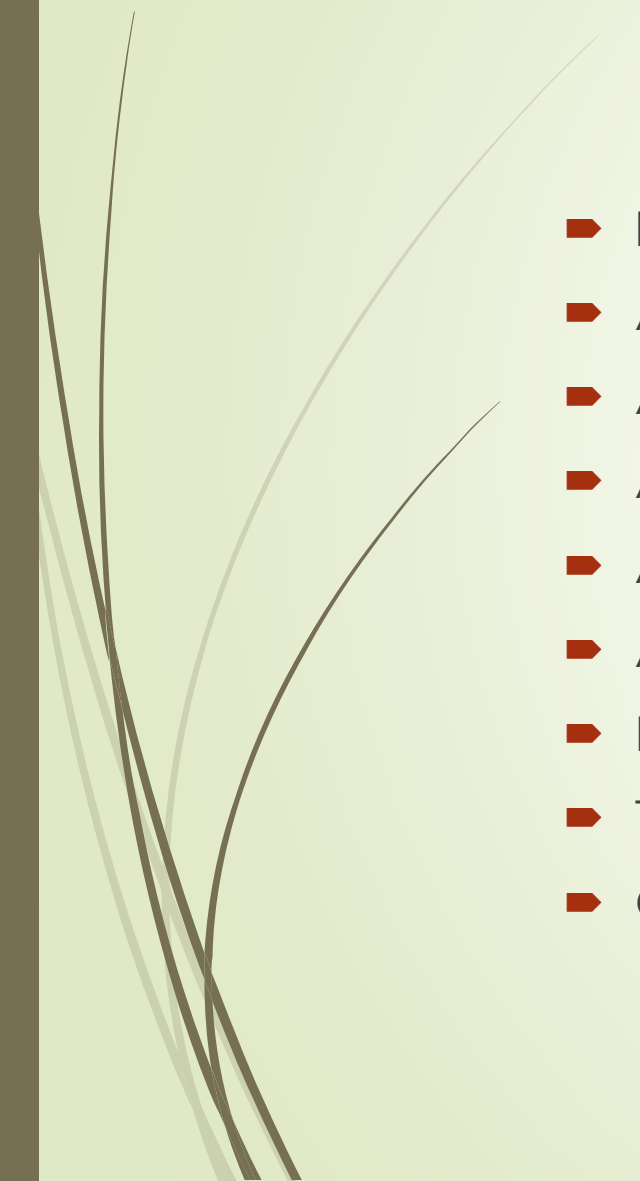


Dunbar Tower Apartments





Agenda



- Introductions
- About the Ann Arbor Housing Commission
- About Dunbar Tower Apartments
- About Avalon Housing
- About Dunbar Tower Public Art and Public Community Space
- About the Low-Income Artist Preference
- How to Apply to the Waitlist
- Timeline
- Questions & Answers



