

**AGENDA**  
**ANN ARBOR HOUSING DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**February 22, 2023**

Meeting Time and Location: **7:00 pm**  
Miller Manor and Zoom

- I. APPROVAL OF AGENDA
- II. APPROVAL OF MINUTES
  - A. Regular Board Meeting Minutes of January 18, 2023
- III. NEW BUSINESS
  - A. Resolution 23-3 to approve FY22 990
  - B. Resolution 23-4 to approve an increase in funding of \$800,000 to \$1,900,000 to Avalon Housing for the development of Veridian Way
  - C. Resolution 23-5 to approve the acquisition of 8 duplexes on Liberty, Virginia and Siller Terrace in the amount of \$4,135,000
  - D. 23-6 to approve the FY 22 Audit Colonial Oaks
  - E. January Financial Statements
- IV. ADJOURNMENT

**MINUTES**  
**ANN ARBOR HOUSING DEVELOPMENT CORPORATION**  
**BOARD MEETING**  
**January 18, 2023**

Meeting Time and Location: **7:20 p.m.**  
2000 S. Industrial Hwy

President Meadows convened the meeting at 7:20 p.m.

**Board Members present:** Lee Meadows, Patricia Jenkins, Jennifer Hall, Thierry Batalonga, Deanna Boer  
**Board Members absent:** Steven Daniels

**I. Approval of Agenda**

*Jenkins* moved and *Boer* seconded.

Motion approved 5 - 0 (Jenkins, Batalonga, Meadows, Hall, Boer, - yes, 0 – no)

**II. Approval of Minutes September 21, 2022**

*Boer* moved and *Jenkins* seconded.

Motion approved 5 - 0 (Jenkins, Batalonga, Meadows, Hall, Boer, - yes, 0 – no)

**III. NEW Business**

- A. Resolution 23-1 to approve an increase in the tenant services contract with Avalon for Hickory Way in the amount of \$202,701 for a total of \$435,675 for FY23

*Boer* moved and *Batalonga* seconded.

Motion approved 5 - 0 (Jenkins, Batalonga, Meadows, Hall, Boer, - yes, 0 – no)

- B. Resolution 23-2 to approve a chiller contract with Robertson Morrison in the amount of \$319,810 as a non-competitive emergency contract for Baker Commons

*Boer* moved and *Batalonga* seconded.

Motion approved 5 - 0 (Jenkins, Batalonga, Meadows, Hall, Boer, - yes, 0 – no)

C. December Financial Statements discussed

#### **IV. Adjournment**

*Batalonga* moved and *Jenkins* seconded.

Motion approved 5 - 0 (Jenkins, Batalonga, Meadows, Hall, Boer, - yes, 0 – no)

Meeting adjourned 7:47 PM

## **RESOLUTION FY23-3 AAHDC**

### ***Resolution to Approve the FY22 990 Tax Return for July 1, 2021 to June 30, 2022***

WHEREAS, The Ann Arbor Housing Development Corporation (AAHDC) is a 501c3 non-profit organization which must file a form 990 tax return if its revenue is greater than \$25,000 annually;

WHEREAS, Rob Klaczkiewicz, CPA, conducted the attached annual 990 audit; and

NOW THEREFORE BE IT RESOLVED THAT, the Ann Arbor Housing Development Corporation Board approves submission of the 990 to the IRS for the fiscal year of July 1, 2021 to June 30, 2022.

**Resolution 23-4 to approve an increase in the development fund contract with Avalon for The Grove at Veridian in the amount of \$800,000 for a total of \$1,900,000**

Avalon Housing, Inc. received Affordable Housing Millage funding to develop The Grove at Veridian as Permanent Supportive Housing for 50 households on Platt Road. City Council approved a resolution (attached R21-206) in June of 2021. Avalon is requesting an increase to the millage allocation from \$1,100,000 to \$1,900,000 due to an increase in construction costs since 2021. Avalon's construction costs increased by over \$1 million and Avalon is requesting an increase in funding from the County HOME funds as well. Please see the attached budget from Avalon.

During the City's annual budget process, the City budgets the Affordable Housing Millage to the Ann Arbor Housing Development Corporation. AAHDC millage funding commitments are subject to funding allocations from the City of Ann Arbor. The FY23 millage budget has sufficient funding to approve this request.

