



ANN ARBOR HOUSING COMMISSION

KEY REQUESTS, NEEDS, AND OPPORTUNITIES (Description)	AMOUNT	TYPE: R/O
<i>General Fund: General Operating Support for AAHC</i>	<i>\$160,000</i>	R
<i>General Fund: Increased Staffing Reimbursed by AAHC 4 FTE's (\$434,870)</i>	<i>\$0</i>	R
General Fund Total	\$160,000	
<i>County Mental Health Millage – Tenant Services</i>	<i>\$1,080,000</i>	R
City Affordable Housing Millage – Housing Development & Services	\$6,539,006	R
<i>State Marijuana Rebate –Catherine St. Black historical/cultural organization</i>	<i>\$75,000</i>	R
All Funds Total:	\$7,854,006	

R = Recurring Cost O = One-Time Cost

Potential HOUSING SITES

 Building / Facilities

 Surface Parking Lots

 Vacant Properties



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

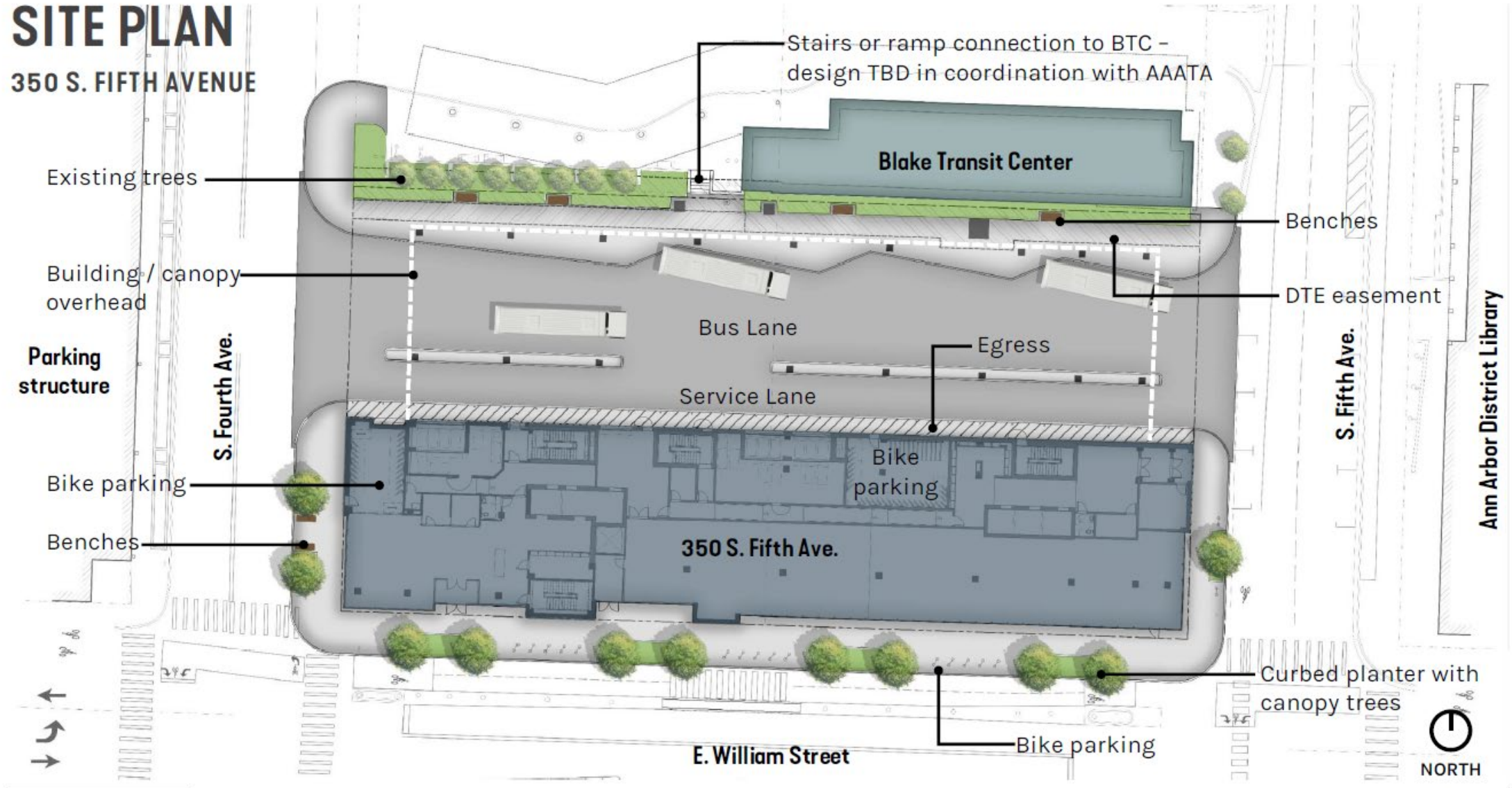
4.4.2022: City Council approved PUD & Supplemental Regs