Ann Arbor Housing Commission

01

Affordable Housing Properties

19 properties in the City of Ann Arbor

627 apartments

02

Voucher Programs – Washtenaw & Monroe Counties

2,345 Vouchers

03

Family Self-Sufficiency & Homeownership Programs

99 – 130 FSS participants

18 Homeowners

04

Finance and Administration

\$49 Million Annual Budget

52.5 Staff

Open House West Arbor – Ribbon Running

City Owned Potential HOUSING SITES



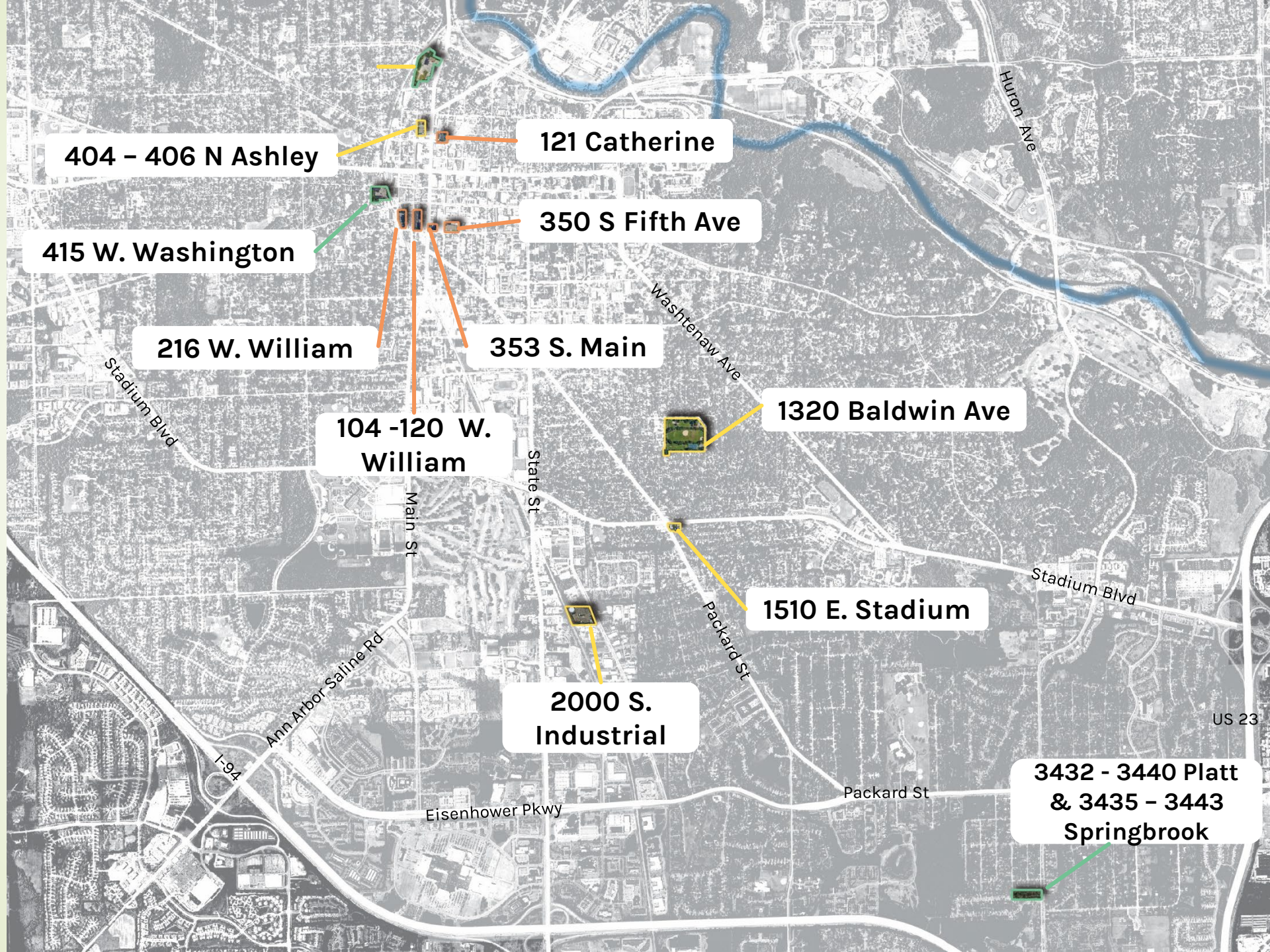
Building / Facilities



Surface Parking
Lots



Vacant Properties



121 Catherine Funding Sources



Total Development Sources	\$33,772,787
Low Income Housing Tax Credit	\$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
A2 Downtown Develop Authority	\$650,000
City of A2 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

Two Resident Preferences

➤ Artists & Creatives Preference Apartments:

- **31 one-bedroom apartments**
Preference for artists and creatives (does not have to be source of income)
- Includes an Artist Interview Committee process

➤ Homeless Preference Apartments:

- **32 Project-Based Voucher apartments**
- Housing Access of Washtenaw County (HAWC) and the Community Housing Prioritization Committee will be referring homeless households
- You must be homeless (living on the streets, in a shelter, or somewhere not meant for people to live) or homeless for at least 12 months total or 4 times in the past 3 years, with a disability and meet the income guidelines.
- Applicants must be referred through HAWC.

Support Services from Avalon Housing

Residents of Dunbar Tower will have access to on-site support services including:

- ❑ Resource Navigation
- ❑ 24/7 crisis support
- ❑ Eviction Prevention Services
- ❑ Community Events
- ❑ Food Support
- ❑ Peer Recovery Support

