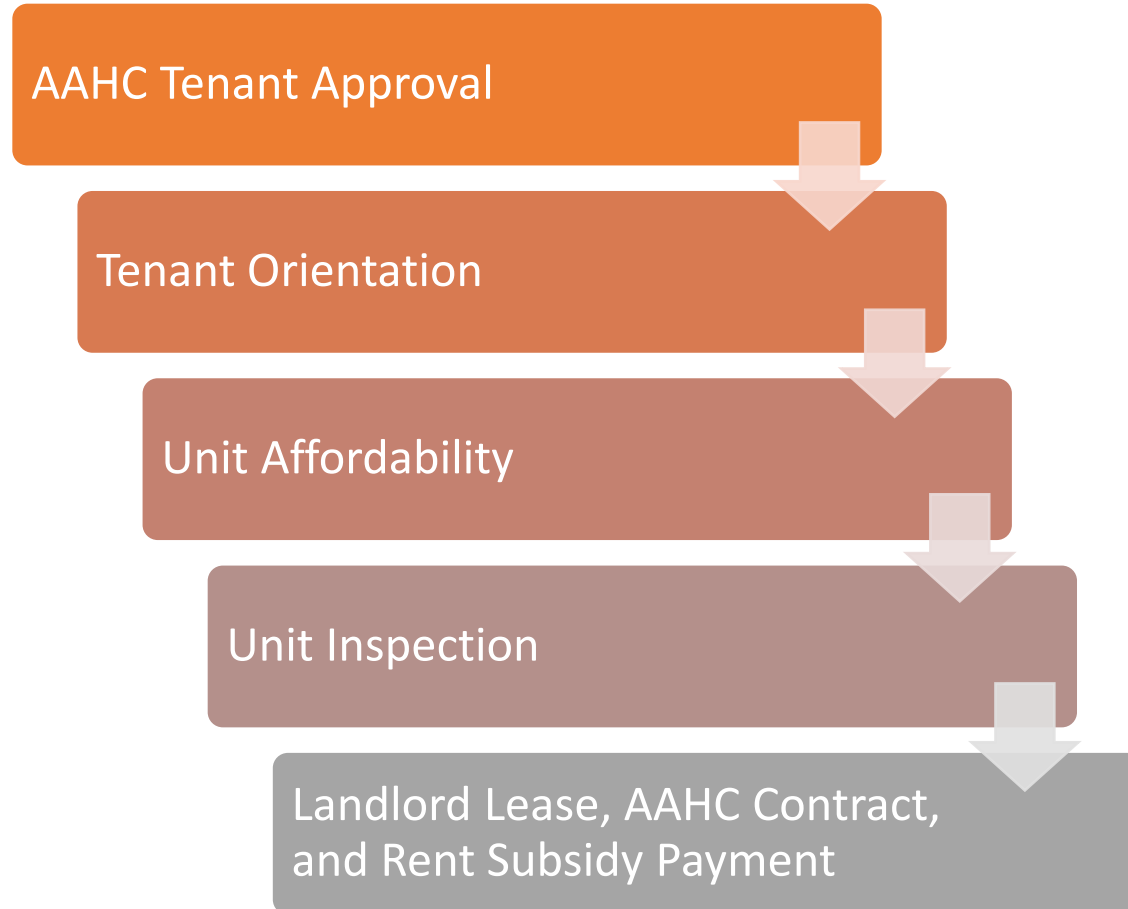
- **59.1%** are in central cities
- **37.4%** are in suburbs
- **2.9%** are in rural areas

The data in this document is current as of December 2020.

WHAT IS THE HOUSING CHOICE VOUCHER PROGRAM?

- U.S. Department of Housing and Urban Development (HUD) rental subsidy program
- Intended to be a public/private partnership
- Participants are able to find their own housing in the private market
- Participants generally pay 30% of their income on housing and the rental voucher pays the balance to the property owner
- Administered by public housing agencies (PHAs)

How the Voucher Program Works



- AAHC determines tenant's eligibility
- Tenant attends orientation
- Tenant selects a unit
- AAHC confirms unit is affordable for tenant
- AAHC inspects unit
- Landlord signs a lease with the tenant and contract with AAHC
- Landlord receives monthly payment from tenant and AAHC

Voucher Programs

AAHC Administrators

1,249 Housing Choice Vouchers

278 Veterans Affairs Supportive Housing (VASH)

351 Non-Elderly Disabled Vouchers

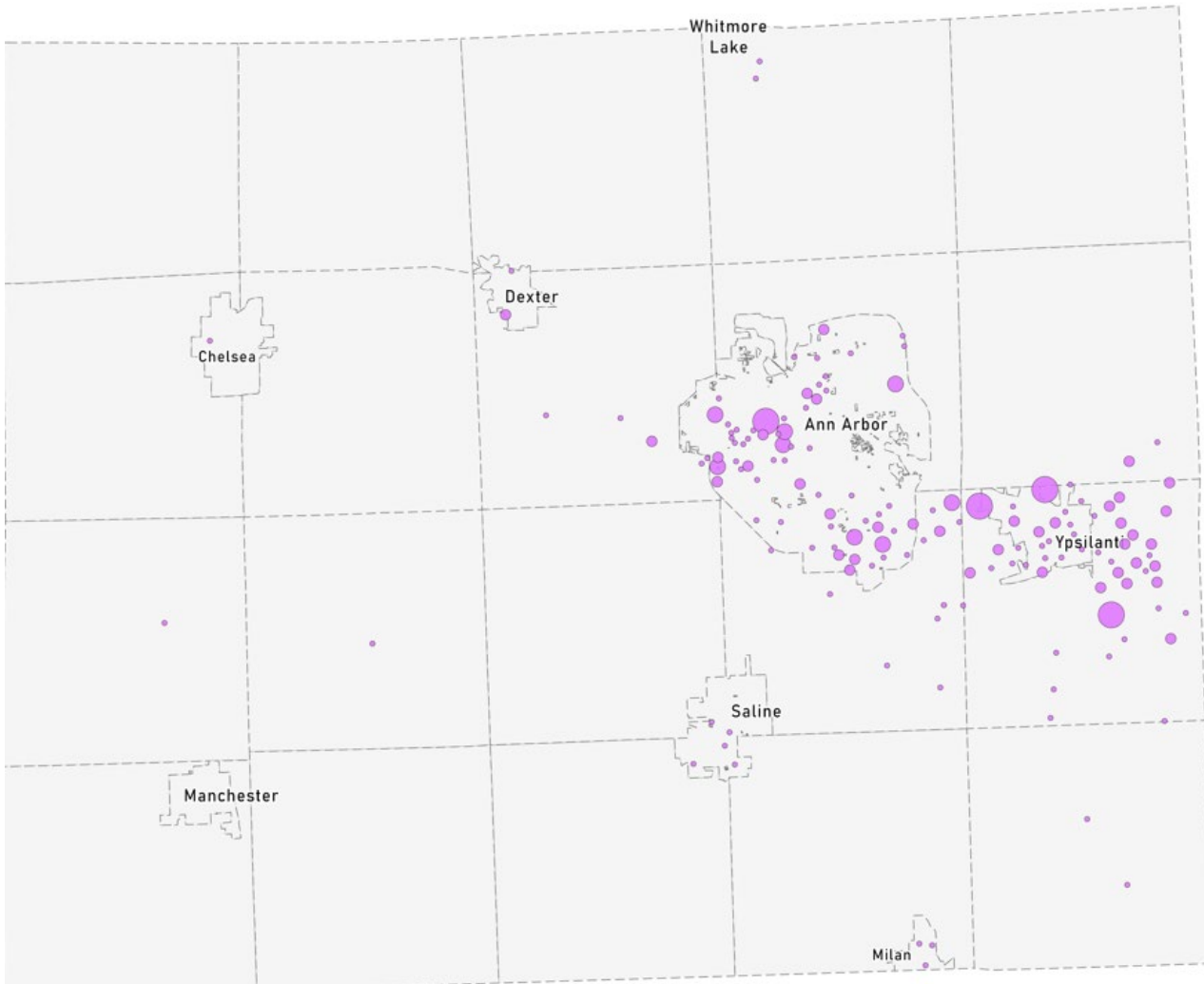
32 Family Unification Vouchers

24 Emergency Housing Vouchers

336 RAD Project-Based Vouchers on AAHC properties

6 Foster Youth Initiative

71 Tenant Protection Vouchers



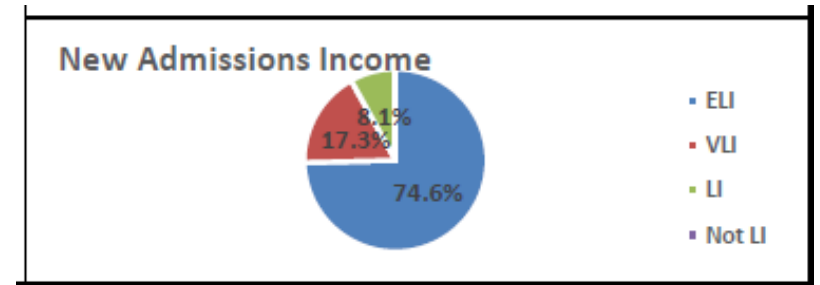
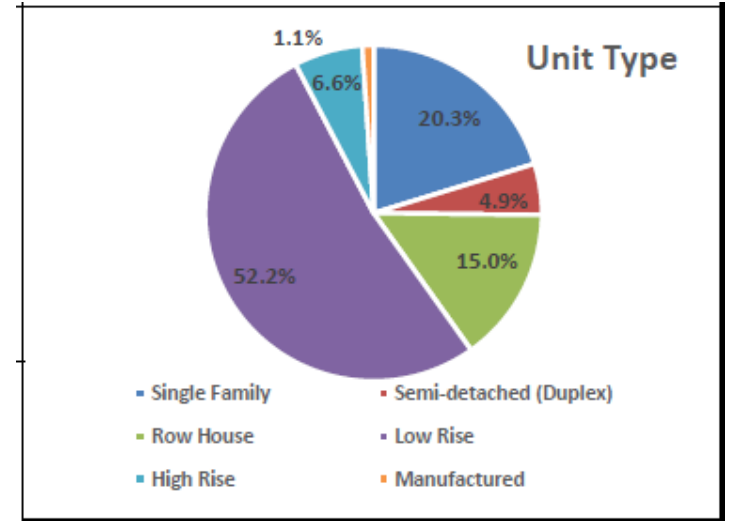
Number of Households

- 1 - 9
- 10 - 39
- 40 - 99
- Over 100

Distribution of All AAHC Vouchers Leased Up in Washtenaw County 6.2025

Housing Authority : MI064 Ann Arbor Housing Commission Program Analysis - Page 2			
As of 02/01/2022			
Family Demographics/Unit Information			
Vouchers:	1,739	Total People:	3,628 (Avg.: 2.09 per voucher)
<p>Tenant Race/Ethnicity</p> <ul style="list-style-type: none"> White: 34.7% Black: 62.9% Native American: 0.3% Asian: 0.8% Native Hawaiian: 1.3% 		<p>Head of Household</p> <ul style="list-style-type: none"> Under 30: 36.0% 30-39: 19.1% 40-49: 21.8% 50-64: 16.8% 65-74: 6.3% 75-84: 12.5% 85+: 0.6% 	
<p>Disabled</p> <ul style="list-style-type: none"> Disabled: 45.9% Not Disabled: 54.1% 		<p>Homeless at Admission</p> <ul style="list-style-type: none"> Homeless at Admission: 23.5% Not Homeless at Admission: 76.5% 	

39% of AAHC Voucher participants 18 years old or less



AREA MEDIAN INCOME (AMI)

ELI = Extremely Low Income - under 30% AMI

VLI = Very Low Income – 31% - 50% AMI

LI = Low Income – 51% - 80% AMI

GROUP QUESTION

What is the annual household income of households that you think of, when you think about households who struggle to find housing they can afford in Ann Arbor?

