

**Jeff Hauptman**  
September 26, 2005



**Jeff Hauptman, 35**

Chairman  
**Washtenaw Affordable Housing Corp.**  
Ann Arbor

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**Biggest achievement:** Heading the nonprofit's turnaround after the organization had been plagued with management issues.

**Current goal:** To complete refinancing the organization's properties this fall and increase its affordable-housing stock from 123 units to about 300 in five years.

Jeff Hauptman's role at the **Washtenaw Affordable Housing Corp.** all started because of a bet with his former **University of Michigan** urban-planning professor.

In 2003, Hauptman was running for Ann Arbor City Council and had arranged a meeting with his former teacher, Kate Warner, to brush up on affordable-housing issues in the city. Warner, who is co-executive director of the housing corporation, used the opportunity to make a deal with her student.

"If I didn't get elected to City Council, I would join WAHC's board," Hauptman said.

His loss was the corporation's gain, as he has helped turn around the organization, which suffered from a lack of direction, he said.

Hauptman has spearheaded the refinancing of several properties — one will save the group \$36,000 a year — and helped sign on a new property manager to do maintenance that was once neglected.

He said he has worked to reduce debt and correct mistakes from the past such as unpaid loans and numerous vacancies.

The organization's current administrative budget is about \$320,000 but is expected to drop to \$190,000 after old debts and expenses have been paid, Hauptman said.

Warner and Ron Gregg took over as temporary directors after the former director's resignation, and the organization hopes to hire a full-time replacement this fall.

Hauptman said he devotes significant time to the organization because Ann Arbor is expensive, and affordable housing is crucial.

"It's people who are the cashier at Meijer, or the dishwasher at the restaurant," said Hauptman, who is president of the Ann Arbor real

estate firm **Oxford Cos.** “They have their life together, but their income just does not allow them to live in the community.”

— *Sheena Harrison*

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