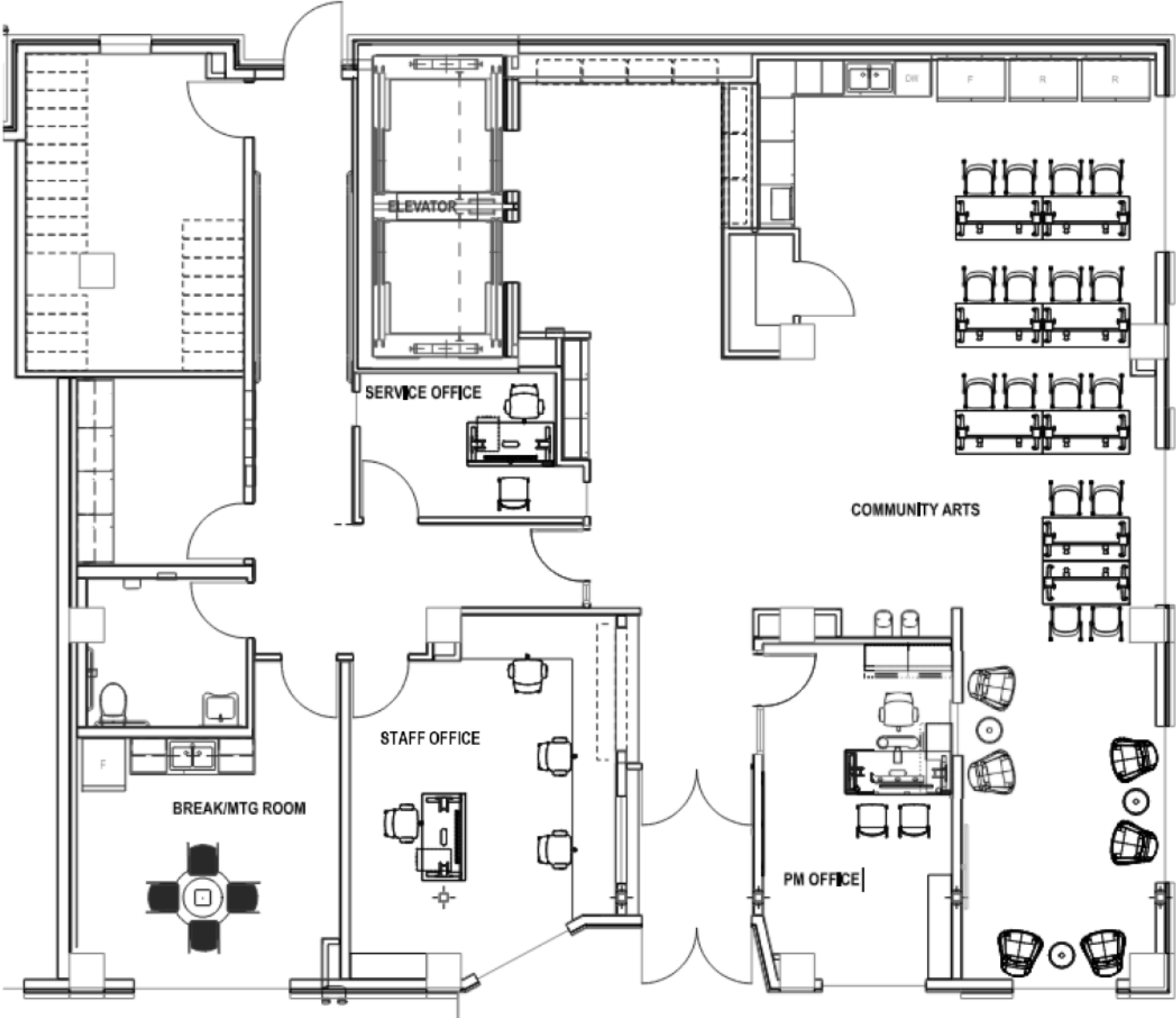


Building Features

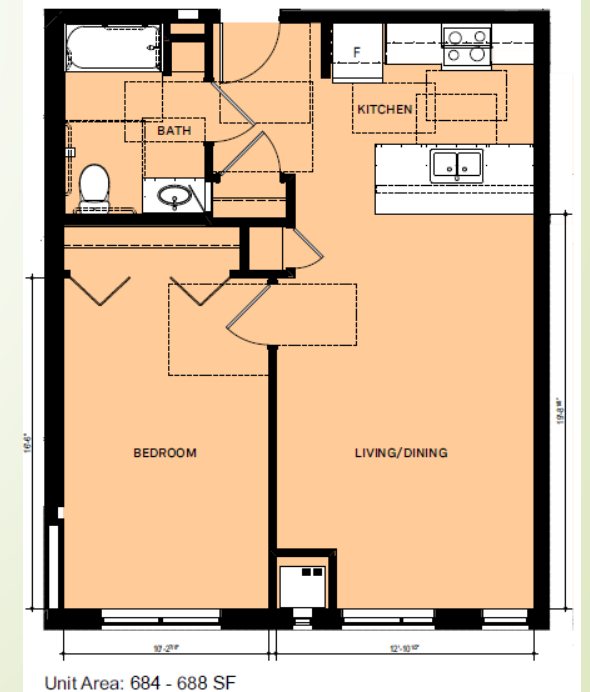
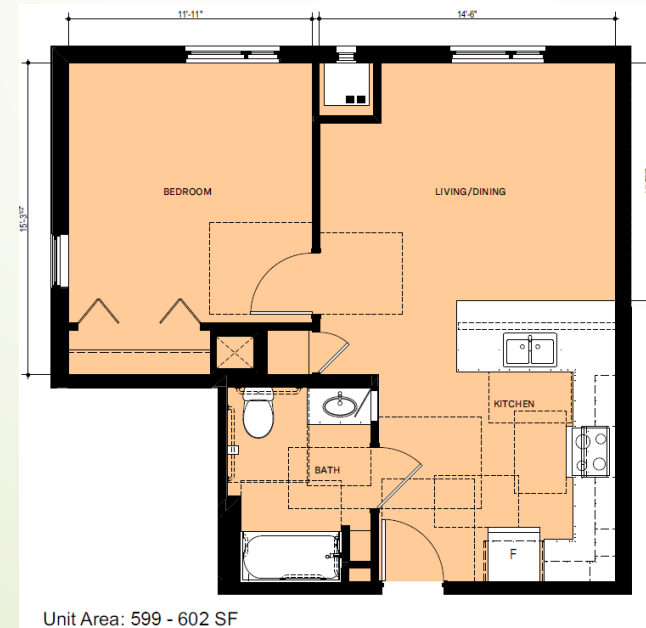
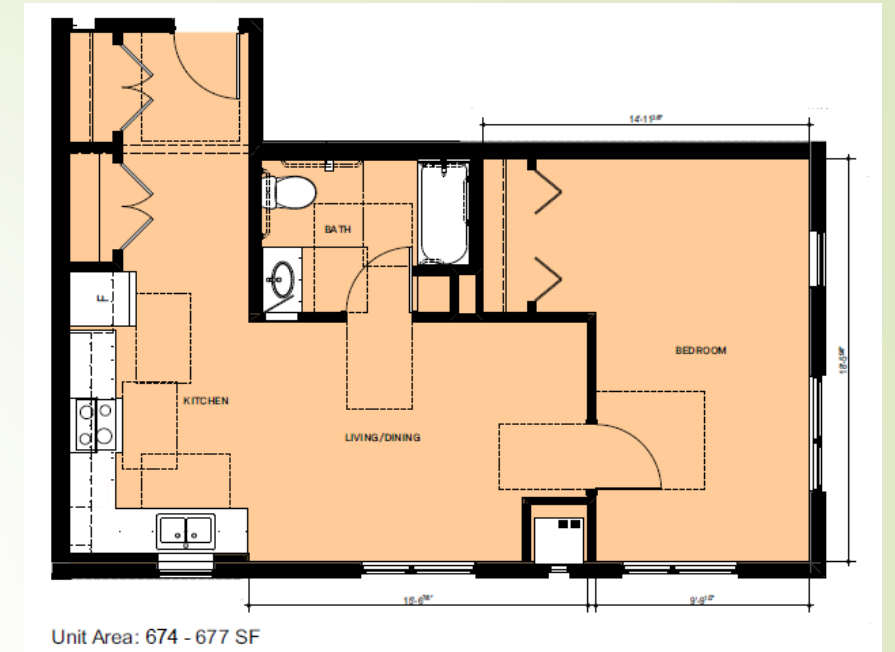
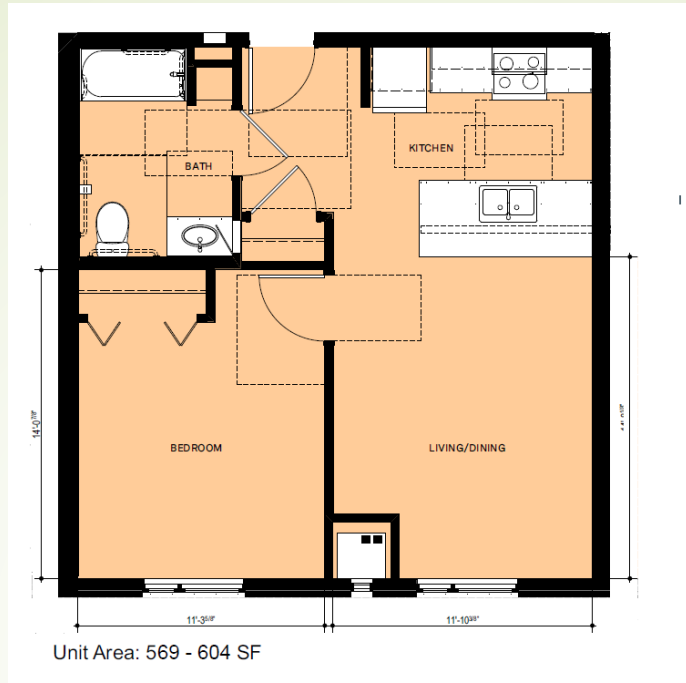
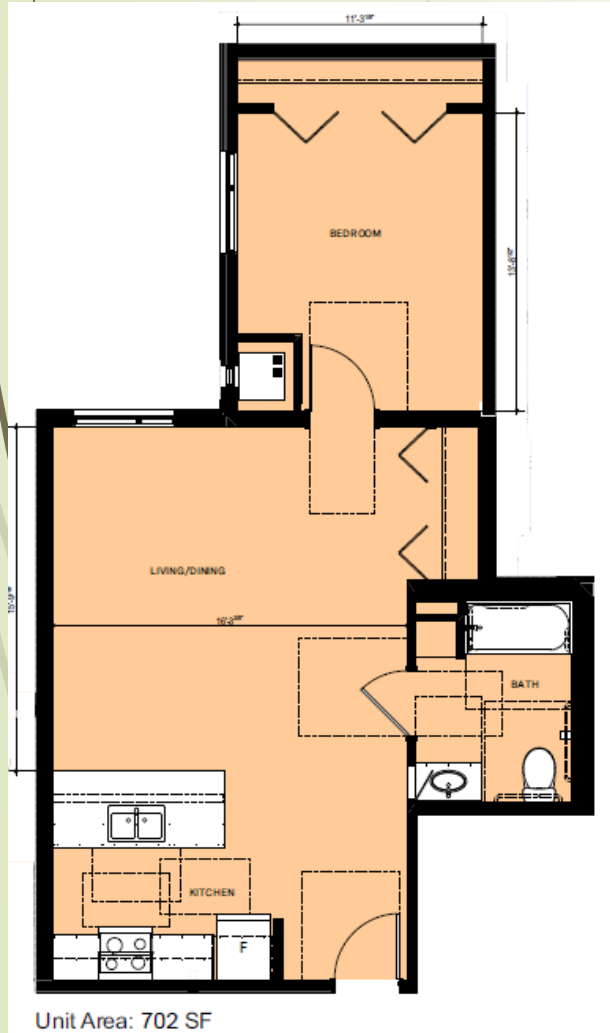
- Geothermal heating and cooling
- Solar panels and green roof
- All utilities (water, sewer, electric, solid waste) are included in the rent
- Public wi-fi
- 14 public parking spaces on site, but can rent AAHC's Electric Vehicle by the hour or day
- Two community/lounge spaces with kitchenettes
- On site laundry room
- Security cameras
- Indoor bicycle storage
- On site property manager
- Front desk staff
- Service staff
- Opportunities for art on building
- Medical space
- Access to public community space next door