RESOLVED, That the Ann Arbor Housing Development Corporation board appropriate \$800,000 to increase the Grove at Veridian development grant from \$1,100,000 to \$1,900,000 from the FY23 budget from the Affordable Housing Millage to Avalon Housing, Inc., with funds available until expended without regard to fiscal year.



Legislation Details (With Text)

**File #:** 21-0882      **Version:** 1      **Name:** 6/7/21 Avalon Veridian Development & Services Funding

**Type:** Resolution      **Status:** Passed

**File created:** 6/7/2021      **In control:** City Council

**On agenda:** 6/7/2021      **Final action:** 6/7/2021

**Enactment date:** 6/7/2021      **Enactment #:** R-21-206

**Title:** Resolution to Appropriate \$1,100,000.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Project, The Grove at Veridian at 2270 Platt Road, Without Regard to Fiscal Year (\$1,100,000) (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
6/7/2021	1	City Council		

Resolution to Appropriate \$1,100,000.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Project, The Grove at Veridian at 2270 Platt Road, Without Regard to Fiscal Year (\$1,100,000) **(8 Votes Required)**

Avalon Housing, Inc. is seeking a \$1,100,000.00 grant from the affordable housing millage to construct fifty (50) affordable apartments and a community center on a 4.7 acre parcel at 2270 Platt Road in Ann Arbor for a project called "The Grove at Veridian". Avalon will also be requesting millage funds to provide supportive services after the project is developed and occupied. Thirty (30) apartments will be set aside for supportive housing.

In December 2016, Thrive Collaborative and Avalon Housing responded to a request for proposals by Washtenaw County to develop the 13.59-acre parcel of County-owned land located at 2270 Platt Road in Ann Arbor. This proposal was selected by the County. Avalon and Thrive Collaborative have each entered into purchase agreements with the County. Each will serve as developer of their respective site. Avalon will develop 50 affordable apartments on its 4.7-acre site. Thrive will develop approximately 100 units of market rate housing on its 8.89-acre site. Avalon and Thrive have worked together toward achieving a cohesive site design and exterior architectural appearance. On October 19, 2020 (ORD 20-28) City Council approved a Planned Unit Development re-zoning for all 13.59 acres and also approved two separate site plans-(R-20-410) for the Avalon site and (R-20-409) for the Thrive site. The separate site plans will ensure the Avalon site can be developed according to its own financing timelines, independent of any Thrive development timeline.

As this is an anticipated tax credit development, Avalon created an affiliated entity to act as the general partner for the legal entity called The Grove at Veridian Limited Dividend Housing Association, Limited Partnership, that will develop and own the project. Avalon Housing Inc. will be the property manager and primary service provider.

The Avalon site includes fifty (50) townhouses and stacked flat units including fourteen (14) one-

bedroom units, ten (10) two-bedroom units, twenty (20) three-bedroom units, and six (6) four-bedroom units.

Twenty (20) units will be set-aside for households at or below 60% of area median income. Thirty (30) units will be supportive housing for households who have incomes below 30% of area median income. Referrals for the supportive housing units will come directly from the County-wide centralized waitlist for homeless households, Housing Access of Washtenaw County (HAWC). Referrals for ten of the supportive housing units will be reserved for youth experiencing homelessness and Ozone will be providing supportive services.

Supportive housing services are grounded in a housing first philosophy, and focus on maintaining housing stability as well as enhancing tenants' quality of life. Eviction prevention efforts for high-risk tenants are prioritized and coordinated with property managers.

The supportive housing services are voluntary, highly individualized and flexible based on tenant need. Services include outreach and engagement, referral and advocacy, community building, and a range of direct supports designed to address tenant behaviors that may threaten their housing. Common services provided include support for mental health management, relapse prevention, independent living skills, advocacy around benefits and health care, conflict resolution, and assistance with basic needs such as food. Support services for The Grove at Veridian tenants are not time limited and will vary in frequency and intensity as needed throughout their tenancy.

Avalon will be assessing housing risk, referring tenants to services, ensuring tenant targeting commitments are met initially and maintained at turnover through tenant selection, coordinating plans and services with partner agencies, and reviewing and evaluating program outcomes and reports. Avalon will focus on helping tenants stabilize their households, increase financial and social independence and effectively manage their disabilities or special needs.

The Grove at Veridian's community center will provide a range of programs and activities designed to help tenants build skills, develop tenant organizations, foster peer support and connect with volunteers and community services. Tenants will be able to access computers, internet, phones and faxing services in the center as well.