Is it same/different for Washtenaw County?

2025 Ann Arbor Area Median Income

Area Median Income	1 Person	2 Person	3 Person	4 Person	5 Person
30%	\$26,460	\$30,240	\$34,020	\$37,770	\$40,800
50%	\$44,100	\$50,400	\$56,700	\$62,950	\$68,000
60%	\$52,920	\$60,480	\$68,040	\$75,540	\$81,600
80%	\$70,560	\$80,640	\$90,720	\$100,720	\$108,800
100%	\$88,200	\$100,800	\$113,400	\$125,900	\$136,000
120%	\$105,840	\$120,960	\$136,080	\$151,080	\$163,200

Ann Arbor Primary Metropolitan Statistical Area includes all of Washtenaw County – Median Family Income = \$125,900 USA = \$104,200

HUD places the Area Median Income into the 100% AMI 4-person household slot, and all other incomes are a formula based off that number

2025 Affordable Monthly Housing Costs Based on Spending 30% of Income

Area Median Income	1 Person	2 Person	3 Person	4 Person	5 Person
30%	\$661	\$756	\$850	\$944	\$1,020
50%	\$1,102	\$1,260	\$1,417	\$1,573	\$1,700
60%	\$1,323	\$1,512	\$1,701	\$1,888	\$2,040
80%	\$1,764	\$2,016	\$2,268	\$2,518	\$2,720
100%	\$2,205	\$2,520	\$2,835	\$3,147	\$3,400
120%	\$2,646	\$3,024	\$3,402	\$3,777	\$4,080

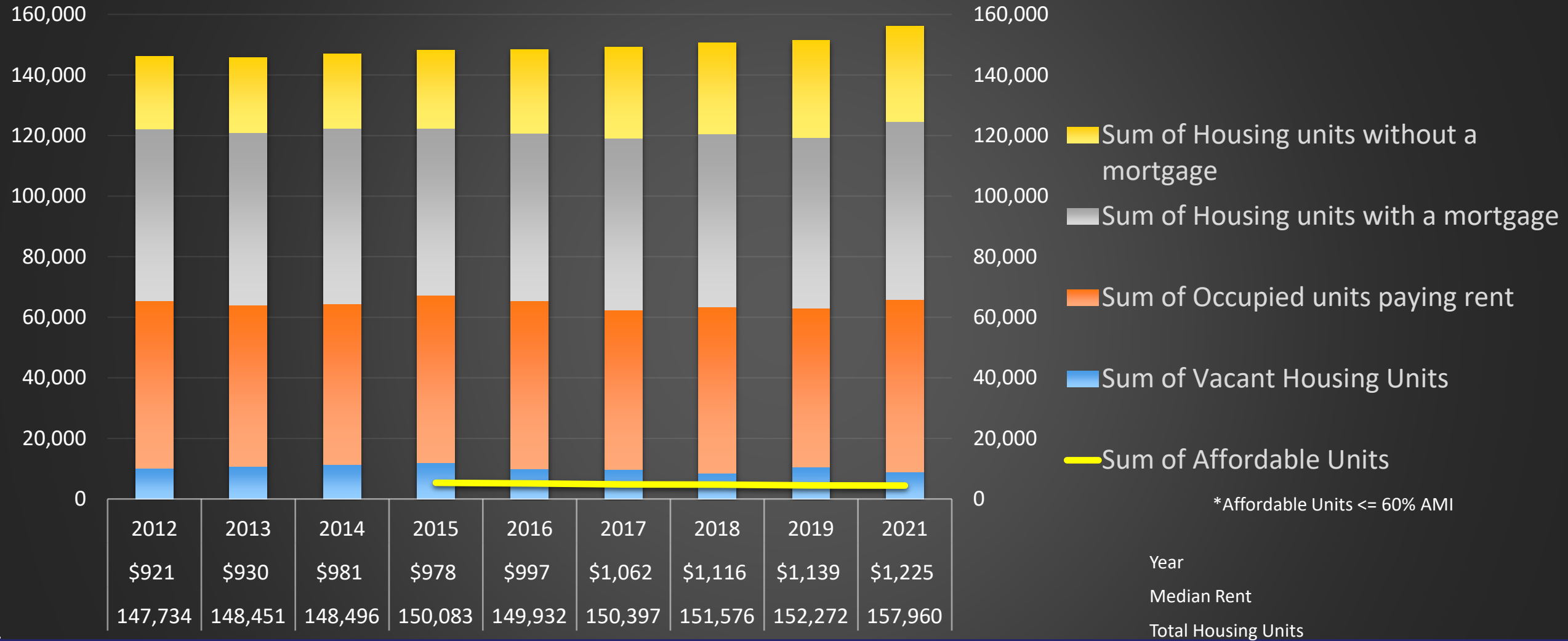
Federal Poverty Level

Family Size	2026 Poverty Threshold Income
Individuals	\$15,960
2 people	\$21,640
3 people	\$27,320
4 people	\$33,000

How are low-income residents impacted by the City of Ann Arbor's Housing Market?



Housing Units and Rent



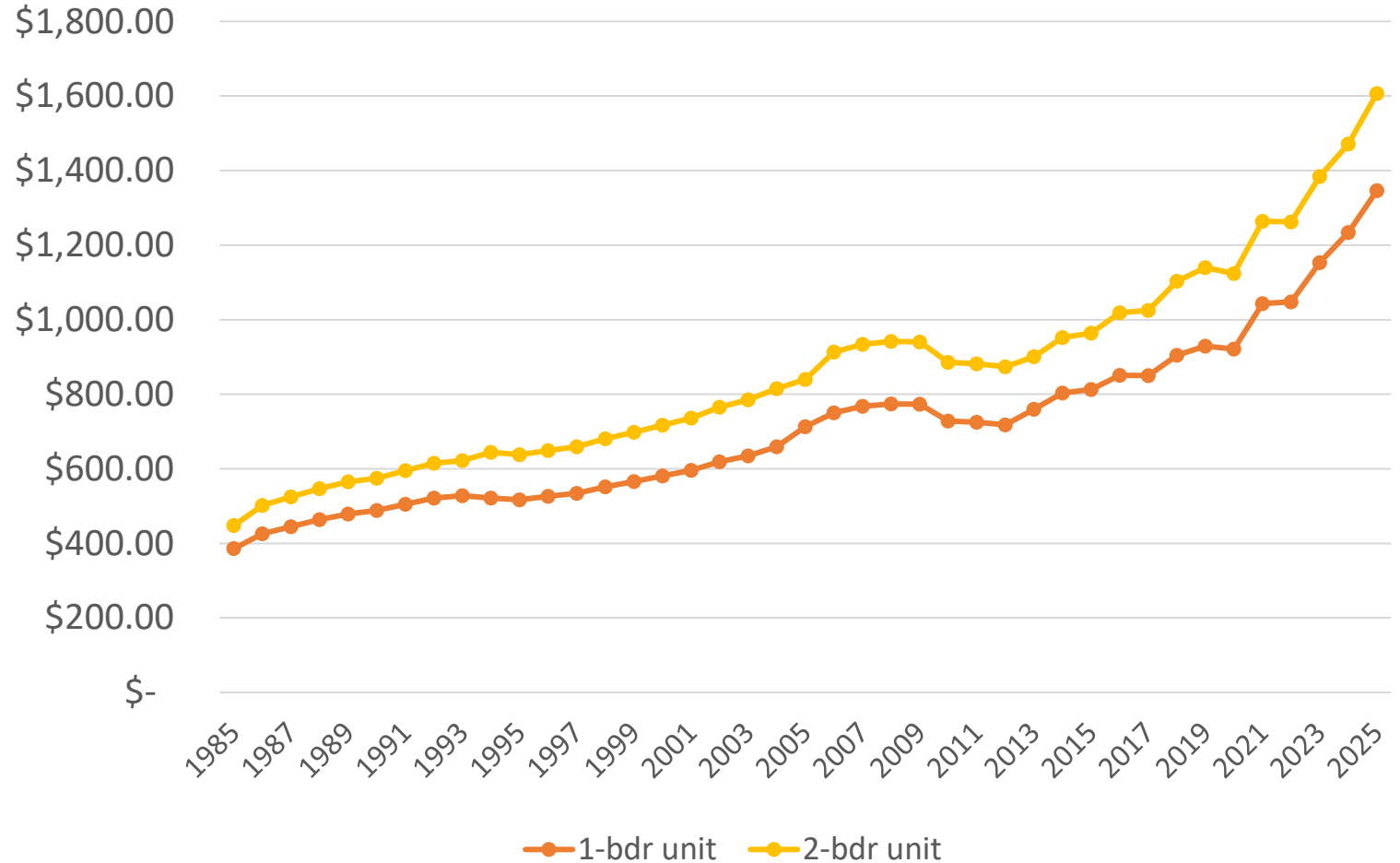
Fair Market Rents Washtenaw County

1-bdr FMR in FY 1985 – **\$448**

1-bdr FMR in FY 2005 – **\$713**

1-bdr FMR in FY 2025 – **\$1,346**

HUD Fair Market Rents in Washtenaw County FY 1985 - 2025



Source: U.S. HUD.

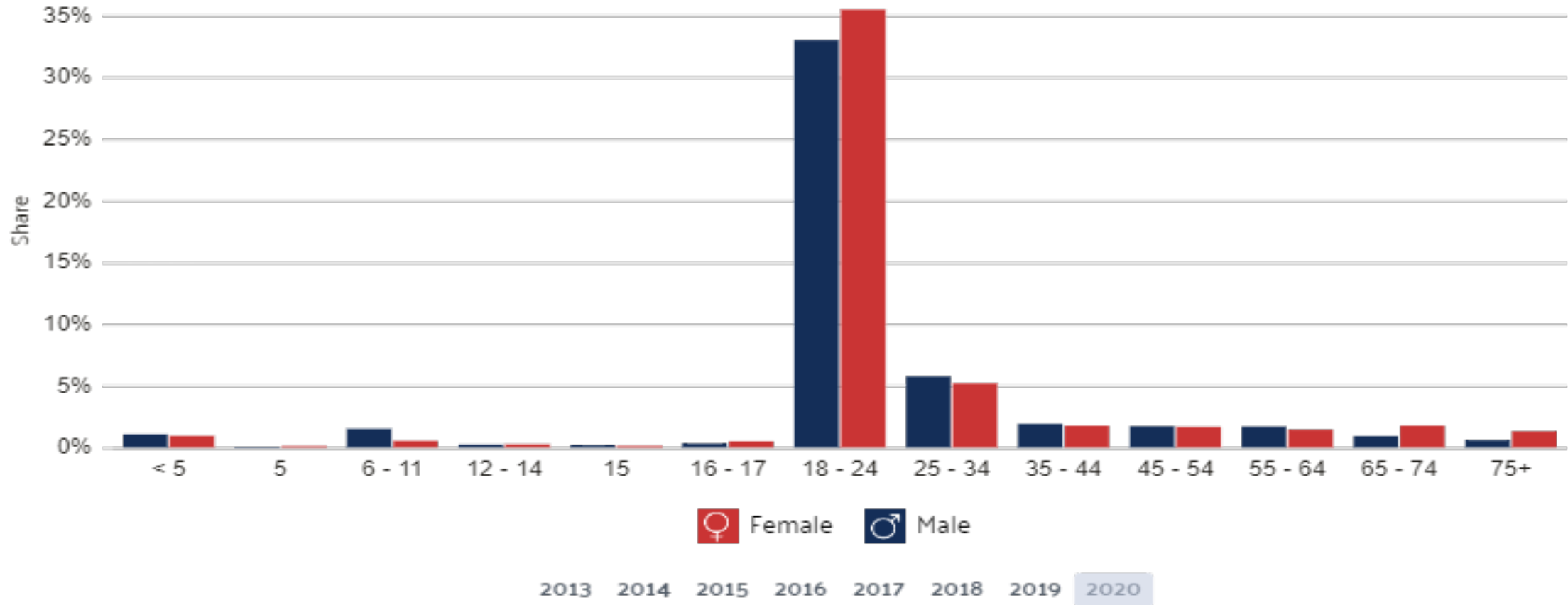
Poverty by Census Tract

Qualified Census Tract: 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more.