First Floor Space



Apartments



Typical Floor Finish Plan

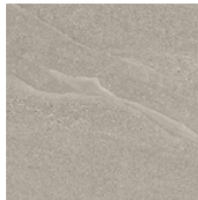
Cooridors and BOH
Altro *Ilustra*
Clay Bed LU2402



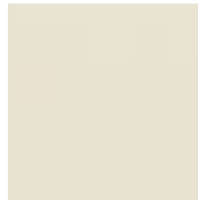
Wall Base
Roppe
175 Slate



Bathrooms - Floor
Daltile *Calgary*
Fog CG42 Matte



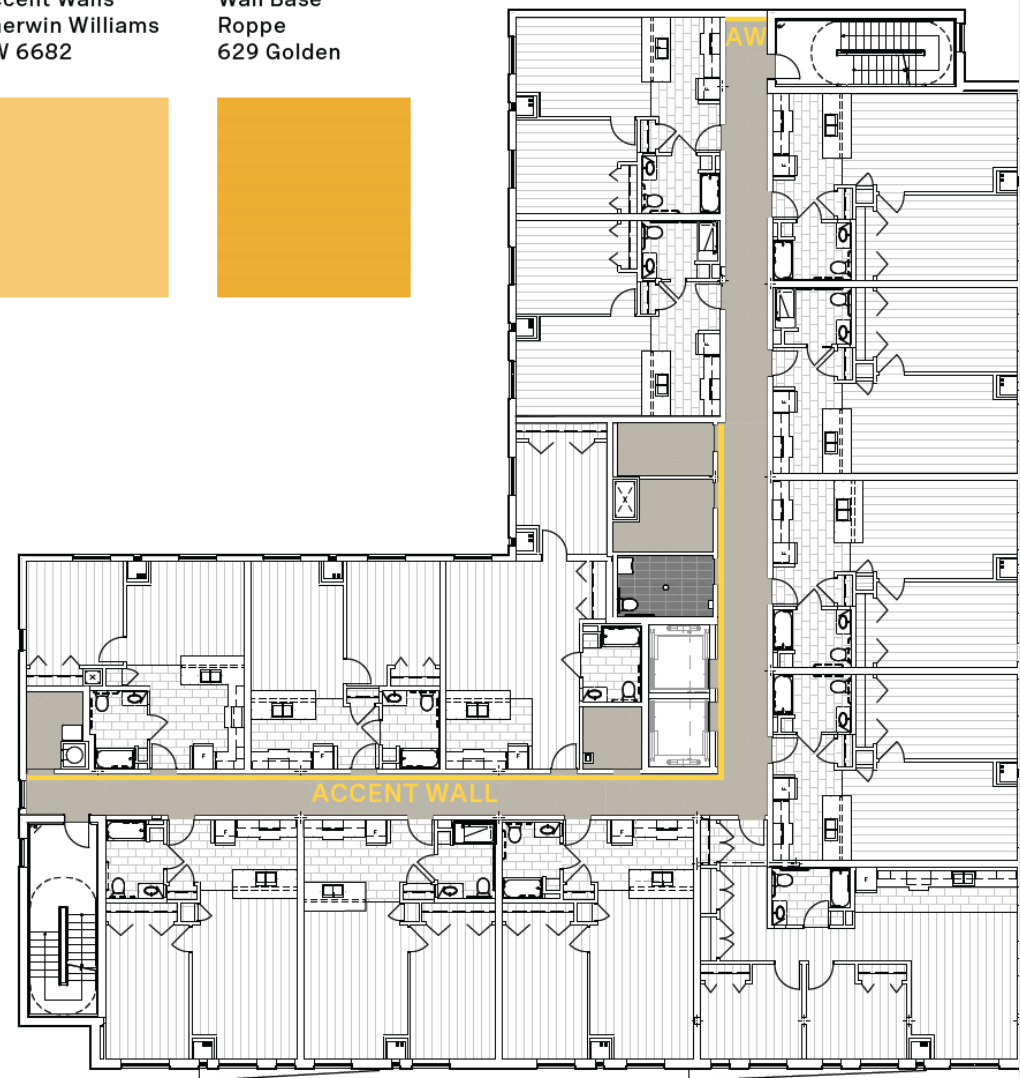
Bathrooms - Wall
Daltile
Almond



Accent Walls
Sherwin Williams
SW 6682



Wall Base
Roppe
629 Golden



February 11, 2025

LBBA

Avalon Housing + Ann Arbor Housing Co

DUNBAR TOWER - INTERIOR FINISH



Dunbar Tower Apartments for Artists

- 31 one-bedroom, 1 bath apartments
- 100% of dwelling units are on an accessible route through the building and meet standards for visitability including elevators; wide unit entry doors & interior doors; 60 inch turning radius, reinforced walls & grab bars in bathroom