In furtherance of green development objectives, Avalon has committed to not having any combustion equipment on-site. The all-electric site creates the possibility of transitioning to renewable energy sources in the future. Avalon is also seeking Net Zero Energy Certification for our Community Center and will be seeking Enterprise Green Certification for Avalon's overall development.

Financing for this project leverages multiple sources. Total development costs are projected at approximately \$17,460,000. Of this, \$13,498,650 has been applied for under Low-Income Housing Tax Credits. LIHTC award announcements are expected in May 2021. \$750,000 has been awarded from Washtenaw County HOME funds. Another \$725,000 funding request for Washtenaw County HOME funds is pending, with a decision anticipated in May 2021. The project has preliminary approval from Old National Bank for a conventional loan of \$1,100,000. This request for City Millage funds is for \$1,100,000. The remaining sources are from deferred developer fee.

Avalon is also requesting that supportive housing funds be available for the development once The Grove at Veridian is operational. Avalon anticipates making a separate annual service funding

request of approximately \$310,000 starting in FY24.

Prepared By: Jennifer Hall, Executive Director, Ann Arbor Housing Commission

Reviewed By: Tom Crawford, City Administrator

Whereas, Avalon Housing, Inc. is seeking a \$1,100,000.00 grant from the affordable housing millage, for a \$17,460,000 budget to construct fifty (50) affordable apartments and a community center on a 4.7 acre parcel at 2270 Platt Road in Ann Arbor for a project called The Grove at Veridian;

Whereas, The project will create high quality, sustainable affordable apartments for low-income households, including 30 supportive housing units set-aside for extremely low-income households; and

Whereas, Avalon will be requesting an annual allocation from the Affordable Housing Millage of approximately \$310,000 for supportive services to residents of The Grove at Veridian starting in FY24;

RESOLVED, That City Council appropriate a \$1,100,000 grant from the FY22 budget from the Affordable Housing Millage to Avalon Housing, Inc. or an affiliated entity for The Grove at Veridian at 2270 Platt Road, with funds available until expended without regard to fiscal year;

RESOLVED, That the Mayor and City Clerk be hereby authorized and directed to sign a Grant Agreement consistent with this Resolution, subject to approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator, or his designee, be authorized to take the necessary administrative actions and to execute any documents necessary to complete this transaction and to implement the resolution.



## PROJECT PROFORMA - The Grove at Veridian

TOTAL NUMBER OF UNITS	50
One-bedroom	14
Two-bedroom	10
Three-bedroom	20
Four bedroom	6

<b><u>DEVELOPMENT BUDGET</u></b>	<b><u>TOTAL COST</u></b>	<b><u>PER UNIT COST</u></b>
<b>Acquisition</b>		
Land	\$10	\$0
TOTAL ACQUISITION COSTS	\$10	\$0

### II. New Construction Costs

Site Work	\$3,148,389	\$62,968
Structures	\$10,589,161	\$211,783
GRPO	\$1,747,269	\$34,945
New construction contingency	\$774,241	\$15,485
TOTAL CONSTRUCTION COSTS:	\$16,259,060	\$325,181

### III. Soft Costs

Survey/Engineering	\$131,000	\$2,620
Appraisal	\$4,320	\$86
Environmental	\$37,000	\$740
Architectural fees	\$400,000	\$8,000
City Site Plan Fees	\$22,462	\$449
Market study	\$19,075	\$382
Developer Fee (15%)	\$1,500,000	\$30,000
Commitment Fees	\$0	\$0
Cost Certification and 10% carry over accounting	\$12,500	\$250
Legal fees	\$25,000	\$500
Perm loan origination fees	\$0	\$0
Construction loan origination fee	\$80,000	\$1,600

Construction loan legal fees	\$45,000	\$900
Construction loan interest	\$350,000	\$7,000
Tax Credit fees, 6.5% plus \$1200 app fee	\$104,250	\$2,085
Tax Credit Compliance fees	\$23,750	\$475
MSHDA loan commitment fees	\$0	\$0
Inspection fees (Engineer/contractor)	\$10,000	\$200
Syndicator Legal fees	\$55,000	\$1,100
Title insurance, Recording fees, UCC fees	\$45,000	\$900
Contractor Cost Cert, Building Permit and Bond	\$284,293	\$5,686
Permits, fees, connection charges	\$500,000	\$10,000
Taxes at closing	\$0	\$0
Construction period insurance	\$34,932	\$699
Construction period utilities	\$4,884	\$98
Relocation	\$0	\$0
Equipment and Furnishings	\$40,000	\$800
One Month GRP	\$0	\$0
Operating Reserve	\$327,035	\$6,541
Operating Deficit Reserve	\$0	\$0
Revenue Deficit Reserve	\$0	\$0
Replacement Reserve	\$0	\$0