Source: 2023 HUD Office of Policy Development & Research, Qualified Census Tracts



Ann Arbor 2020 Poverty by Age and Gender



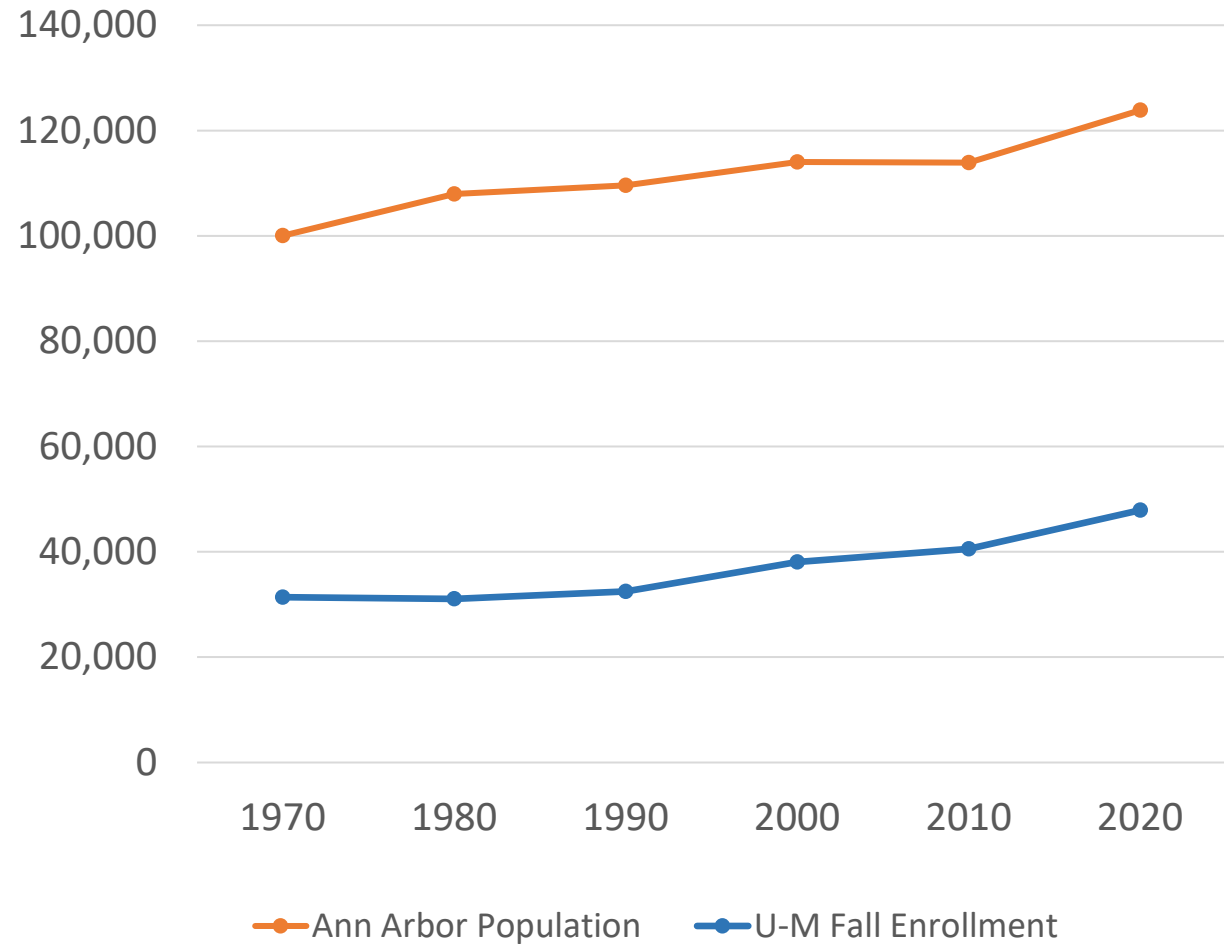
Major Area Employers

Company Name	Organization Type	# of Employees
University of Michigan	Public university and health care system	37,400 – 37,499
Trinity Health Michigan	Health care system	5,500 – 5,599
Ann Arbor Public Schools	Public school district	2,700 – 2,799
VA Ann Arbor Healthcare System	Health care system	2,700 – 2,799
IHA Health Services Corporation	Multi-specialty physician group practice	1,600 – 1,699
Washtenaw County Government	County government	1,300 – 1,399
Eastern Michigan University	Public university	1,300 – 1,399
Toyota Motor Research & Development	OEM research	1,200 – 1,299
Domino's Pizza	Corporate headquarters	1,200 – 1,299
Faurecia Interior Systems	Automotive component manufacturer	900 – 999
RealTruck	Automotive component manufacturer	900 – 999
Ford Rawsonville Components Plant	Automotive component manufacturer	800 – 899
City of Ann Arbor	City government	700 – 799
KLA Corporation	R&D semiconductor research center	700 – 799
Zingerman's Family of Businesses	Food production	700 – 799
ProQuest	Data and information	600 – 699
Ypsilanti Community Schools	Public school district	600 – 699
JAC Products Inc.	Automotive component manufacturer	500 – 599
Martinrea Bishop Circle Assembly	Automotive component manufacturer	400 – 499
Stellantis	OEM research	400 – 499

U of M Enrollment and Ann Arbor Population

Decennial Census data

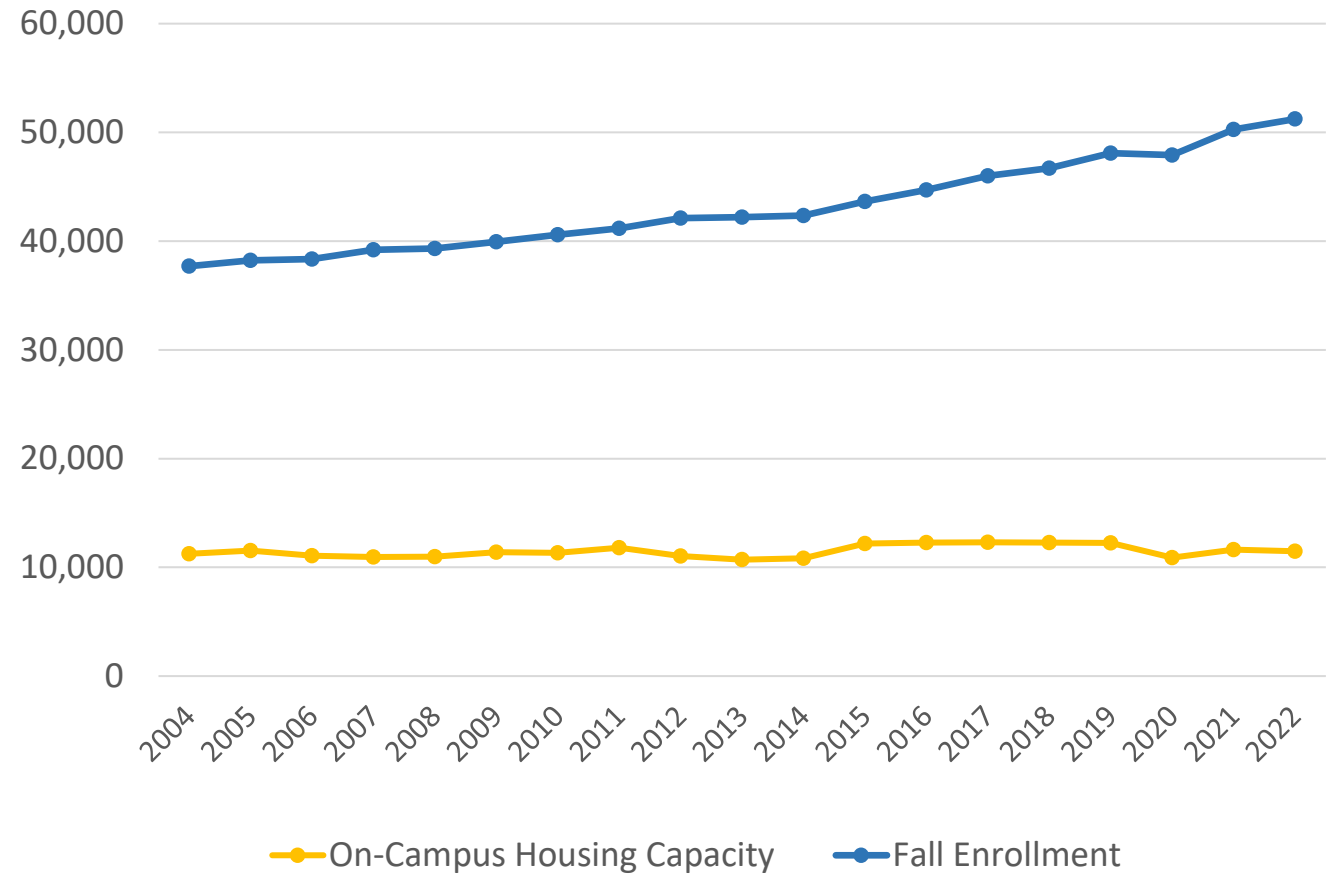
Population Trends



Sources: University of Michigan Office of the Registrar and U.S. Census Bureau.

U of M enrollment in 1999 – **37,846**
U of M enrollment in 2018 – **46,716**
U of M enrollment in 2025 – 53,488

University of Michigan Enrollment and U-M Housing Provision



Sources: University of Michigan Office of the Registrar and Housing.