RENT	SQUARE FOOTAGE
\$650	569-573 SF
\$700	601-604 SF
\$850	674-688 SF
\$900	702 SF

5 Units are Type A (Adaptable) and 5 units are Section 504 Accessible, with a mixture of tubs and roll-in showers



Located in the
historically Black
neighborhood
known as the
West Side



MURAL LOCATIONS



PARKING



ALLEY



ENTRY



6TH FLOOR
COMMON ROOM
AND HALLWAY

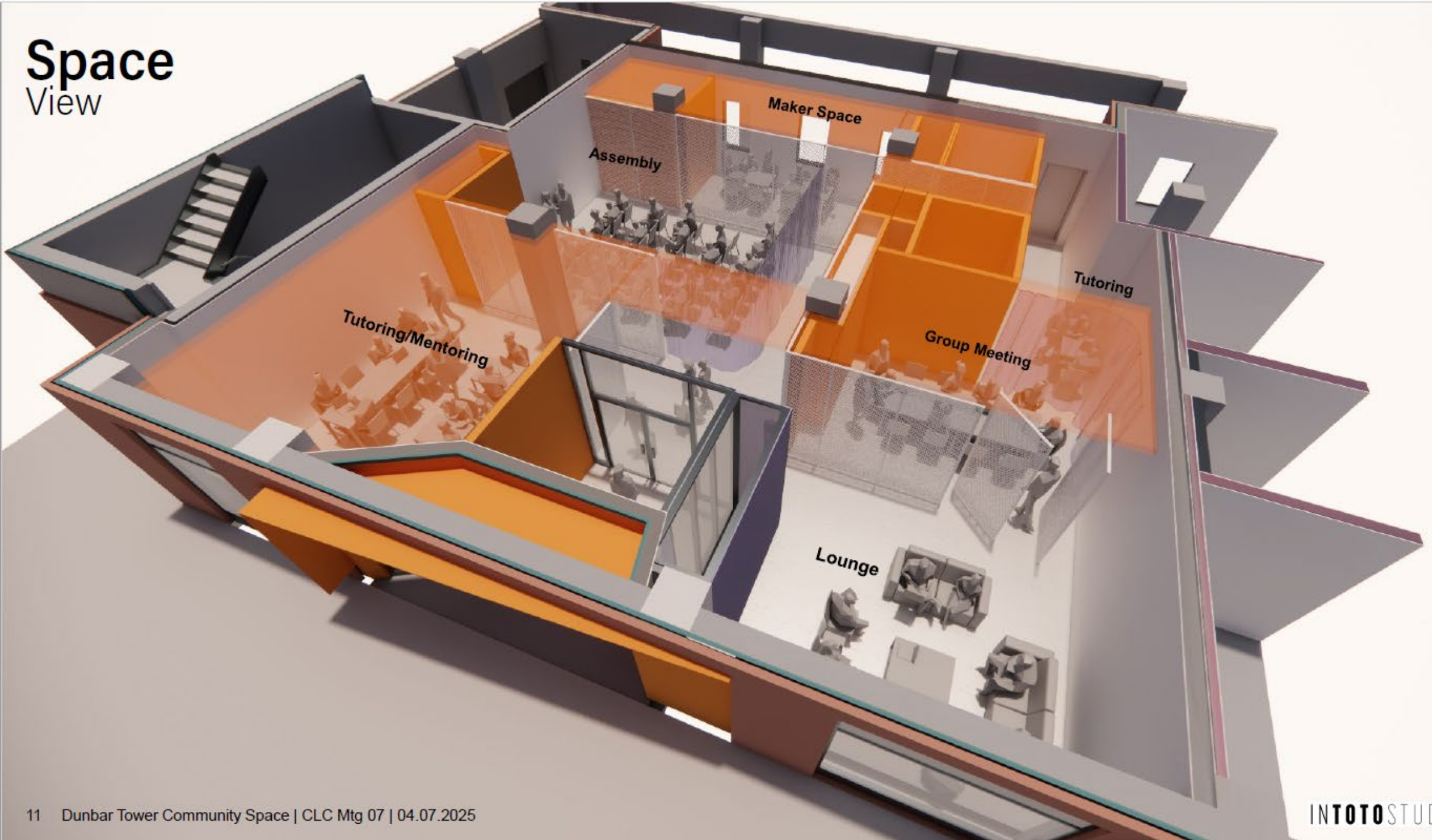


PARKING REAR ENTRY



COMMUNITY ARTS

Space View





Artists & Creatives Preference Apartments

Defined by Low Income Housing Tax Credit Program (IRS)

Preference for
Washtenaw
County residents
and/or workers

Preference for
artists and
creatives (does not
have to be source
of income)

Includes an Artist
Interview
Committee
process

WHO IS AN “ARTIST”?



- photographers
- printmakers
- poets
- actors
- musicians
- graphic designers
- singers
- folk artists
- architects
- weavers
- culture bearers
- potters
- painters
- writers
- basket makers
- dancers
- sculptors
- performance artists
- film makers
- fashion designers
- arts educators
- welders
- healing artists
- etc...

Income Restrictions as of 9.1.2025

- ▶ All applicants must have at least \$1,950 to \$2,700 monthly income (\$23,400 - \$32,400/household per year depending on the apartment rent)
 - ▶ Income must be at least 3x the rent
 - ▶ Exception, income can be 2x the rent with a co-signer
- ▶ At move-in, annual gross income cannot exceed \$52,920 for 1 person, or \$60,480 for 2 persons
 - ▶ Gross income is the total annual income received before subtractions for taxes and other deductions
- ▶ Tenant based voucher accepted as a source of income
- ▶ HUD publishes new income limits annually
- ▶ Once a resident moves into the apartment, their income can increase to 140% of the Area Median Income before they are over-income and are not able to renew their lease
 - ▶ \$123,480 for a 1-person household, \$141,120 for a 2-person HH





Students

“A Student” is an individual, who during the calendar year is full-time at any educational organization for five calendar months - need not be consecutive

Part-time students are not “students” for this program and their eligibility is not subject to special restrictions. Part-time status will be verified.