TOTAL SOFT COSTS: \$4,055,501 \$81,110

**TOTAL DEVELOPMENT COSTS (I+II+III) \$20,314,571 \$406,291**

### SOURCES OF FINANCING

Ann Arbor Housing Millage Funds, 1/2023; applie	\$600,000	\$12,000
Washtenaw Urban County HOME, 1/2023; applie	\$450,000	\$9,000
Washtenaw Urban County, 2/2020; approved	\$750,000	\$15,000
Washtenaw Urban County HOME, 2/2021; appro	\$725,000	\$14,500
LP Equity (LIHTC), applied 4/2022	\$13,273,673	\$265,473
FHLB 7/2021; approved	\$500,000	\$10,000
Loan with Hard debt, request 3/2022	\$2,300,000	\$46,000
Ann Arbor Housing Millage Funds, approved 7/20	\$1,100,000	\$22,000
State Enhancement Grant funding; approved 7/20	\$250,000	\$5,000
David and Louise Lutton Fund at Ann Arbor Area	\$50,000	\$1,000
GP Equity	\$6,900	\$138
deferred developer fee	\$308,998	\$6,180

**TOTAL \$20,314,571 \$406,291**

Prepared by Avalon Housing

## **Resolution 23-5 to approve the acquisition of 8 duplexes on Liberty, Virginia and Siller Terrace**

The Ann Arbor Housing Development Corporation signed a purchase agreement to acquire 8 duplexes for the greater of \$4,200,000 or the appraised value. The seller agreed to sell the apartments for the appraised value of \$4,135,000, with contingencies.

The purchase includes 2 separate parcels: Parcel ID 09-09-30-401-09 (1474 W. Liberty, 1484 W. Liberty, and 528 Virginia Ave), and Parcel ID 09-09-30-401-11 (1540 Siller Terrace, 1550 Siller Terrace, 1560 Siller Terrace, 1570 Siller Terrace, and 1580 Siller Terrace). The parcels include 7 2-bedroom duplexes and 1 3-bedroom duplexes as well as 2 garages.

The AAHDC has until April 3, 2023 to complete our due diligence which includes environmental testing (Asbestos containing materials, radon, and lead-based paint) and inspections (general conditions, sewer, pests). The due diligence also requires both the AAHDC Board and Ann Arbor City Council to approve the acquisition. A City Council resolution to approve this acquisition and to approve ARPA funds will be on the March 20, 2023 agenda for an April 6<sup>th</sup> scheduled closing.

Attached are the purchase agreement with amendments, appraisals, draft contract with the City of Ann Arbor for \$3,500,000 in ARPA funds, and a draft development and operating budget.

The property is currently occupied as market-rate apartments without income or rent restrictions. The AAHDC will deed-restrict the property to households at 60% of the Area Median Income (Ann Arbor Metropolitan Statistical Area) for future new residents. Existing residents will be grandfathered in if they are over-income. The rents will be reduced to enable homeless households with tenant-based vouchers through the HUD Continuum of Care program to occupy the apartments. The HUD Continuum of Care's rent cap is the Fair Market Rent, which is lower than the AAHC's regular Housing Choice Voucher program.

The current draft development budget includes \$720,000 for renovations as a placeholder until the various inspections are completed. The total development budget is \$5,500,000 and includes two funding sources: \$3,500,000 grant from the City of Ann Arbor in ARPA funds and a \$2 million 10-year interest-only bridge loan from the Ann Arbor Area Community Foundation. The bridge loan will be paid in full with Affordable Housing millage funds when millage funds become available in future fiscal years.