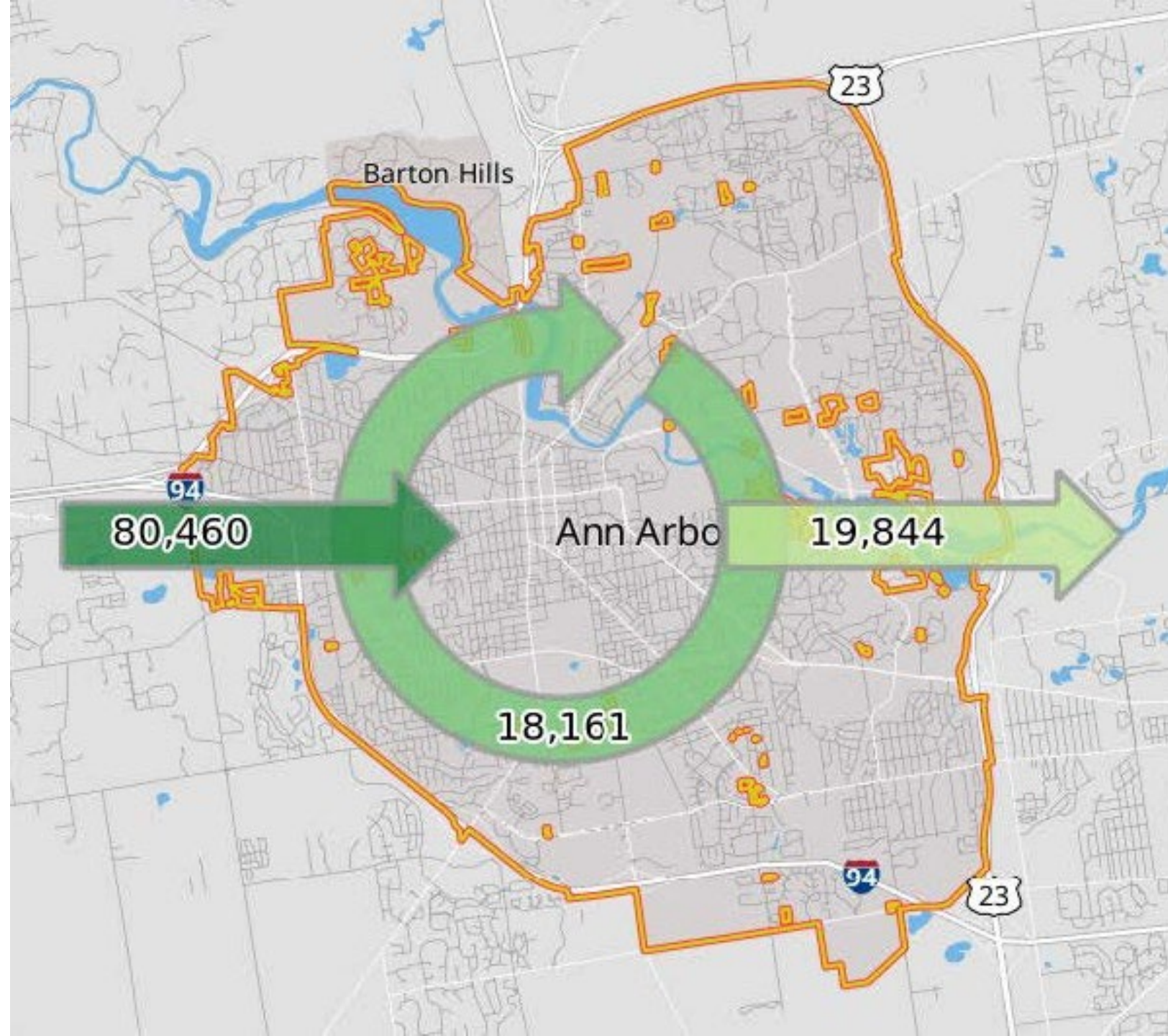
Commuting Patterns

80,460 commute in
for jobs

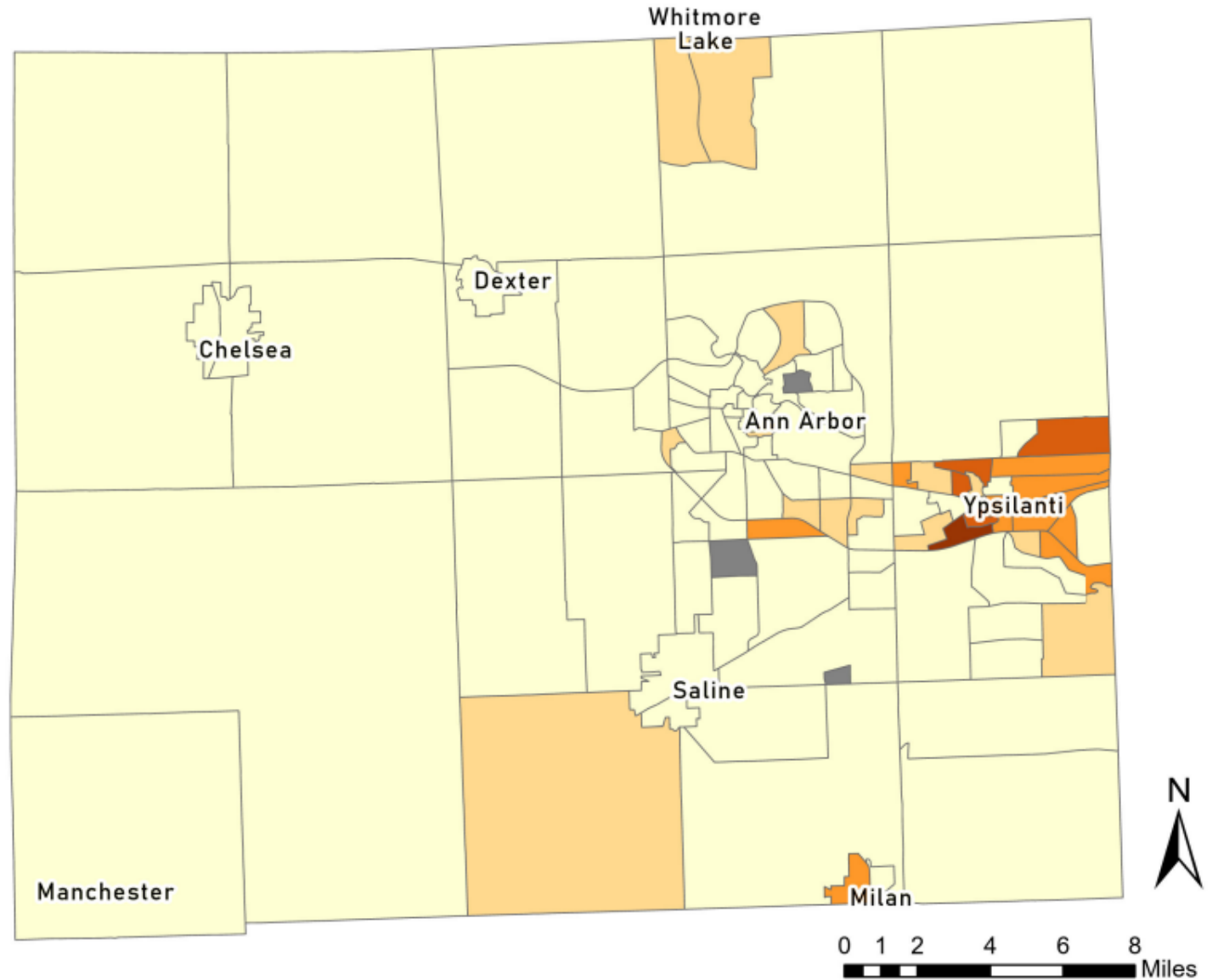
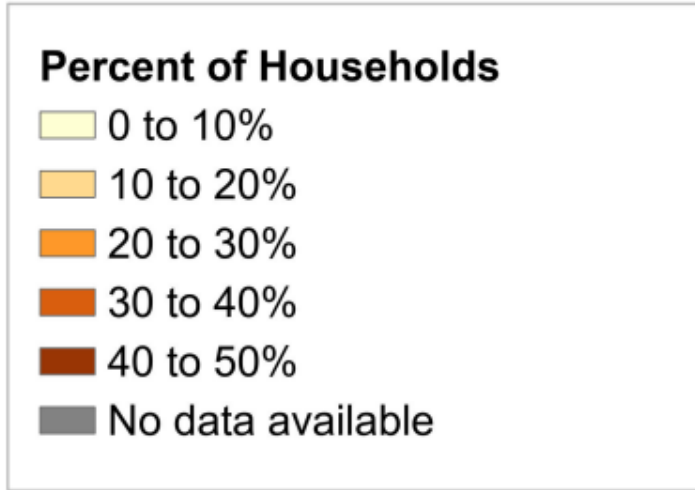
18,161 live and work
in Ann Arbor

19,844 commute out
for jobs

Source: On the Map
2021



Percent of Households on Public Assistance by Census Tract Washtenaw County, 2020



Data Sources: City of Ann Arbor, U.S. Census Bureau 2016-2020 American Community Survey 5-Year Estimates, Table B19058

Map Prepared: September 2022

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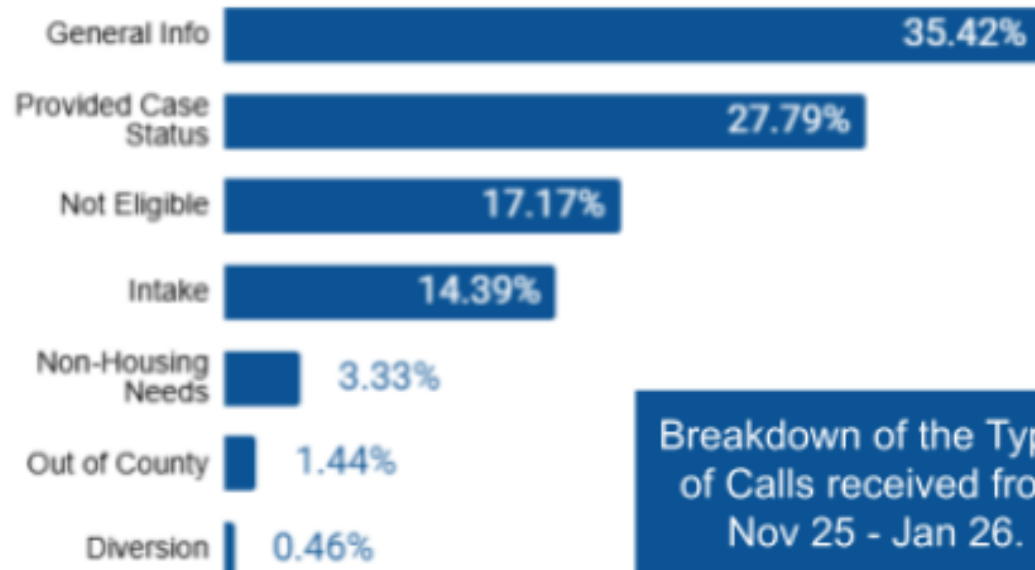
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HAWC Call Center

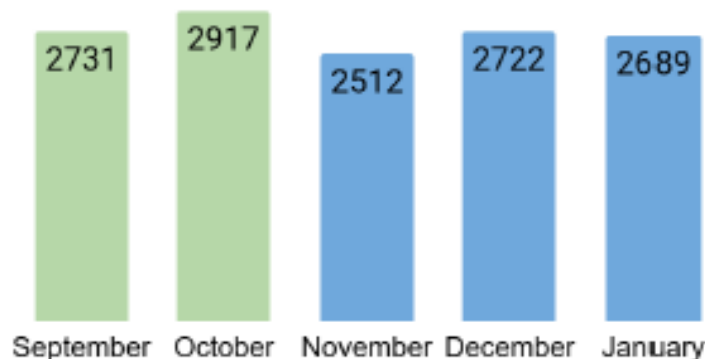
Housing Access for Washtenaw County (HAWC), serves as the coordinated entry point for the Continuum of Care's shelter and housing programs, including winter emergency shelter and eviction prevention. Eligible callers are scheduled for appointments with the appropriate staff at SOS Community Services or Shelter Association of Washtenaw County.

Types of Calls



Breakdown of the Types of Calls received from Nov 25 - Jan 26.