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



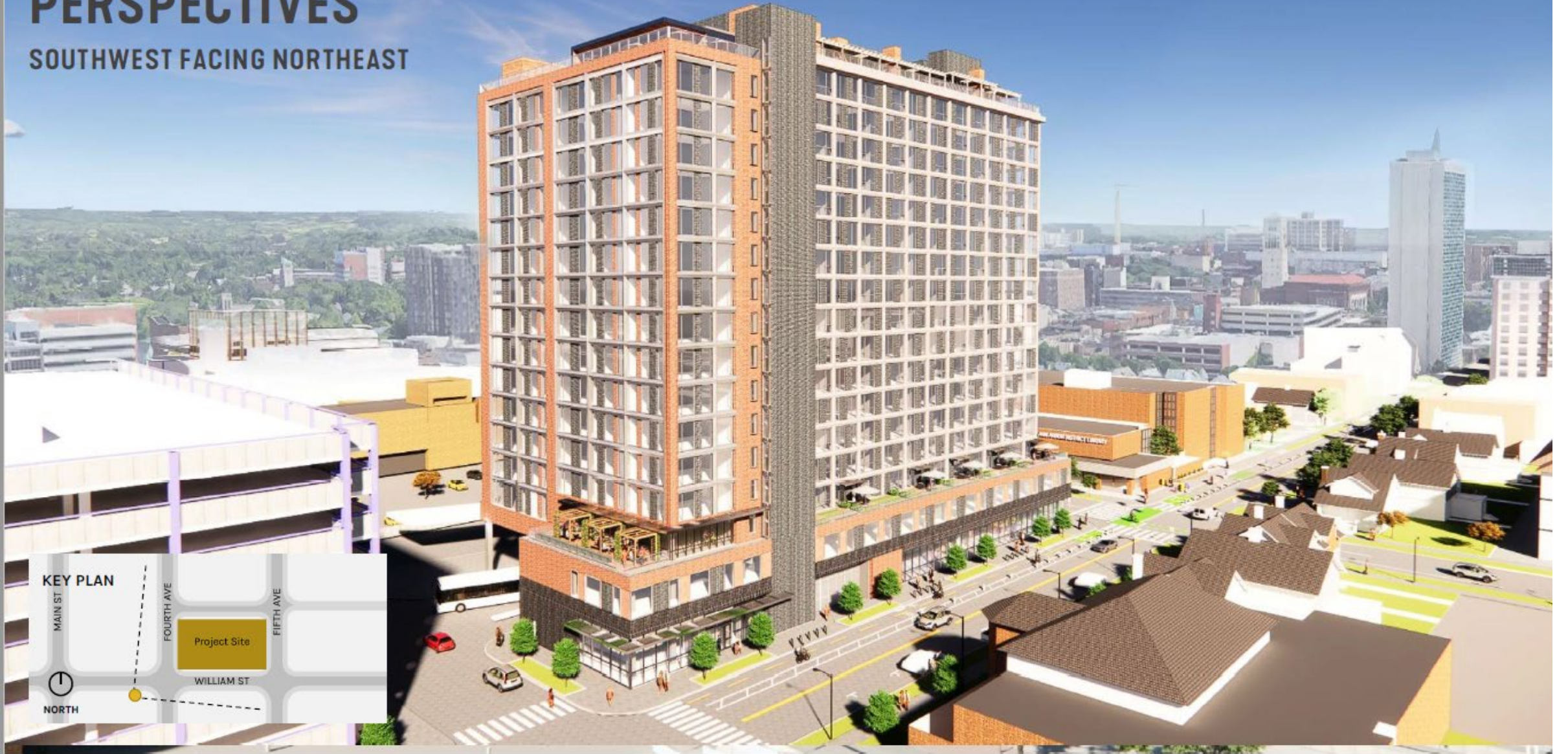
SITE PLAN

350 S. FIFTH AVENUE



PERSPECTIVES

SOUTHWEST FACING NORTHEAST



PERSPECTIVES

NORTHEAST FACING SOUTHWEST



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
- 1st floor Black Historical/Cultural/Community and/or BIPOC business space
- Fully Electric Primary Service