Full time students are NOT eligible...EXCEPT:

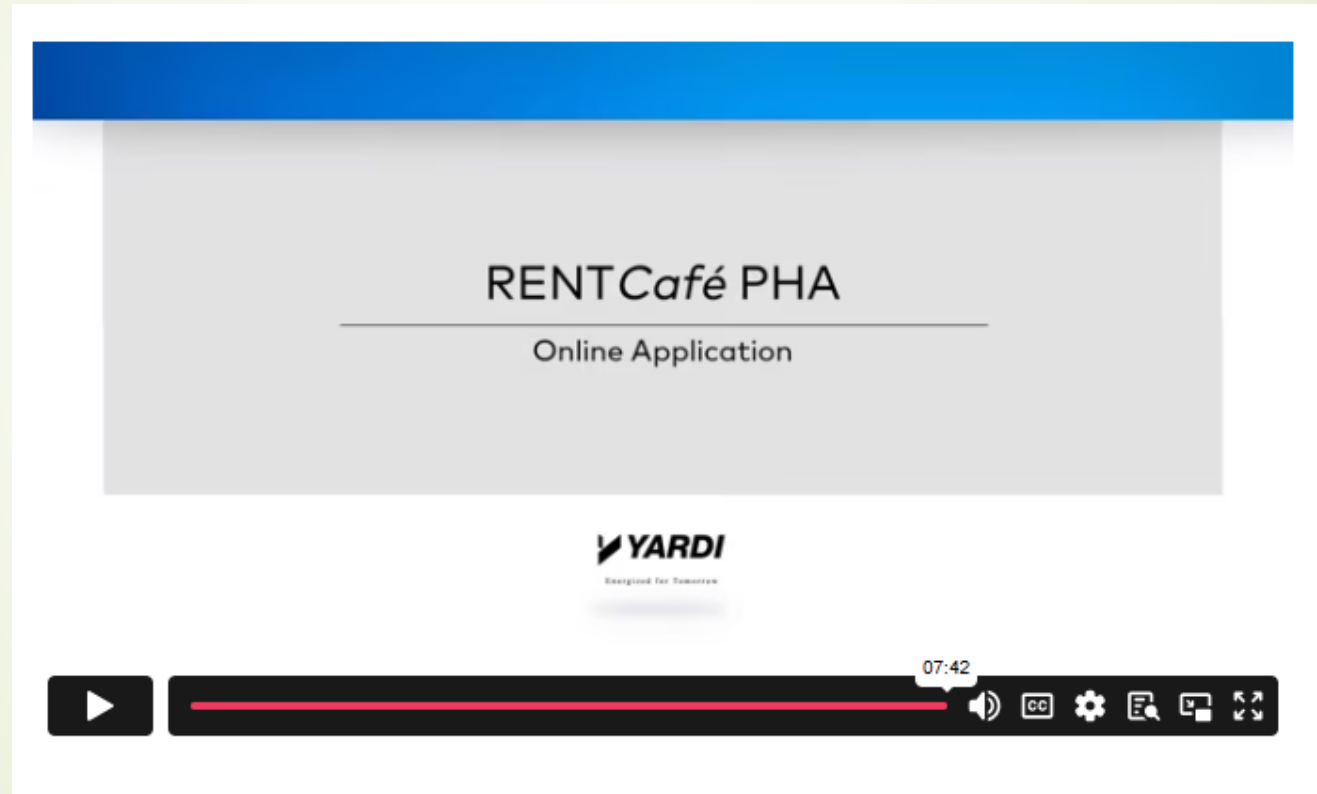
- The household must include at least one single parent with minor children;
- All members of the household are married and can file joint tax returns;
- Or at least one member of the household has exited the foster care system.
- At least one member of the household receives assistance under Title IV of the Social Security Act
- At least one member must be enrolled in a job training program receiving assistance under the Work Force Investment Act or another similar federal, state, or local program

Applying to the Wait List



- **Opens:** October 1st at 10:00 am
- **Closes:** on October 7th at 4:00 pm
- **Apply Online** at <https://housing.a2gov.org>
 - Call 734 794-6720 to request a reasonable accommodation to apply over the phone or in-person
- Computer randomly selects 200 applicants who meet the artist and Washtenaw preferences
- Those 200 applicants will be placed on the waitlist in the order of the date/time stamp in the waitlist software