Calls per Month

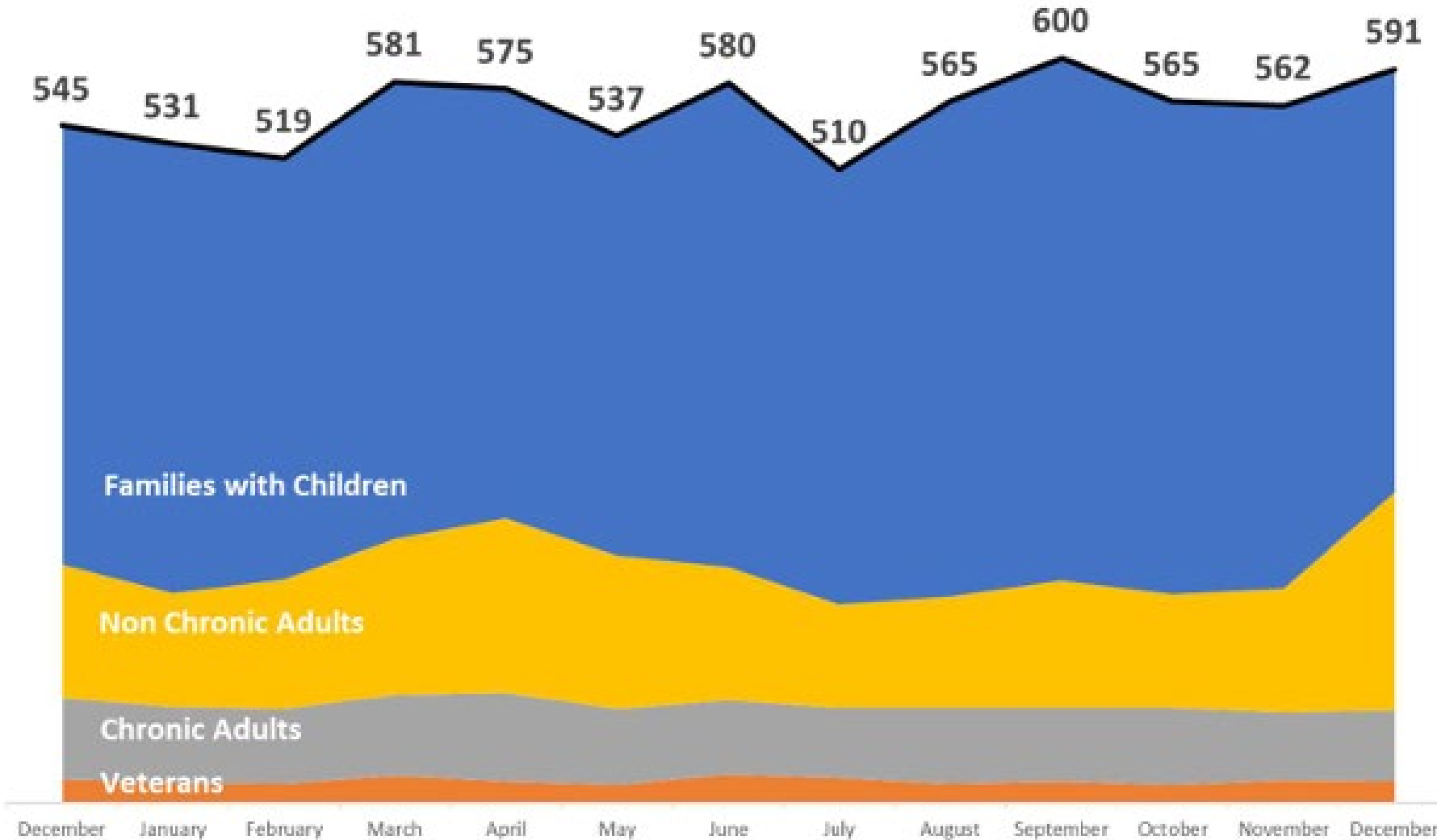


2.2 Avg. calls per number per month

137

Average Calls
a day from
Nov-Jan

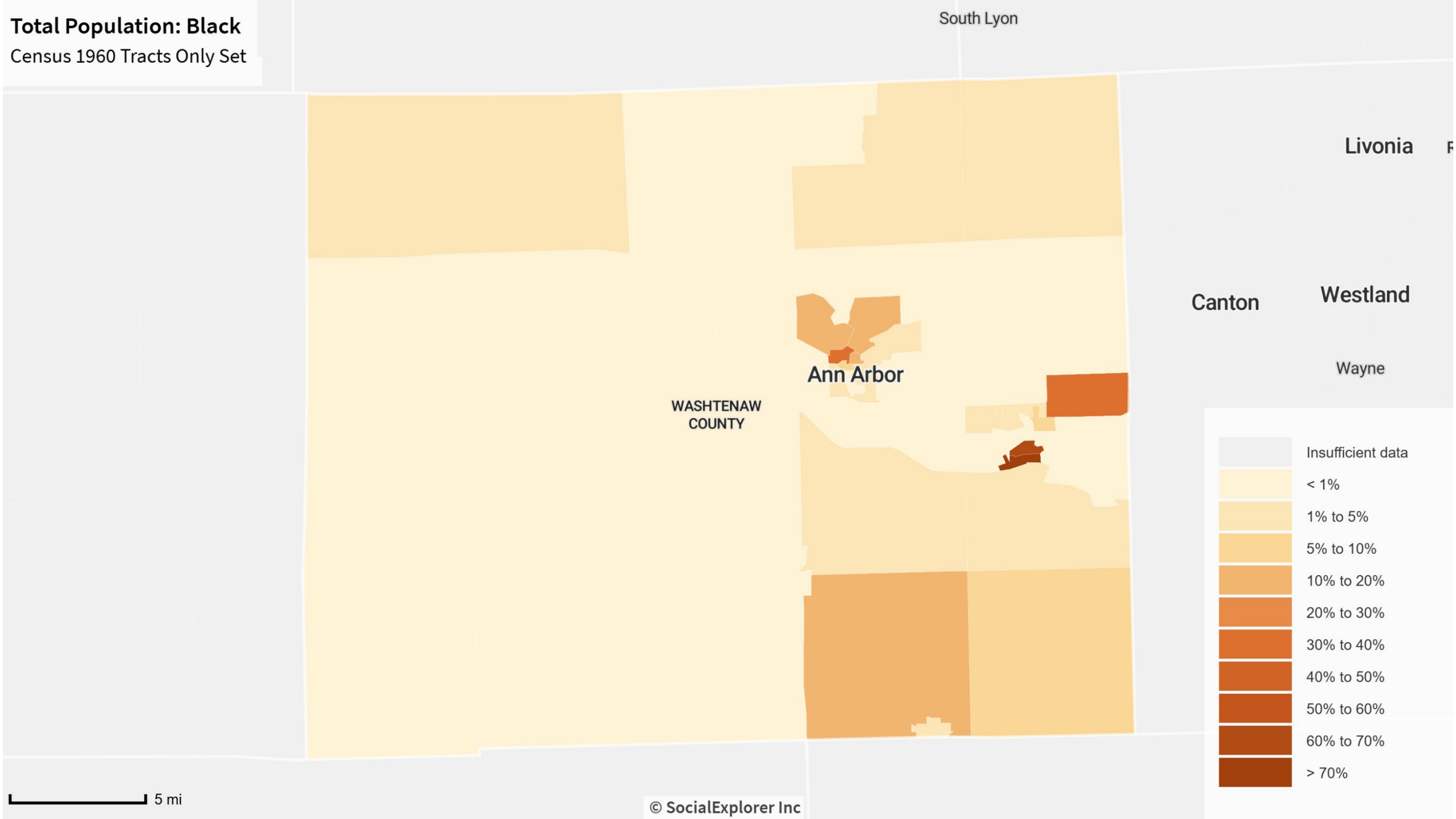
People Experiencing Homelessness In Washtenaw County December 2023 to December 2024 in Continuum of Care System



Year	Length of Time
2018	83
2019	98
2020	91
2021	92
2022	116
2023	177
2024	188

Average length of time until housed in days

Total Population: Black
Census 1960 Tracts Only Set



South Lyon

Livonia

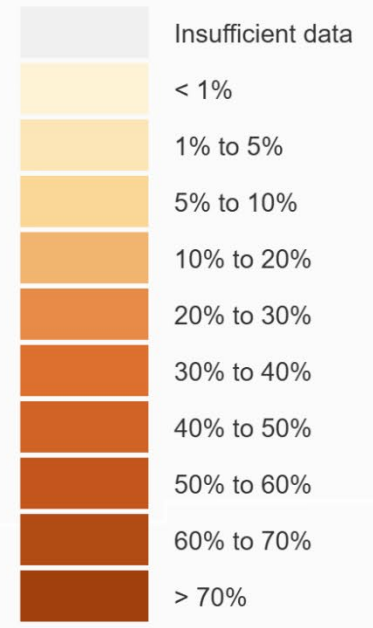
Canton

Westland

Wayne

Ann Arbor

WASHTENAW
COUNTY



5 mi

Persons: Black

Census 1990

South Lyon

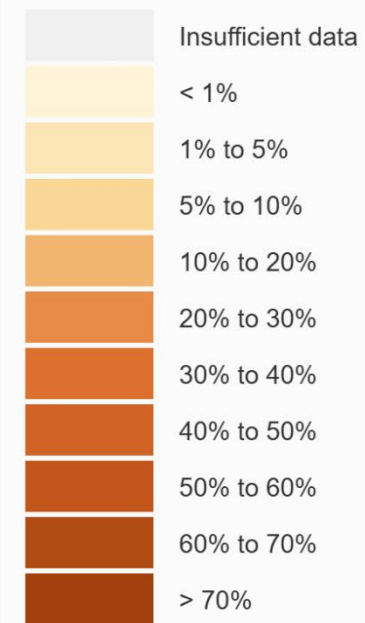
Livonia

Canton

Westland

Wayne

Ann Arbor



5 mi

Total Population: Black or African American Alone

ACS 2020 (5-Year Estimates)

South Lyon

Farmington

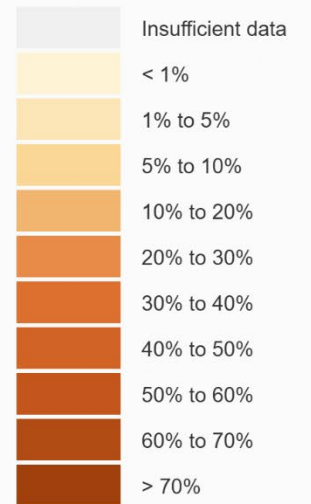
Livonia

Canton

Westland

Wayne

Ann Arbor



2 mi

Community Leadership Council (CLC)

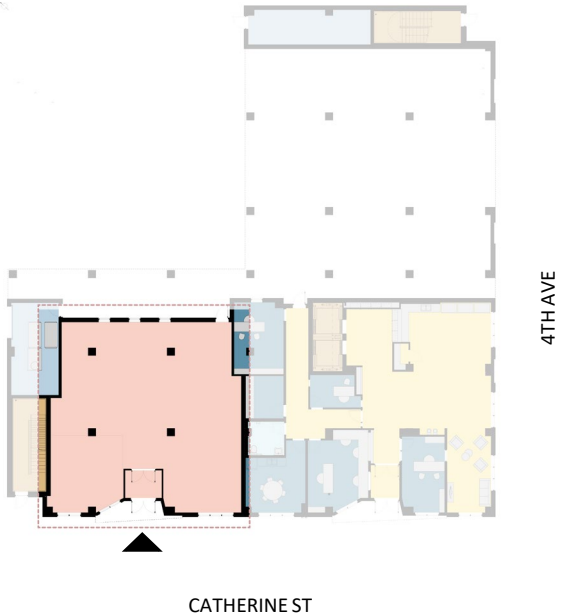


The CLC is a community advisory board that brings together multi-generational Black current and former residents of the neighborhood, including local Black artists and entrepreneurs.