**RESOLVED**, That the Ann Arbor Housing Development Corporation board approves the acquisition of Parcel ID 09-09-30-401-09 (1474 W. Liberty, 1484 W. Liberty, and 528 Virginia Ave), and Parcel ID 09-09-30-401-11 (1540 Siller Terrace, 1550 Siller Terrace, 1560 Siller Terrace, 1570 Siller Terrace, and 1580 Siller Terrace); and

**RESOLVED**, That the Ann Arbor Housing Development Corporation board approves the contract agreement with the City of Ann Arbor for \$3,500,000 in ARPA funds; and

**RESOLVED**, That the Ann Arbor Housing Development Corporation board approves the application for a \$2 million bridge loan from the Ann Arbor Area Community Foundation; and

**RESOLVED**, That Jennifer Hall, the Secretary/Treasurer, be authorized to take necessary administrative actions to execute contracts and implement this resolution.

**PROJECT PROFORMA - 1484 Liberty**

2/18/2023

## TOTAL NUMBER OF UNITS

**16**

2 bedroom

14

3 bedroom

2

**DEVELOPMENT BUDGET**TOTAL  
COSTPER UNIT  
COST**I. Acquisition**

Sales list price

**\$4,135,000**

\$258,438

**II. Renovations Costs**

HVAC &amp; Other

**\$600,000**

\$37,500

contingency 20%

**\$120,000**

\$7,500

TOTAL CONSTRUCTION COSTS:

**\$720,000**

\$45,000

**III. Soft Costs**

Survey

**\$9,100**

\$569

Appraisal - 2 completed

**\$4,750**

\$297

Environmental (LBP, ACM, Radon)

**\$25,000**

\$1,563

Developer Fee (~5%)

**\$250,000**

\$15,625

Legal fees Owner Entity

**\$18,338**

\$1,146

Development Consultant

**\$20,000**

\$1,250

AAACF Bridge Loan orig and legal

**\$50,000**

\$3,125

Title and Recording

**\$20,000**

\$1,250

Inspection fees (Engineer/contractor)

**\$12,950**

\$809

Taxes at closing

**\$4,862**

\$304

Operating Reserve

**\$100,000**

\$6,250

Replacement Reserve

**\$130,000**

\$8,125

TOTAL SOFT COSTS:

\$645,000

\$40,312.48

**TOTAL DEVELOPMENT COSTS (I+II+III)****\$5,500,000****\$343,750****SOURCES OF FINANCING**

ARPA Grant

\$3,500,000

\$218,750

AAACF 2% 10 year interest only

\$2,000,000

\$125,000

\$0

**TOTAL****\$5,500,000****\$343,750**

sources - uses

(\$0)

**Liberty/Siller Terrace  
OPERATING PRO FORMA**

No. of units:	16	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>INCOME</b>											
Rental Income		\$272,928	\$278,387	\$283,954	\$289,633	\$295,426	\$301,335	\$307,361	\$313,508	\$319,779	\$326,174
other income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
vacancy	7%	(19,105)	(19,487)	(19,877)	(20,274)	(20,680)	(21,093)	(21,515)	(21,946)	(22,385)	(22,832)
Effective gross rent		\$253,823	\$258,900	\$264,077	\$269,359	\$274,746	\$280,241	\$285,846	\$291,563	\$297,394	\$303,342
<b>EXPENSES</b>											
Maintenance Labor	\$1,200	19,200	\$19,776	\$20,369	\$20,980	\$21,610	\$22,258	\$22,926	\$23,614	\$24,322	\$25,052
Maintenance Supplies	\$700	11,200	\$11,536	\$11,882	\$12,239	\$12,606	\$12,984	\$13,373	\$13,775	\$14,188	\$14,613
Management Staff	\$1,500	24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$27,823	\$28,657	\$29,517	\$30,402	\$31,315
Other Contractual Services	\$500	8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
Lawn (775 + 550) & Snow	\$1,325	21,200	\$21,836	\$22,491	\$23,166	\$23,861	\$24,577	\$25,314	\$26,073	\$26,856	\$27,661
Pest Control	\$125	2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
Electricity common & units	\$1,275	20,400	\$21,012	\$21,642	\$22,292	\$22,960	\$23,649	\$24,359	\$25,089	\$25,842	\$26,617
Gas - units	\$850	13,600	\$14,008	\$14,428	\$14,861	\$15,307	\$15,766	\$16,239	\$16,726	\$17,228	\$17,745
Water & Sewer	\$600	9,600	\$9,888	\$10,185	\$10,490	\$10,805	\$11,129	\$11,463	\$11,807	\$12,161	\$12,526
Insurance	\$600	9,600	\$9,888	\$10,185	\$10,490	\$10,805	\$11,129	\$11,463	\$11,807	\$12,161	\$12,526
Accounting & audit fees	\$300	4,800	\$4,944	\$5,092	\$5,245	\$5,402	\$5,565	\$5,731	\$5,903	\$6,080	\$6,263
Replacement reserves	\$300	4,800	\$4,944	\$5,092	\$5,245	\$5,402	\$5,565	\$5,731	\$5,903	\$6,080	\$6,263
Management Fees 6%	\$952	15,229	\$15,686	\$16,157	\$16,642	\$17,141	\$17,655	\$18,185	\$18,730	\$19,292	\$19,871
Total Expenses	\$10,227	163,629	\$168,538	\$173,594	\$178,802	\$184,166	\$189,691	\$195,382	\$201,244	\$207,281	\$213,499
NET OPERATING INCOME		\$90,194	\$90,361	\$90,483	\$90,557	\$90,580	\$90,550	\$90,464	\$90,319	\$90,113	\$89,843
Tenant Services		\$33,000	\$33,990	\$35,010	\$36,060	\$37,142	\$38,256	\$39,404	\$40,586	\$41,803	\$43,058
Operating Income for DCSR		\$57,194	\$56,371	\$55,473	\$54,497	\$53,438	\$52,294	\$51,060	\$49,734	\$48,310	\$46,785
AAACF interest only debt payment		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Debt coverage ratio		1.43	1.41	1.39	1.36	1.34	1.31	1.28	1.24	1.21	1.17
Net Cash Flow		\$17,194	\$16,371	\$15,473	\$14,497	\$13,438	\$12,294	\$11,060	\$9,734	\$8,310	\$6,785