Online Application



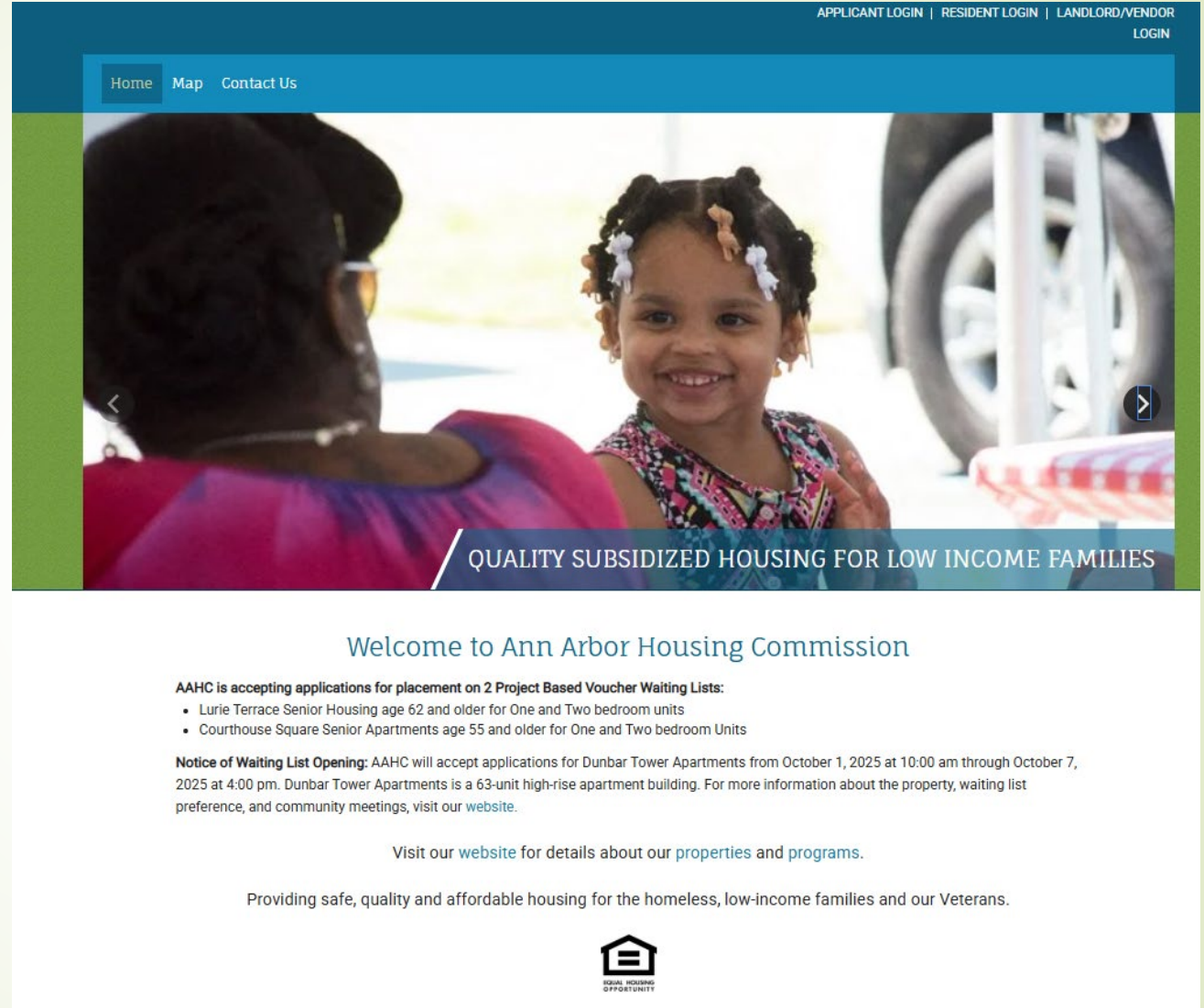
Application Process

► The application is a 3-part process:

► **Part 1:** Interested applicants are required to submit a pre-application to the waiting list via our online application system. The Ann Arbor Housing Commission (AAHC) will conduct a randomized selection process to identify 200 households who meet the artist and residents/work in Washtenaw County preferences. These selected pre-applicants will be placed on the 200-person waiting list for Dunbar Tower.

► **Part 2:** The AAHC will pull names from the 200-person waitlist to complete a full application, assess income eligibility and confirm resident preference status.

► **Part 3:** Upon successful verification, the applicant will be invited to participate in an interview conducted by the Artist Review Committee to ensure the applicant meets the artist preference.



The screenshot shows the Ann Arbor Housing Commission website. At the top, there is a navigation bar with links for 'Home', 'Map', and 'Contact Us'. Above this, a secondary bar contains links for 'APPLICANT LOGIN', 'RESIDENT LOGIN', and 'LANDLORD/VENDOR LOGIN'. The main header features a large image of a smiling young girl with braids, with the text 'QUALITY SUBSIDIZED HOUSING FOR LOW INCOME FAMILIES' overlaid. Below the header, the page title 'Welcome to Ann Arbor Housing Commission' is displayed. The main content area includes a section titled 'AAHC is accepting applications for placement on 2 Project Based Voucher Waiting Lists:' followed by a bulleted list of two properties: 'Lurie Terrace Senior Housing age 62 and older for One and Two bedroom units' and 'Courthouse Square Senior Apartments age 55 and older for One and Two bedroom Units'. Below this is a 'Notice of Waiting List Opening' section stating that applications for Dunbar Tower Apartments will be accepted from October 1, 2025, at 10:00 am through October 7, 2025, at 4:00 pm. It also mentions that Dunbar Tower Apartments is a 63-unit high-rise apartment building and provides a link to the website for more information. At the bottom, there is a call to action to visit the website for details about properties and programs, and a statement of the commission's mission: 'Providing safe, quality and affordable housing for the homeless, low-income families and our Veterans.' The Equal Housing Opportunity logo is located at the bottom center.

APPLICANT LOGIN | RESIDENT LOGIN | LANDLORD/VENDOR LOGIN

Home Map Contact Us

QUALITY SUBSIDIZED HOUSING FOR LOW INCOME FAMILIES

Welcome to Ann Arbor Housing Commission

AAHC is accepting applications for placement on 2 Project Based Voucher Waiting Lists:

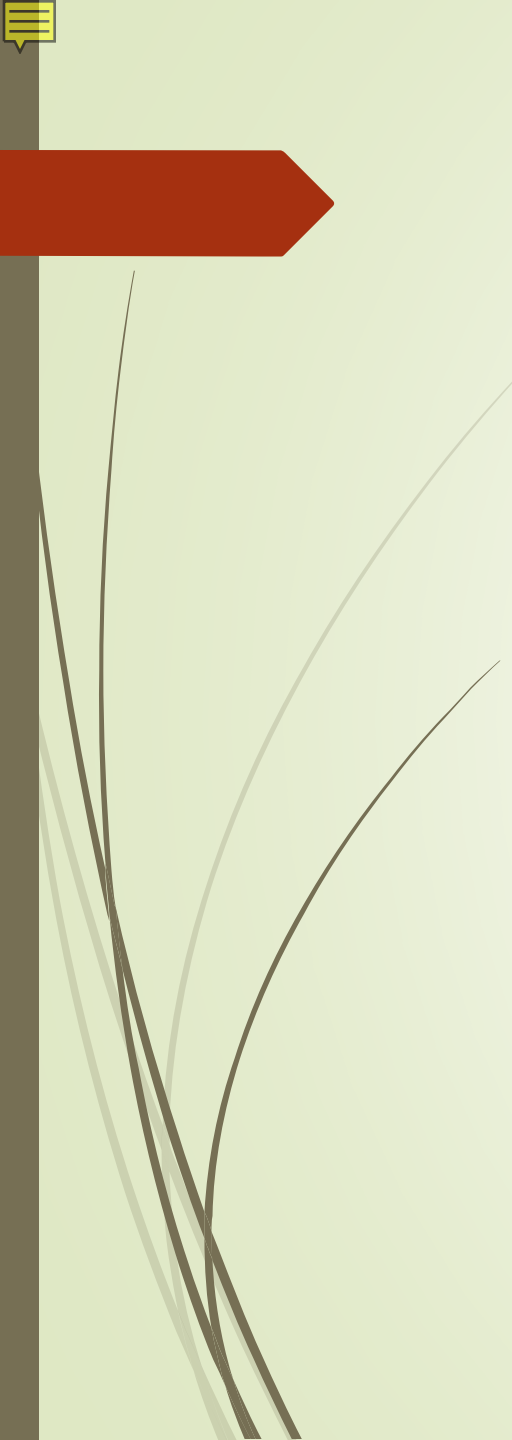
- Lurie Terrace Senior Housing age 62 and older for One and Two bedroom units
- Courthouse Square Senior Apartments age 55 and older for One and Two bedroom Units