Celebrate & Honor the History & Culture of the Historically Black Neighborhood

CLC Public Community Space
2,096 sq ft



Documentary "A Letter to the West Side"

Click on title of film to watch



How is Affordable Housing Developed?



Must Secure Property

Need Patient Seller



Need to Secure Capital Stack

Multiple Funding Sources

Multiple Scoring Systems/Policy Preferences

Multiple Regulations



Need Public Support

Land

Funding

Reduced Taxes

Zoning



Development Budget

Land

Soft Costs (survey, appraisal, legal, inspections)

Hard Costs (new construction, renovations)

Reserves (Operating, Replacement, Lease-Up)

Developer Fee

Development Options

Acquisition & Renovation - Lurie



New Construction – Dunbar



New Construction

Pros

- Adding housing to the market
- Can build sustainably
- Can increase accessibility
- No historic hazards like lead-based paint and asbestos
- If built on public land or vacant land – little to no impact on property taxes

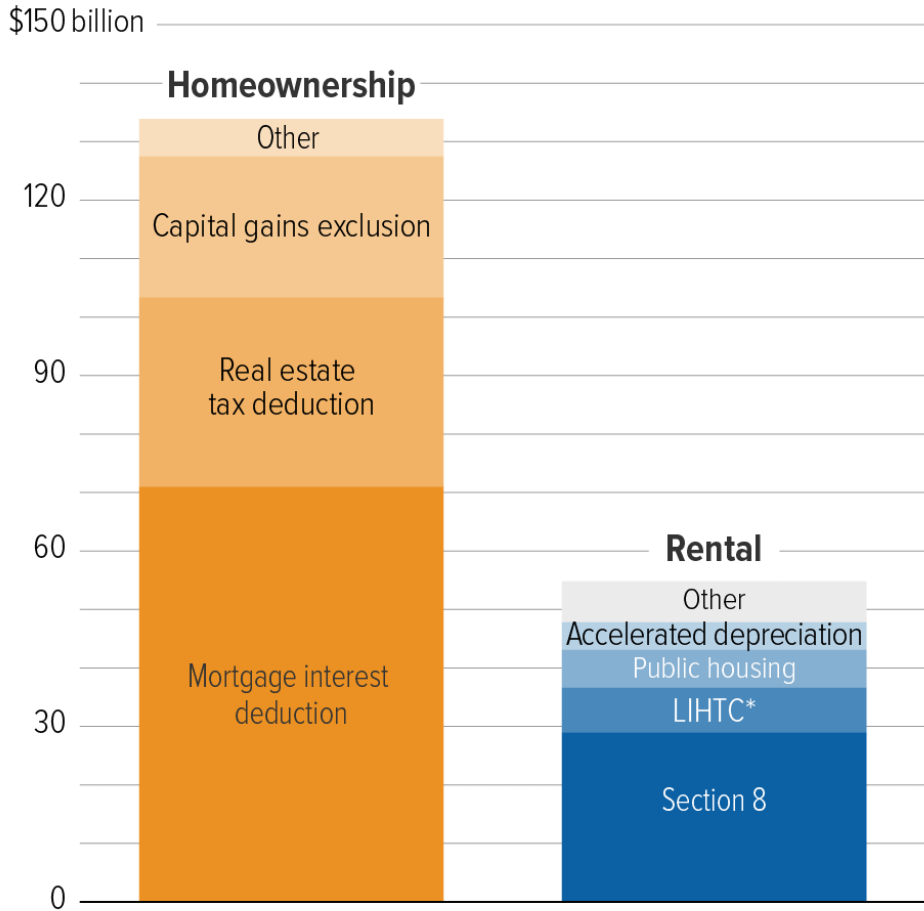
Cons

- Can be more expensive per unit than acquisition/rehab
 - Depends on property condition
 - Preservation of existing affordable housing through acquisition, that would otherwise convert to market rate is critical
- Longer time frame to completion
 - 5+ years concept to occupancy

Group Question

Do you think homeowners or renters receive more federal subsidies?

Federal housing expenditures in billions, 2015



*Low-Income Housing Tax Credit

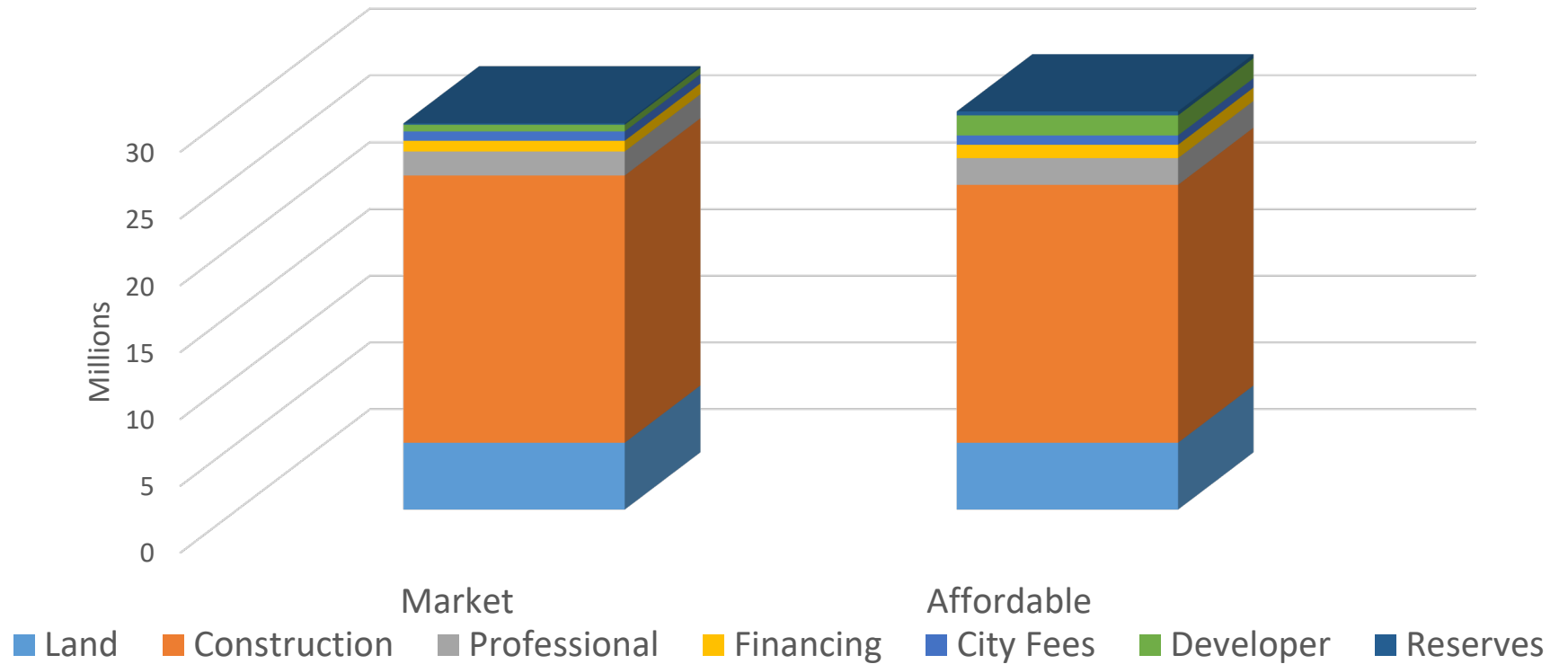
Notes: These numbers do not include approximately \$840 million of housing-related spending through the Community Development Block Grant program, of which the majority is for homeownership assistance or rehabilitation of single-family homes. Figures are outlays and tax expenditures for fiscal year 2015. Tax expenditure estimates do not account for interaction effects, such as, for instance, how the use of one tax expenditure affects the use of others.

Sources: Office of Management and Budget public budget database; Joint Committee on Taxation, Estimates of Federal Tax Expenditures for Fiscal Years 2015-2019.

Federal Housing Programs

Housing Development Costs are the Same for Market Rate & Affordable

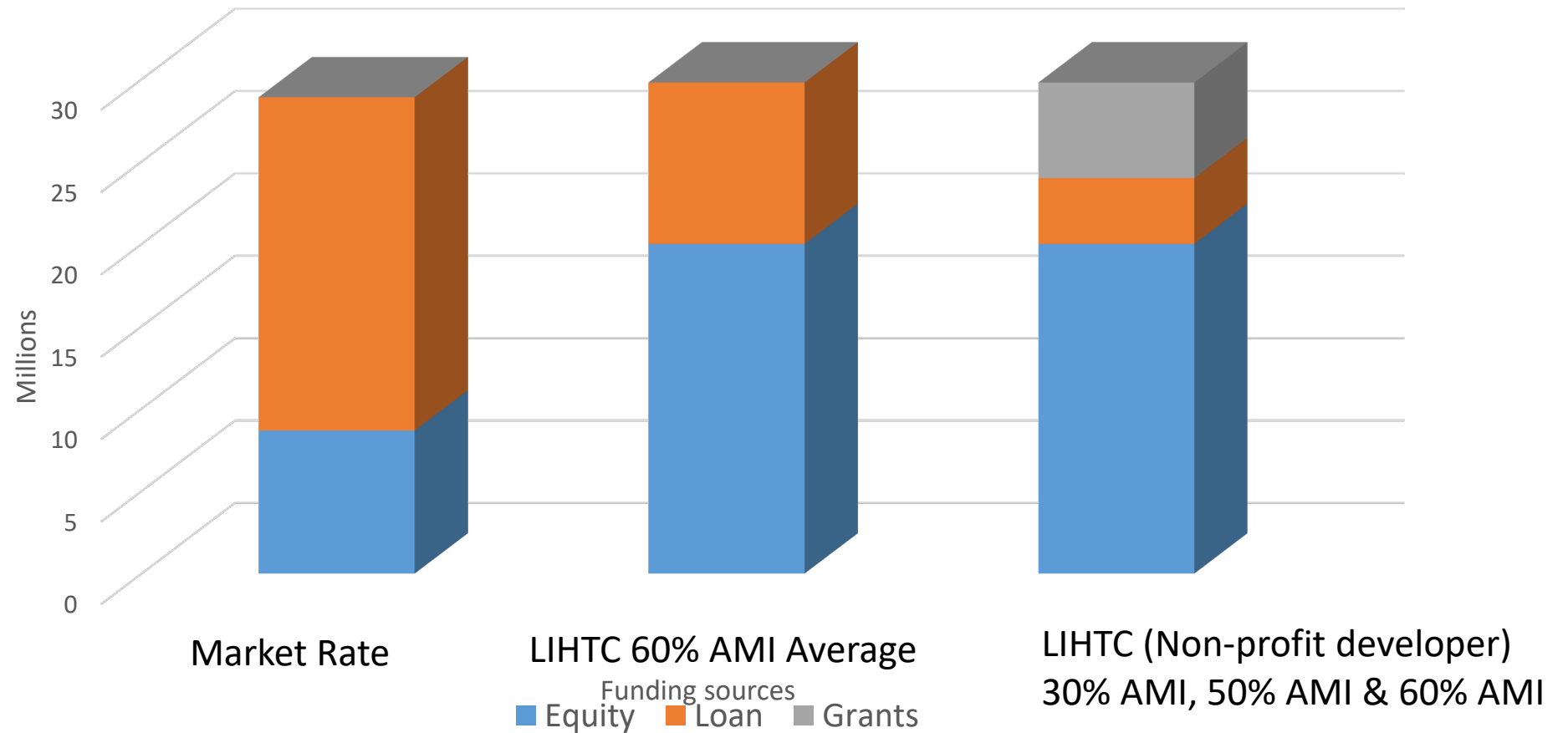
Example of Market Rate vs Low-Income Tax Credit Project