**Notes**

Assumes rent increases 2% per year

Assumes expense increases of 3%/year

Current tenants do not pay utilities, but utilities will be included in rent for voucher households

as units turnover, will lease to vouchers at FMR for homeless or SAFMR for tenant-based voucher

NEW RENTS

Current rents average		GPR	
14 units	\$ 1,675	\$ 281,400	
2 units	\$ 2,273	\$ 54,540	
		\$ 335,940	

FMR CoC Homeless		GPR	
2 bdr	\$ 1,384	\$ 232,512	
3 bdr	\$ 1,684	\$ 40,416	
		\$ 272,928	

SAFMR 48103 Voucher		GPR	
2 bdr	\$ 1,670	\$ 280,560	
3 bdr	\$ 2,030	\$ 48,720	
		\$ 329,280	

Utility Allow	Unit Elec	Unit Gas	Total Elec	Total Gas
2bdr	90	64	15120	10752
3bdr	109	80	2616	1920
			17736	12672

Debt Service

4% 10 years	2,000,000 interest only	6666.67	80000.04
2% 10 years	2,000,000 interest only	3333.33	39999.96

EXISTING UNIT RENTS		Gross Potential Rent	Lease from	Lease to	Deposit	Past Due
1474 Liberty #1	1700	20400	8/1/22	7/31/23	\$2,250	
1474 Liberty #2 (Capital Investment Co)	1600	19200	1/1/22	3/31/24	\$0	\$1,600
1484 Liberty #1	1700	20400	3/22/22	6/30/22	\$2,100	\$4,108
1484 Liberty #2	1100	13200	3/22/22	3/31/23	\$1,650	
528 Virginia #1	2150	25800	8/15/22	7/31/23	\$3,225	
528 Virginia #2	2395	28740	7/1/22	6/30/23	\$3,592	
1540 Siller	1800	21600	11/1/21	6/30/23	\$2,250	
1542 Siller	1800	21600	7/1/22	6/30/23	\$2,700	
1550 Siller	1600	19200	11/1/21	4/30/23	\$2,250	
1552 Siller	1800	21600	9/10/22	8/31/23	\$2,700	
1560 Siller	1700	20400	11/1/21	8/31/23	\$2,100	
1562 siller Terrace	1550	18600	11/1/21	6/30/23	\$2,325	
1570 Siller	1800	21600	11/1/21	8/31/23	\$2,250	
1572 Siller	1800	21600	9/15/22	8/31/23	\$2,700	
1580 Siller - vacant - 120% PS minus utiltie	1700	20400				
1582 Siller	1800	21600	11/1/21	6/30/23	\$1,600	
		335940			\$33,692	\$5,708

