



# PHA Profile: Ypsilanti Housing Commission Rental Assistance Demonstration (RAD) Program and Supportive Housing

## Basic PHA Stats

Location: Ypsilanti, MI  
Housing Choice Vouchers: 0  
Public Housing Apartments: 198



## Program Description

In their second and final Rental Assistance Demonstration (RAD) conversion, the Ypsilanti Housing Commission (YHC) is demolishing 80 of their 1940s-era public housing units and building a new community of 86 units. Twenty-five percent will be designated as Permanent Supportive Housing.

Project Details	
Total Number of Units	86
Total Development Cost	\$17 million
Number of Units dedicated to homeless or special-needs populations	22
Homeless or special-needs populations served	Homeless individuals
Developer	Chesapeake Community Advisors
Owner (managing member)	Ypsilanti Housing Commission
Property Manager	KMG Prestige
Service Provider(s)	Avalon Housing

## Motivation

The YHC decided to pursue this RAD conversion because it seemed to be the best way to make a real and lasting improvement in the quality of housing they provide. They were also motivated by their commitment to ending homelessness in Washtenaw County. The YHC is an active member of the Washtenaw Housing Alliance and the local Continuum of Care. They have also joined forces with many other nonprofit partners and signed on to HUD’s Zero: 2016 Campaign to end homelessness.

## Funding Sources

Financing comes from a variety of sources, with the two largest being Low-Income Housing Tax Credits (MSHDA) and HOME funds (Washtenaw County). Other funders included Ypsilanti Housing Commission, Cinnaire, Bank of America, Washtenaw County Office of Community & Economic Development, Minnesota Equity Fund, United Healthcare, and the Kresge Foundation.

Capital Source	Yes/No
Low Income Housing Tax Credits	Yes
Federal (HOME, CDBG, SHP, other)	Yes
State Sources	No
Local Sources	Yes (CFP & Local HOME)

Operating Source	Yes/No
Project-based Section 8	Yes (PBRA)
McKinney Operating	No
State Sources	No
Local Sources	No

Service Source	Yes/No
Project-based Section 8 cash flow	No
Medicaid	Maybe (still working on this)
State Sources	No
Local Sources	Maybe (service provider has applied for services funding from the local CoC)

## Partners

Since the YHC is a small organization, they have relied heavily on development partners.

Partner Name	Type of Organization/ Roll in Program
Chesapeake Community Advisors	Developer
Fusco, Shaffer, & Pappas	Architect
Rohde Construction	General Contractor
KMG Prestige	Property Management Services
Avalon Housing	Supportive Service Provider for PSH units
Eastern Michigan University	Family Empowerment Program (self-sufficiency services for all units, including PSH)
CVR Associates	Resident Relocation Advising
Michigan Ability Partners	Resident Relocation Coordination & Support
Dickinson Wright PLLC	Legal
Nowak & Fraus Engineers	Engineer

## Challenges

A challenge they continue to face is identifying a sustainable source of funding for the supportive services/case management, which is integral to the success of a PSH project. YHC has managed to pull together funding for the first several years, but they continue to seek funding for the long-term.

## Rewards

HUD's RAD program offers an unprecedented opportunity to secure capital investments that are significant enough to truly address the backlog of capital needs both HUD and PHAs have been talking about for so many years. For years, the YHC has desperately wanted to improve the condition of their public housing, but was limited to an annual capital fund grant that would cover only a fraction of the actual needs. RAD provided a path to apply for Low-Income Housing Tax Credits and attract private investment in affordable housing.

## Words of Wisdom from Housing Authority

"I would advise any PHA to take a long, hard look at RAD. This is the kind of opportunity that doesn't come around every day; in only a few years, we have been able to transform 100% of our substandard public housing into some of the highest quality housing in our community. Also, housing authorities can play a key role in ending homelessness in their communities—get involved with your local Continuum of Care."

## Contact Person for PHAs Interested in Implementing a Similar Program

Name	Title	Phone	Email
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