	Land	Constructio	Profession	Financing	City Fees	Develope	Reserves	Total
Market	5	20	1.8	0.8	0.7	0.5	0.1	28.9
Affordable	5	19.3	2	1	0.7	1.5	0.3	29.8

Typical Development Financing is Different Market Rate vs. LIHTC Affordable Housing

The biggest difference between market-rate development and affordable housing development is how it is financed



Operating Revenue & Expense Market Rate vs. Affordable

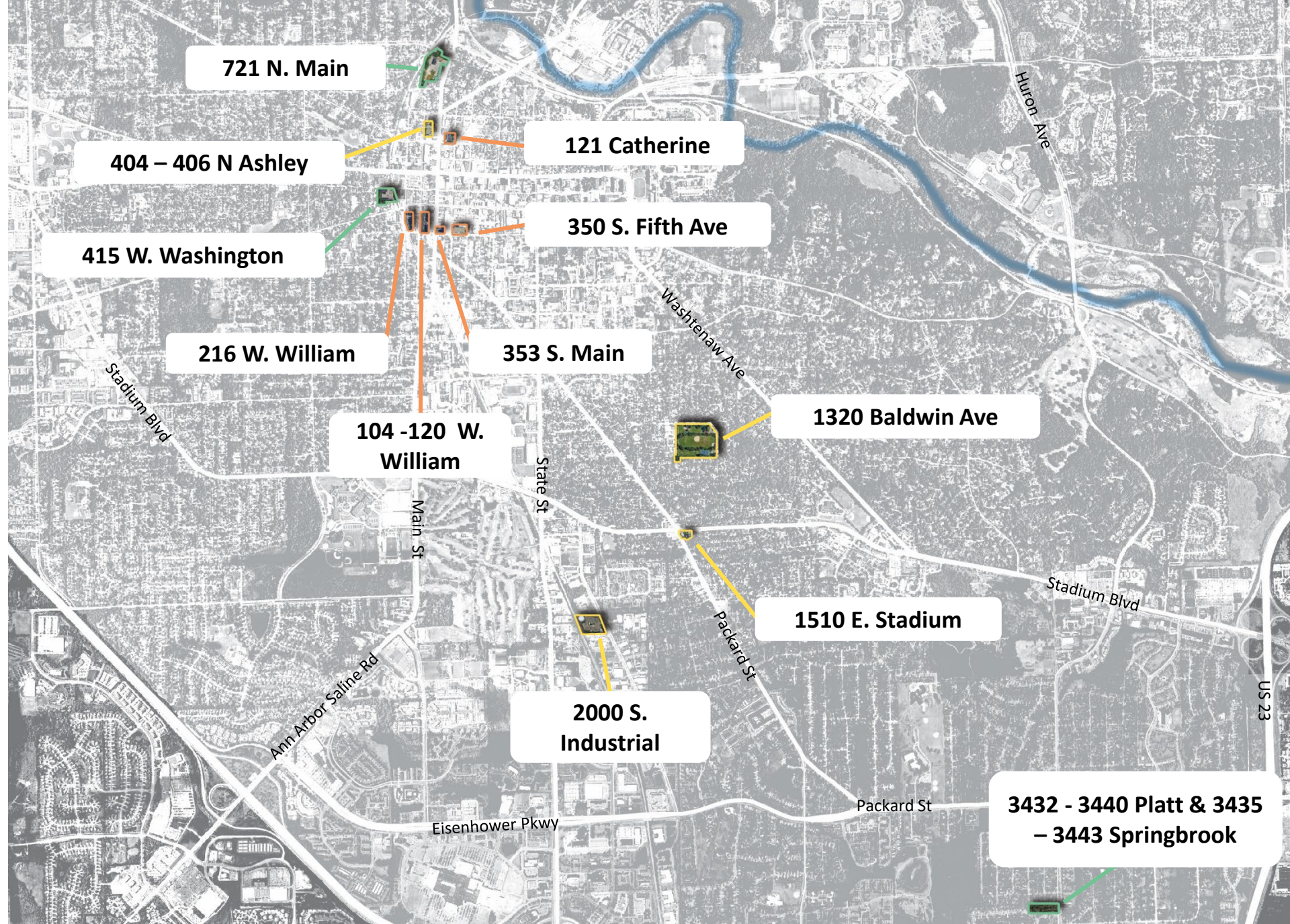
How rent revenue is expensed



ROI = Return on Investment

City-Owned Potential Housing Sites

- Building / Facilities
- Surface Parking Lots
- Vacant Properties



City of Ann Arbor Affordable Housing Millage was passed with 73% voter support in November 2020

- Generates \$7M+ per year for affordable housing acquisition, development and supportive services
- Millage was based on analysis of under-utilized properties owned by City of Ann Arbor
- Collaborative effort of many different sectors, agencies and people



Photo obtained from MLive.com

Ann Arbor Affordable Housing Millage (passed 2020)



Dunbar Tower Groundbreaking with Ann Arbor Housing Commission and Avalon Housing, April 2024.

CHARTER LANGUAGE

- SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring new affordable housing units which are permanently affordable to low-income households making no income up to 60% of area median income and providing social services, not to exceed 20% of the millage revenues over the entire term of the millage, for the residents of such housing. No money collected pursuant to this millage shall be spent on building, maintaining, or acquiring new units located in the floodplain or floodway.

Affordable Housing Millage Guidelines Adopted by City Council

July 27, 2020

Socio-Economic Diversity

All Neighborhoods

100% Affordable

Mixed-Income

Group Homes

Apartment Complexes

Inclusive & Equitable

Special Needs Seniors

Persons with a Disability

Youth Aging out of Foster Care

Homeless

Resident Services

Mental Health

Physical Health

Financial Services

Job Skills & Employment

Daily Living Skills

Crisis Management

Conflict Resolution

Youth Programming

Millage Guidelines Adopted by City Council

Permanent Affordability

Publicly-Owned Properties
Ann Arbor Housing Commission
Mission Driven Non-Profits
Cooperatives
Owner Models with Permanent Affordability

Development

New Construction
Acquisition
Demolition
Infrastructure
Utilities
Renovations

Sustainability

Energy Efficient
Green Construction
Net Zero

Leverage

Maximize Other Resources
Philanthropic
Public/Private

Affordable Housing Millage Strategy



Develop budget that includes AAHC projects in pipeline, including city-owned properties



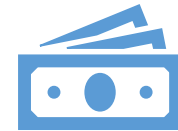
Build in flexibility to acquire properties unexpectedly on the market



Application process 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

New Affordable Housing Millage- funded Projects

Completed, 199 apartments

- 70 @ Hickory Way I & II, Avalon
- 50 @ Grove at Veridian, Avalon
- 16 @ Siller Terrace, AAHC
- 63 @ Dunbar Tower, AAHC

Under Development, 1017 apartments

- 39 @ Hickory Way III, Avalon
- 250 @ Annex@A2, The Annex Group
- 209 @ Arbor South, AAHC
- 330 @ 350 S 5th, AAHC
- 66 @ Lockwood on State, Lockwood
- 123 units @ 2 sites in process of acquiring

Hickory Way on S. Maple – Avalon Housing

- 3 Phases – 109 units
 - 34 units Phase I - Completed
 - 36 units Phase II – Completed
 - 39 units Phase III – Design Phase
 - All 1 bedroom
- Mixed Income
 - 30% AMI & reserved for households who are homeless or special needs with Project-Based Vouchers (PBV)
 - 50% AMI
 - 60% AMI
- \$38M Total Development Costs
 - \$2,025,000 city millage capital
 - \$800,000/year services
 - Phase III Land Donated by City of A2



When the first two phases of Hickory Way opened, the rate of adult chronic homelessness in Washtenaw County fell 30%.



The Grove at Veridian on Platt – Avalon Housing

- 50 affordable apartments
 - 1 to 4 Bedrooms
 - 30 units up to 30% AMI & reserved for households who are homeless or special needs and they all have project-based rental vouchers
 - 20 units up to 60% AMI
- 115 people housed
- \$20.6 Million Total Development Costs
 - \$1.9 million city millage capital
 - \$389,000/year services
 - Land Donated by Washtenaw County



The Union @ A2 – The Annex Group
250 apartments, 30%, 60%, 70% AMI
1 - 3 Bedrooms

\$78 Million Total

\$3 Million City Housing Millage



3689 S. State - Lockwood

- 66 affordable apartments
 - 44 1-bedroom
 - 22 2-bedroom
 - 5 AAHC project based vouchers for 30% AMI
 - Also 50%, 60%, 70% AMI
- \$29 Million Development Costs
 - \$1.5 million city millage loan



Dunbar Tower on Catherine – Avalon & AAHC

- 63 affordable apartments
 - 62 1-bedroom, 1 2-bedroom
 - 32 units reserved for people who are homeless with PBV
 - 31 units are at 50% or 60% of AMI with a preference for income qualified artists
- \$33.7 Million Total Development Costs
 - \$11.2 million city millage capital
 - \$305,000/year services
- Move in Feb – May 2026
- Land Donated by City of Ann Arbor

Sustainability

INDOOR AIR QUALITY
ADVANCED VENTILATION
LOW VOC FINISHES



+NET ZERO ENERGY CERTIFIED



GREEN ROOF
750 SQ FT



PHOTOVOLTAIC
135 PV PANELS
72.23 KW



GEOTHERMAL
HEATING AND COOLING SYSTEM
24 BORES
1,410,417 KBTU

BIKE PARKING
(23) INTERIOR
(6) EXTERIOR

600 FT DEEP



**ENERGY EFFICIENT
BDG ENVELOPE**
R-27.5 WALLS
R-30 ROOF



SUN SHADES



POLYMER WINDOWS
INTUS SUPER 74, AW
U-FACTOR 0.29
SHGC 0.21

EV PARKING
(4) EV INSTALLED
(12) EV READY

121 Catherine Funding Sources

Total Development Sources	\$33,772,787
LIHTC Equity	\$12,748,725
City of Ann Arbor Bond Financing	\$9,000,000
HUD HOME (Washtenaw County)	\$2,163,112
State MEDC RAP Grant	\$4,018,915
Downtown Develop Authority	\$650,000
City Housing Millage	\$1,925,669
WCBRA Brownfield Funding	\$959,406
State EGLE Brownfield Funding	\$1,000,000
Federal Home Loan Bank	\$458,872
IRA Geothermal Tax Credit	\$254,975
General Partner Capital	\$118,113
City of A2 Climate Millage	\$475,000



Siller Terrace - AAHC

- Acquisition & Rehab 2023
- 2Bdr & 3Bdr duplexes
- 16 apartments
- Mixed Income
 - All 60% AMI or less
 - As initial renters move out
- \$5,078,700 Development
 - \$78,700 city millage