**Budget Comparison**

Period = Jan 2023

Book = Accrual ; Tree = ysl\_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3400-00-000 GRANT INCOME</b>									
3415-11-000 City General Fund Revenue	73,997	57,330	16,667	29	517,979	401,310	116,669	29	687,962
3418-00-000 Grant Revenue	-	-	-	N/A	38,260	-	38,260	N/A	-
<b>3499-00-000 TOTAL GRANT INCOME</b>	<b>73,997</b>	<b>57,330</b>	<b>16,667</b>	<b>29</b>	<b>556,238</b>	<b>401,310</b>	<b>154,928</b>	<b>39</b>	<b>687,962</b>
3610-00-000 Investment Income - Unrestricted	692	92	600	653	2,361	644	1,717	267	1,100
3612-00-000 Loan Interest Revenue	-	-	-	N/A	-	-	-	N/A	540,000
3650-00-000 Miscellaneous Other Income	296,633	725,279	(428,646)	(59)	2,586,026	5,076,953	(2,490,927)	(49)	8,703,353
3680-00-000 Developer Fees	-	-	-	N/A	210,650	-	210,650	N/A	-
<b>3699-00-000 TOTAL OTHER INCOME</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>	<b>210,650</b>	<b>-</b>	<b>210,650</b>	<b>N/A</b>	<b>-</b>
<b>3999-00-000 TOTAL INCOME</b>	<b>371,322</b>	<b>782,701</b>	<b>(411,379)</b>	<b>(53)</b>	<b>3,355,276</b>	<b>5,478,907</b>	<b>(2,123,631)</b>	<b>(39)</b>	<b>9,932,415</b>
<b>4000-00-000 EXPENSES</b>									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-11-000 Temporary Help	-	1,667	1,667	100	40,985	11,669	(29,316)	(251)	20,000
4110-99-000 Total Administrative Salaries	-	1,667	1,667	100	40,985	11,669	(29,316)	(251)	20,000
4139-00-000 Other Admin Expenses									
4171-00-000 Auditing Fees	835	-	(835)	N/A	835	2,500	1,665	67	2,500
4182-00-000 Consultants	37,189	36,347	(842)	(2)	348,363	254,429	(93,934)	(37)	436,163
4184-00-000 Contractor Expense - Admin	6,850	-	(6,850)	N/A	6,850	-	(6,850)	N/A	-
4189-00-000 Total Other Admin Expenses	44,874	36,347	(8,527)	(23)	356,048	256,929	(99,119)	(39)	438,663
4190-00-000 Miscellaneous Admin Expenses									
4190-04-000 Office Supplies	-	-	-	N/A	-	150	150	100	150
4190-20-000 Bank Fees	10	-	(10)	N/A	70	160	90	56	160
4190-22-000 Other Misc Admin Expenses	996	-	(996)	N/A	5,683	200	(5,483)	(2,742)	200
4191-00-000 Total Miscellaneous Admin Expenses	1,006	-	(1,006)	N/A	5,753	510	(5,243)	(1,028)	510
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	45,880	38,014	(7,866)	(21)	402,786	269,108	(133,678)	(50)	459,173
4200-00-000 TENANT SERVICES									
4220-00-000 Resident Council	-	125	125	100	-	875	875	100	1,500
4220-01-000 Other Tenant Svcs.	1,492	417	(1,075)	(258)	12,132	2,919	(9,213)	(316)	5,000
4220-02-000 Tenant Services Support	178,188	70,884	(107,304)	(151)	634,869	496,188	(138,681)	(28)	850,610
4299-00-000 TOTAL TENANT SERVICES EXPENSES	179,679	71,426	(108,253)	(152)	647,000	499,982	(147,018)	(29)	857,110
4416-00-000 Contractor Expense - Maintenance	1,440	-	(1,440)	N/A	1,440	-	(1,440)	N/A	-
4419-00-000 Total General Maint Expense	1,440	-	(1,440)	N/A	1,440	-	(1,440)	N/A	-
4430-00-000 Contract Costs									
4430-09-000 Grounds Contract Costs	-	-	-	N/A	11,903	-	(11,903)	N/A	-
4439-00-000 Total Contract Costs	-	-	-	N/A	11,903	-	(11,903)	N/A	-
4499-00-000 TOTAL MAINTENANCE EXPENSES	1,440	-	(1,440)	N/A	13,343	-	(13,343)	N/A	-
4500-00-000 GENERAL EXPENSES									
4510-20-000 Liability Insurance	152	126	(26)	(21)	886	882	(4)	(0)	1,515
4521-00-000 Misc. Taxes/Licenses/Insurance	-	-	-	N/A	20	20	-	-	20
4540-00-000 Affiliated Entities Support	-	678,392	678,392	100	-	4,748,744	4,748,744	100	8,140,705
4570-01-000 Bad Debt Recovery	-	-	-	N/A	-	-	-	N/A	419,000
4580-00-000 Security Contracts	-	-	-	N/A	2,244	-	(2,244)	N/A	-
4599-00-000 TOTAL GENERAL EXPENSES	152	678,518	678,366	100	3,149	4,749,646	4,746,497	100	8,561,240
5000-00-000 NON-OPERATING ITEMS									
5210-00-000 Operating Transfers OUT	313,449	-	(313,449)	N/A	2,296,281	-	(2,296,281)	N/A	-
5999-00-000 TOTAL NON-OPERATING ITEMS	313,449	-	(313,449)	N/A	2,296,281	-	(2,296,281)	N/A	-
<b>8000-00-000 TOTAL EXPENSES</b>	<b>540,600</b>	<b>787,958</b>	<b>247,358</b>	<b>31</b>	<b>3,362,560</b>	<b>5,518,736</b>	<b>2,156,176</b>	<b>39</b>	<b>9,877,523</b>
<b>9000-00-000 NET INCOME</b>	<b>(169,278)</b>	<b>(5,257)</b>	<b>(164,021)</b>	<b>(3,120)</b>	<b>(7,284)</b>	<b>(39,829)</b>	<b>32,545</b>	<b>82</b>	<b>54,892</b>



