### ANN ARBOR HOUSING COMMISSION

#### KEY REQUESTS, NEEDS, AND OPPORTUNITIES

<table>
<thead>
<tr>
<th>Description</th>
<th>AMOUNT</th>
<th>TYPE: R/O</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund: General Operating Support for AAHC</td>
<td>$160,000</td>
<td>R</td>
</tr>
<tr>
<td>General Fund: Increased Staffing Reimbursed by AAHC 4 FTE’s ($434,870)</td>
<td>$0</td>
<td>R</td>
</tr>
<tr>
<td>General Fund Total</td>
<td>$160,000</td>
<td></td>
</tr>
<tr>
<td>County Mental Health Millage – Tenant Services</td>
<td>$1,080,000</td>
<td>R</td>
</tr>
<tr>
<td>City Affordable Housing Millage – Housing Development &amp; Services</td>
<td>$6,539,006</td>
<td>R</td>
</tr>
<tr>
<td>State Marijuana Rebate – Catherine St. Black historical/cultural organization</td>
<td>$75,000</td>
<td>R</td>
</tr>
</tbody>
</table>

All Funds Total: $7,854,006

R = Recurring Cost  O = One-Time Cost
Potential HOUSING SITES

- Building / Facilities
- Surface Parking Lots
- Vacant Properties

- 721 N Main
- 121 Catherine
- 350 S Fifth Ave
- 415 W. Washington
- 216 W. William
- 353 S. Main
- 104-120 W. William
- 1320 Baldwin Ave
- 1510 E. Stadium
- 2000 S. Industrial
- 3432-3440 Platt & 3435-3443 Springbrook
4.4.2022: City Council approved PUD & Supplemental Regs

Next Step: Site Plan Approval, Acquisition from City, RFP for Development Partner

350 S 5th

- 2 Phases/Towers
  - ~95 units, West, 17 stories
  - ~201 units, East, 18 stories
- 1Bdr & 2Bdr
- Mixed Income
  - Minimum of 100 units and minimum of 40% of total residential units affordable up to 60% AMI
  - Set-aside for 30% AMI households who are homeless and/or special needs
- Fully electric primary service
  - Gas back-up generator
121 E Catherine

- 63 units
  - 62 1-bedroom
  - 1 2-bedroom
- 6 stories
- 100% Affordable
- up to 60% AMI
- Supportive Housing and people in the arts
- Preserve as much parking as possible
  - 16 public spaces
  - 2 EV tenant shared vehicles
- 1\textsuperscript{st} floor Black Historical/Cultural/Community and/or BIPOC business space
- Fully Electric Primary Service

Next Steps
- Site plan approval
- Secure financing
415 W WASHINGTON COMMUNITY-DRIVEN GOALS

THIS PROJECT HAS MULTIPLE GOALS THAT MAKE DEVELOPMENT CHALLENGING AND REQUIRE TRADE-OFFS TO ADDRESS ALL OF THEM

- Remediate the contaminated brownfield site
- Build a segment of the Treeline
- Provide affordable housing
- Preserve the chimney for the Chimney Swift
- Contribute to character of the Old West Side Historic District
- Acceptable Floodway impact and improve the Flood Fringe from the existing condition
- Partner to improve safety on W. Washington Street
415 W WASHINGTON DEVELOPMENT FRAMEWORK

Addressed goals: Acceptable floodway impact and improve the flood fringe from the existing condition, build a segment of the treeline, remediate the contaminated brownfield site, preserve the chimney for the chimney swift.

2.57AC

1.68 AC Flood Fringe
0.89 AC Floodway

2.57AC Remediation

0.89 AC Open Space
Treeline Trail

Buildable Area
Reduce impermeable surface

Preserved Chimney
**While images included are illustrative in nature to understand a potential future vision, the focus of pre-entitlement and today’s discussion is on building placement, orientation, size and scale.**
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Coordinating with Engineering to extend sewer main to site off Main St while under construction for water main replacement
353 S MAIN

MASSING OPTIONS

OPTION 1: 10-STORY
- +/- 90 units
- 900% FAR

OPTION 2: 6-STORY
- +/- 50 units
- 550% FAR

*Building massing will depend on financing and market conditions
721 N Main/123 W Summit