AAHC Project
350 S 5th
Partnership
with Related
Midwest





AAHC 350 S 5th With Related Midwest

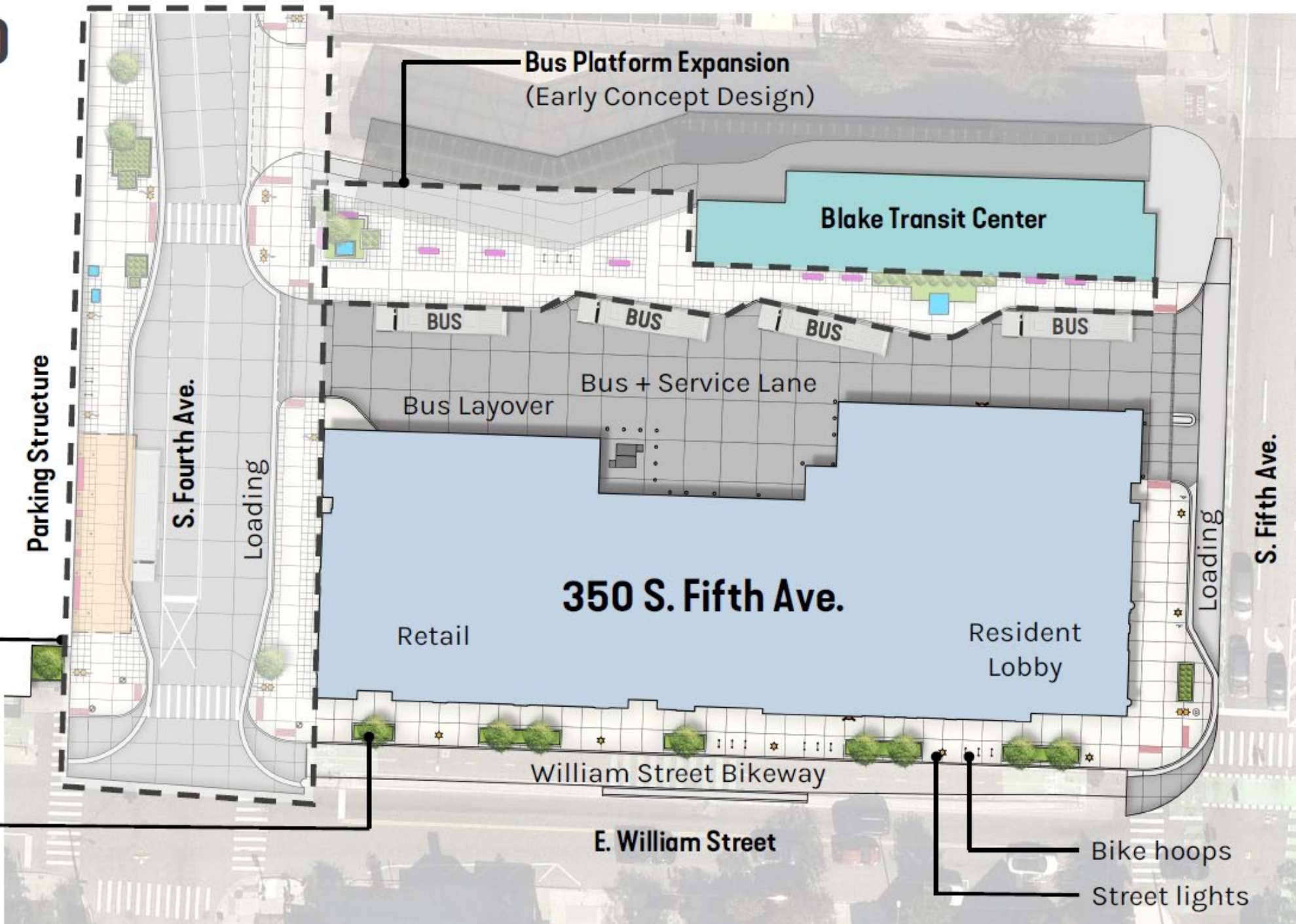
- 20 Story Tower
- 1Bdr & 2Bdr
- 330 apartments
- Mixed Income
 - 110 @ 30% AMI with project based vouchers
 - Also 60%, 70% & 80% AMI
- \$212,000,000 Development
 - \$33 million city millage bond
- Construction 2026-2028

INTEGRATED DESIGN

350 S. FIFTH AVE
+ DDA
+ AAATA

Parking Structure
S. Fourth Ave.
Loading
4th Ave. Streetscape

Curbed planter with canopy trees



Bus Platform Expansion
(Early Concept Design)

Blake Transit Center

BUS

BUS

BUS

BUS

Bus Layover

Bus + Service Lane

350 S. Fifth Ave.

Retail

Resident Lobby

Loading

William Street Bikeway

E. William Street

Bike hoops

Street lights



Arbor South

- Hotel
- Retail
- Parking structures
- 800 market rate units
 - Condos
 - Rental
- Requesting Brownfield TIF Financing, which requires 15% of the units to be affordable
- 209 affordable apartments
 - 151 (15%) required by developer
 - 60% AMI or less
- AAHC will own the Affordable Units
- \$77 Million Development Costs for the Affordable Units
 - \$13 - \$18 million city millage
 - For additional 58 apartments

721 N Main/123 W Summit



- 5 -12 apartments
- Townhomes or 2 – 3 story stacked flats
- All affordable to households up to 60% AMI

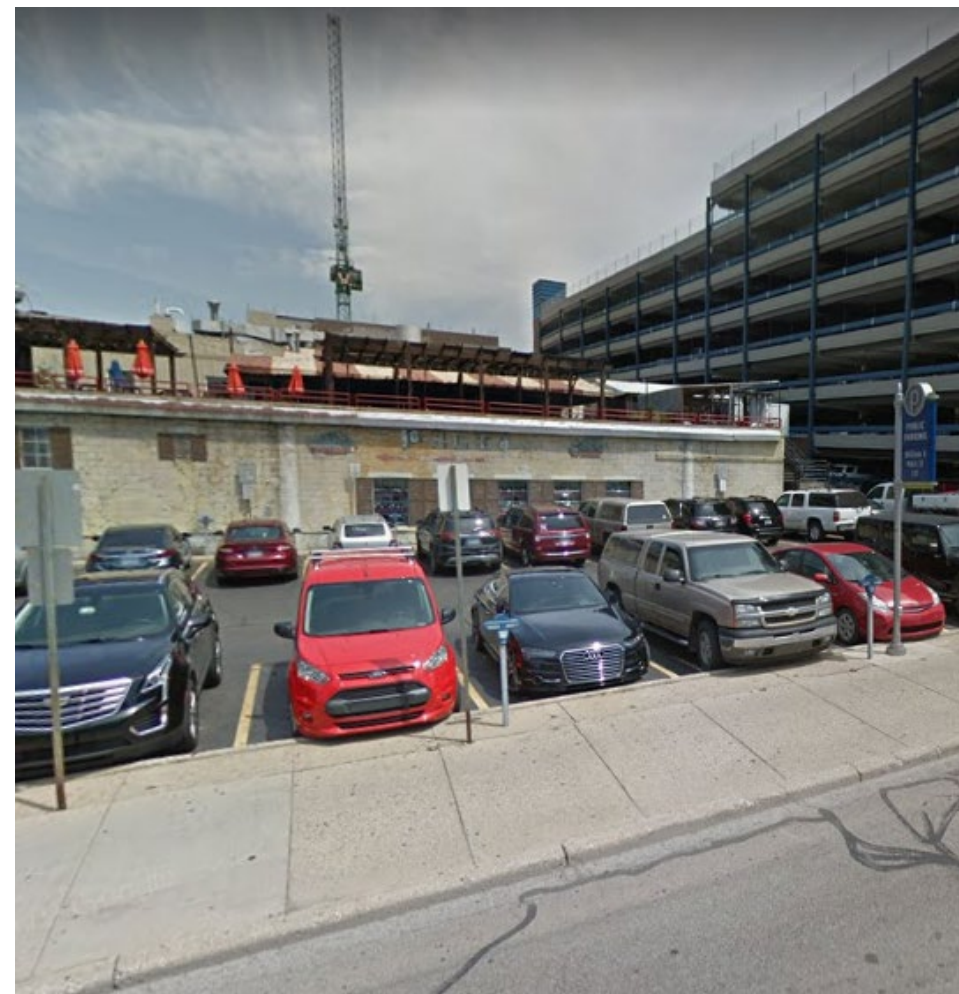


-  Floodway and Floodplain
-  721 North Main
-  Potential Developable Parcel

404 - 406 N Ashley



353 S Main



1510 E Stadium

Ann Arbor City owned

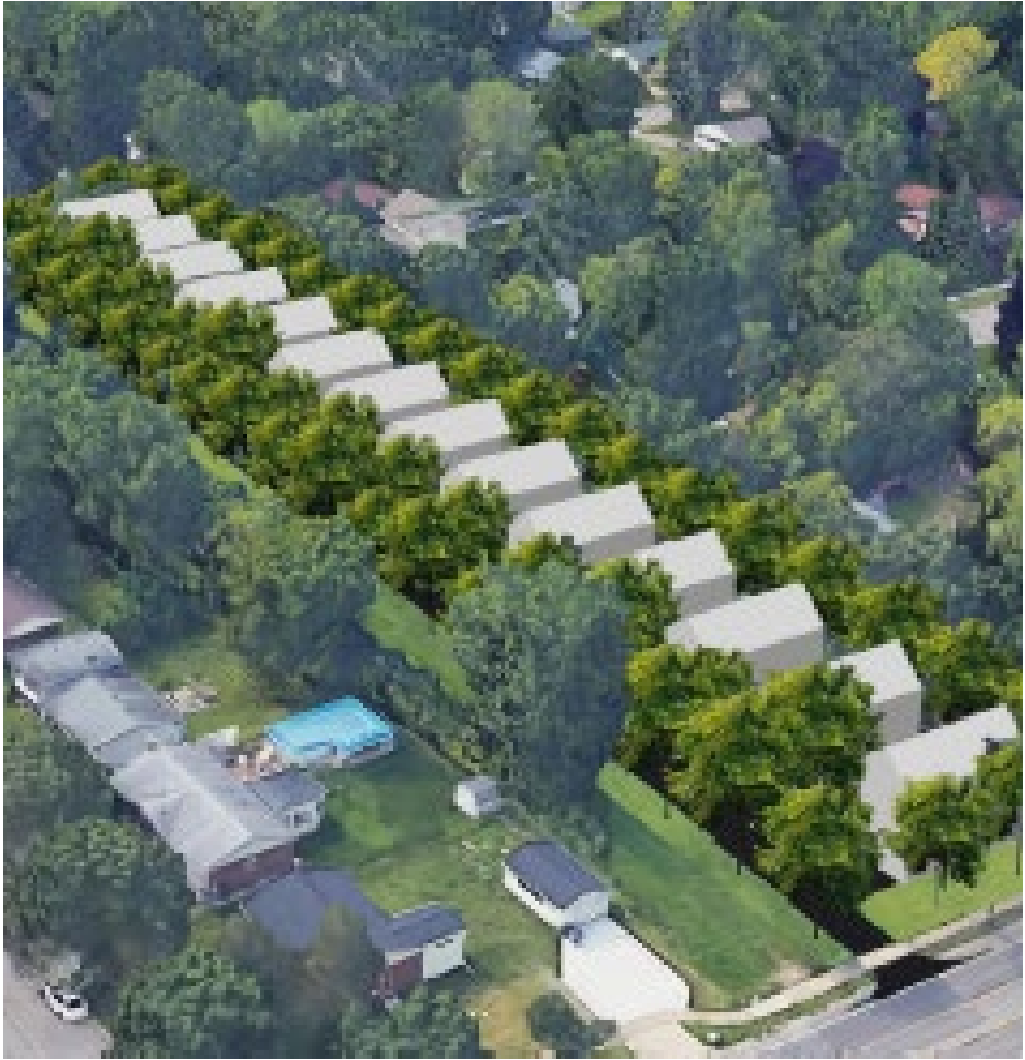


Fire Station #2

2000 S. Industrial Hwy



Platt & Springbrook



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 allowed
 - 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

Yes
We Can
Develop
Affordable Housing

FINAL Group Question

Talk about something you have learned so far today that you did not previously know