**Balance Sheet**

Period = Jan 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance
<b>1000-00-000</b>	<b>ASSETS</b>	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-81-001	AAHDC - Savings - CSB	1,087,713
1111-82-000	AAHDC Checking-Chelsea Bank	446,112
1111-99-000	Total Unrestricted Cash	<u>1,533,824</u>
1119-00-000	TOTAL CASH	1,533,824
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R-Other	360,522
1129-99-000	Allowance for Doubtful Accounts-Other	(14,504,699)
1135-04-000	A/R City of Ann Arbor	321,633
1135-05-000	A/R Miscellaneous	11,375,072
1145-00-000	Accrued Interest Receivable	<u>3,129,626</u>
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	682,155
1160-00-000	OTHER CURRENT ASSETS	
1211-00-000	Prepaid Insurance	1,705
1211-02-000	Prepaid Other	18,078
1261-00-001	Development Expenses - Gen Pre-Development	282,632
1261-00-002	Development Expenses - Maple Tower	1,198,528
1261-00-003	Development Expenses - River Run	122,042
1261-00-004	Development Expenses - 121 E. Catherine	111,054
1261-00-005	Development Expenses - 350 S. Fifth	723,200
1262-00-000	Development Expenses - Colonial Oaks	123,446
1264-00-000	Development Expenses - Lurie Terrace	42,823
1269-99-999	Development Expenses - Contra Account	<u>2,603,725</u>
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>19,783</u>
1300-00-000	TOTAL CURRENT ASSETS	2,235,762
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	189,744
1400-10-500	Building Improvements	<u>12,620</u>
1405-90-000	TOTAL FIXED ASSETS	<u>202,364</u>
1499-00-000	TOTAL NONCURRENT ASSETS	202,364
1999-00-000	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCE:	2,438,126
2111-00-000	A/P Vendors and Contractors	376,750
2119-91-000	Accrued Payable	147,683
2200-00-000	Deferred Revenue	<u>1,740</u>
2299-00-000	TOTAL CURRENT LIABILITIES	526,173
2499-00-000	TOTAL LIABILITIES	<u>526,173</u>
2802-00-000	Contributed Capital	<u>67,437</u>

2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>67,437</u>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Current Year	52,878
2809-04-000	Unrestricted Net Assets	<u>1,791,638</u>
2809-99-000	TOTAL RETAINED EARNINGS:	<u>1,844,516</u>
2899-00-000	TOTAL EQUITY	<u>1,911,953</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,438,126</u>
9999-99-000	TOTAL OF ALL	-