Notice of Waiting List Opening: AAHC will accept applications for Dunbar Tower Apartments from October 1, 2025 at 10:00 am through October 7, 2025 at 4:00 pm. Dunbar Tower Apartments is a 63-unit high-rise apartment building. For more information about the property, waiting list preference, and community meetings, visit our [website](#).

Visit our [website](#) for details about our [properties](#) and [programs](#).

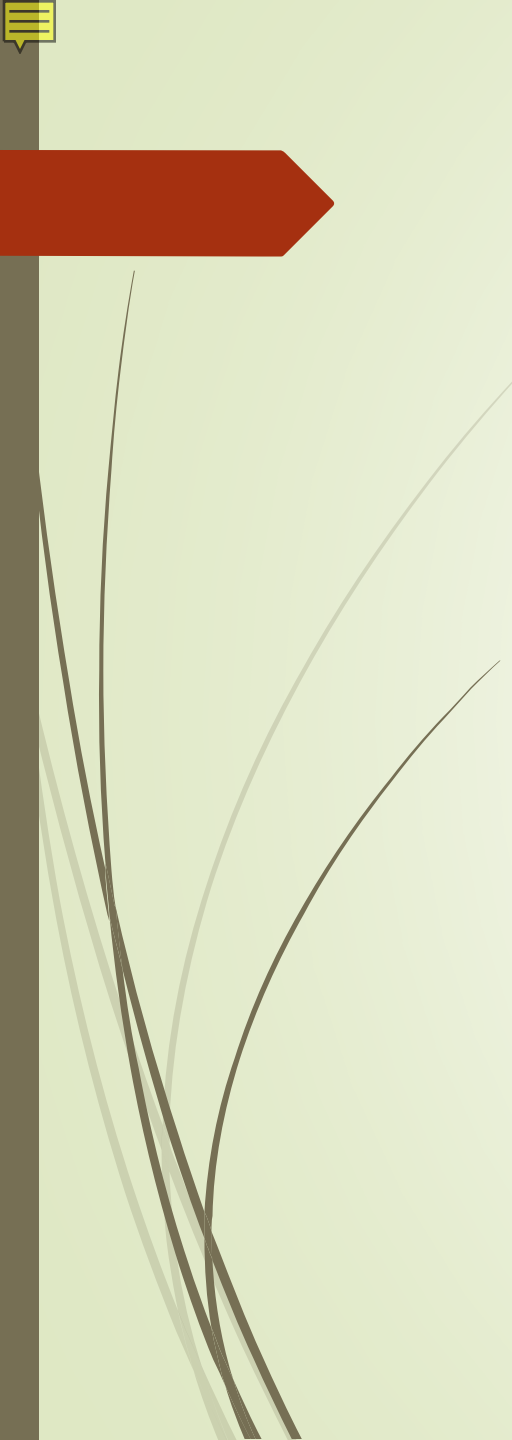
Providing safe, quality and affordable housing for the homeless, low-income families and our Veterans.

 EQUAL HOUSING OPPORTUNITY



What Happens After you are on the 200-person Waitlist?

- The AAHC will contact at least 31 artist applicants on the waitlist
- Verify waitlist applicant is still interested and able to move in between February and May 2026
- Verify Washtenaw County Resident or Work in Washtenaw County
- Complete a full application
- AAHC verifies income using the IRS required process
- Application and documentation must be completed within 30-days of receiving the application or the application will be denied
- Interview with an Artist Review Committee
- Apartments will be rented in the order that completed applications, income certifications, and artist verification are approved by the AAHC
- PLEASE be patient, it is more complicated with federal regulations



Artist Review Committee

- To ensure that the applicant meets the IRS requirement for an Artist Preference under the Low-Income Housing Tax Credit program
- Confidential
- Three to five community members will interview the applicant
 - From a pool of artists representing a range of disciplines & community members
- Avalon and AAHC staff will participate
- The purpose is to determine the applicant's commitment to living and participating in a creative community
 - The content and quality of the applicant's art will not be judged
- Future residents may join the Artist Review Committee after the building is initially occupied, for apartments that become vacant

Get Ready...

- Picture Identification such as Drivers License or Govt Issued Passport
- Birth Certificate
- Social Security Card
- Current Income records; SSI, Social Security, Wages, Pension, etc.
- Current Bank statements; Zelle, Chime, Venmo, Cash App, etc.
- Child Support/Divorce Decrees
- Set up an account in Yardi in advance of the waitlist opening





TIMELINE



- On-line Waitlist Opens October 1, 10 am
- On-line Waitlist Closes October 10, 4 pm
- AAHC “cleans up” waitlist, removes duplicate & incomplete applications
- No Later than October 24th, computer randomly selects 200 households that meet the income requirement, artist and Washtenaw County preferences to be on the Dunbar Tower waitlist
- No Later than October 31st AAHC Notifies all households whether they were selected to be on the 200-household waitlist or not
- No later than November 3rd, AAHC pulls first group from the 200-person waitlist to fill out applications and provide income and identity documentation
- December 2025 – April 2026 Artist Review Committee Meetings
- February 2026 – May 2026 Leases signed and residents move in

Questions



Contact Us:

Ann Arbor Housing Commission
727 Miller Ave, Ann Arbor 48103
housingcommission@a2gov.org
734-665-0695



Apply online starting
between 10:00 AM on October
1, 2025, to 4:00 PM on October
7, 2025, at

<https://a2gov.org/housingcommission>