Next Steps
- Lot Split
- Community Engagement
- Site plan approval process

- 5 – 12 units
- 2 – 3 stories
- All affordable to households up to 60% AMI
• Residential
  • 4-story
  • 28 units
  • 42,000 SF
• AAHC office
• AAHC maintenance
• City gas fuel
• City electric vehicle charging
• 137 parking spaces
- Residential
  - 4-story
  - 76 units
  - 92,400 SF
- AAHC office
- AAHC maintenance
- City gas fuel
  OR dog park
- City electric vehicle charging
- 141 parking spaces
• Residential
  • 4-story
  • 116 units
  • 142,800 SF
• NO AAHC office
• NO AAHC maintenance
• NO City gas fuel
  NO City electric vehicle charging
• 145 parking spaces
1510 E Stadium

- LIHTC Eligible
  - Scores Poorly Based on Location
  - Small for Stand-Alone LIHTC
    - 8 - 23 Units
- HUD & MSHDA Funding Eligible
- Millage Funding Eligible

- Demolition of Fire Station
  - Or Potential AAHC Office/Maintenance
    - Temporary or Permanent
- High Local Subsidy Per Unit

Next Steps: Environmental testing, acquisition, demolition after AAPD able to relocate vehicles and equipment
Feasibility Study for 1510 E. Stadium Blvd. - Option 1.3 - (4) side-by-side duplexes, (8) units affordable housing

Damian Farrell Design Group
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
FY24 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
- Initial move-in essential household items like beds, towels, kitchen supplies
- On-line tenant portal: rent payments, income certifications, waitlist, communications
FY24 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
ANN ARBOR HOUSING COMMISSION

• Major Grants we are pursuing:
  1. Inflation Reduction Act - Retrofit & New Housing Development
  2. MSHDA - Acquisition and Renovation Existing Properties
  3. DTE - Retrofit Energy Efficiency Existing Properties
  4. County HOME & County HOME ARP – Housing Development
  5. EGLE Brownfield & WCBRA Brownfield – Housing Development
  6. Transit Oriented Development Grants – Housing Development
  7. Federal Home Loan Bank – Housing Development
  8. State of Michigan – Renovation Funds for Housing Commissions
ANN ARBOR HOUSING COMMISSION

• Public Engagement – how are we engaging the public in our major initiatives:
  1. Resident Advisory Board (AAHC Residents & Voucher Tenants)
  2. Community Leadership Council (Black Community Members)
  3. YMJ & Associates (121 E. Catherine)
  4. SmithGroup (350 S 5th, 415 W. Washington)
  5. Planning & Zoning Public Hearings & Community Meetings
  6. Meetings with Community Groups: Kerrytown District Assoc, Mainstreet Assoc, Ann Arbor/Ypsilanti Regional Chamber of Commerce, Washtenaw Housing Alliance, Service Organizations, Neighborhood Groups, Religious Organizations, Media etc.
ANN ARBOR HOUSING COMMISSION

• Partnership Projects:
  1. 350 S 5th Development: DDA, AAATA
  2. 121 E. Catherine: DDA, Avalon Housing
  3. 415 W. Washington: DDA, Treeline Conservancy
  4. Eviction Prevention: County OCED, Continuum of Care Agencies, Washtenaw Housing Alliance
  5. Tenant Services: CAN, PNC, MAP, SOS, SAWC, Avalon, Huron Valley PACE, Ozone House, Food Gatherers, Packard Health Clinic, UM College of Pharmacy, U of M College of Occupational & Physical Therapy, AAATA
  6. Dexter Road Park Development: City Parks Dept
  7. Sustainability Retrofits & New Construction: City OSI
  8. Homeownership for Voucher Tenants: Habitat for Humanity, MSU Extension, 220 N. Park St Development in Ypsilanti, County OCED
  9. 5-Year Affirmatively Furthering Fair Housing Plan: County OCED
Please send any FY24 budget questions to **Sara Higgins**, copying Milton Dohoney Jr., Marti Praschan, and Kim Buselmeier. Responses will be organized by topic and responded to throughout the budget season.