Next Steps

- Site plan approval
- Secure financing





1 Site Plan
SCALE: 1/16" = 1'-0"



2 6th Floor
SCALE: 1" = 20'

LBBA

1625 W Carroll Avenue Chicago, IL 60612
p 312.988.9100 f 312.829.3302
www.lbba.com

415 W WASHINGTON COMMUNITY-DRIVEN GOALS

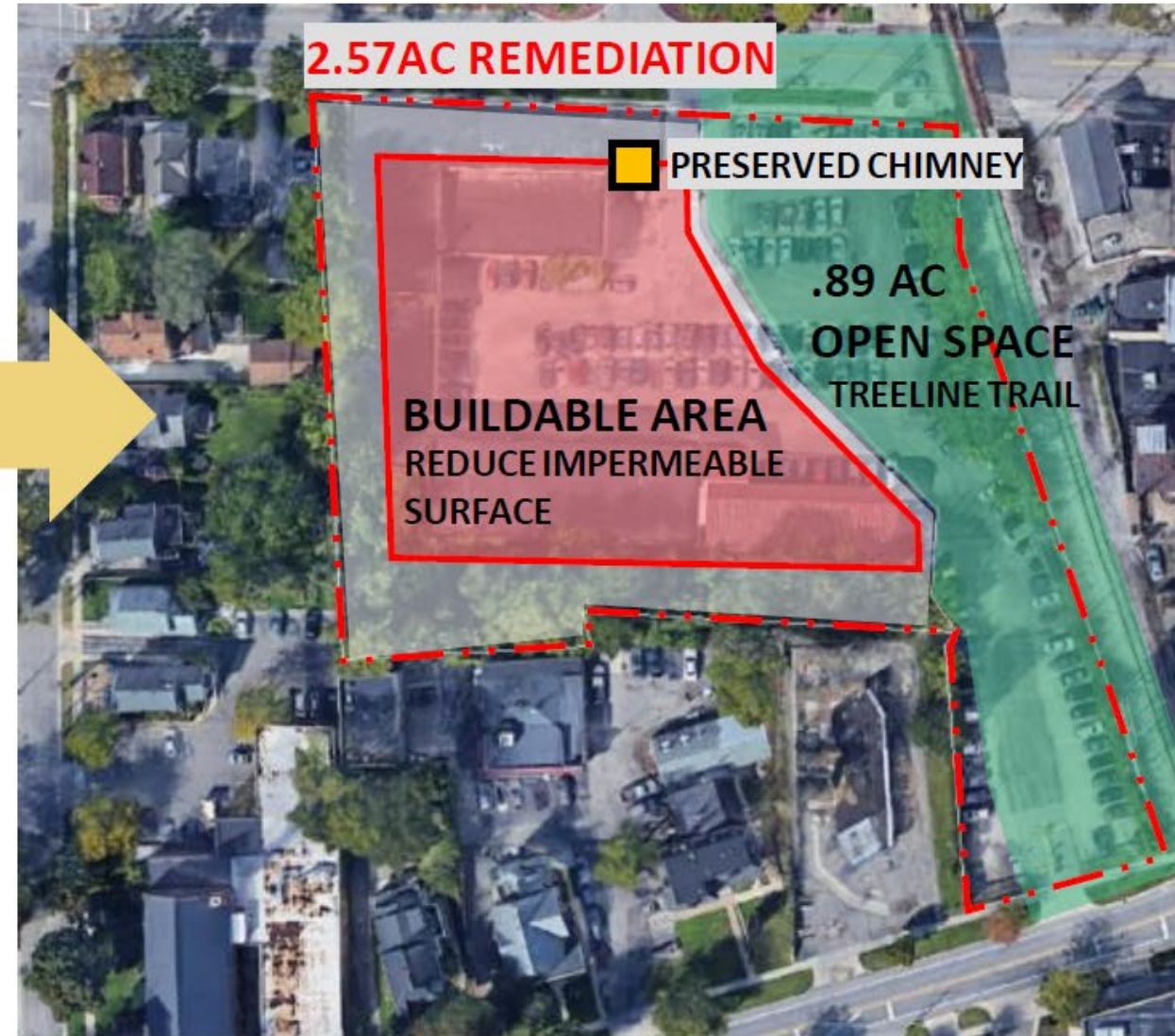
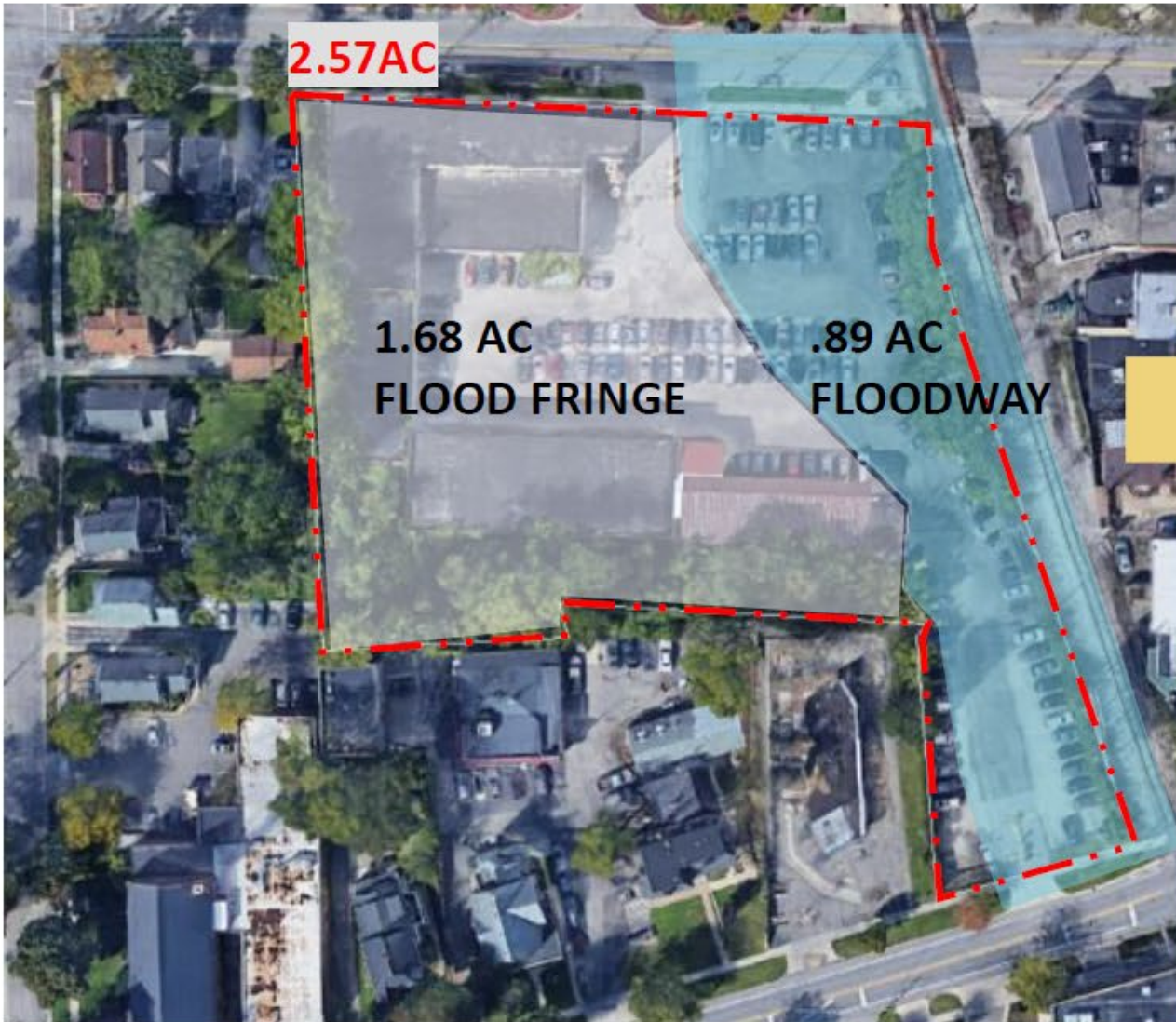
THIS PROJECT HAS MULTIPLE GOALS THAT MAKE DEVELOPMENT CHALLENGING AND REQUIRE TRADE-OFFS TO ADDRESS ALL OF THEM

- 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



WHAT IT COULD LOOK LIKE...AERIAL LOOKING EAST



**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

WHAT IT COULD LOOK LIKE...AERIAL LOOKING WEST



**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

353 S Main

- ✓ **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

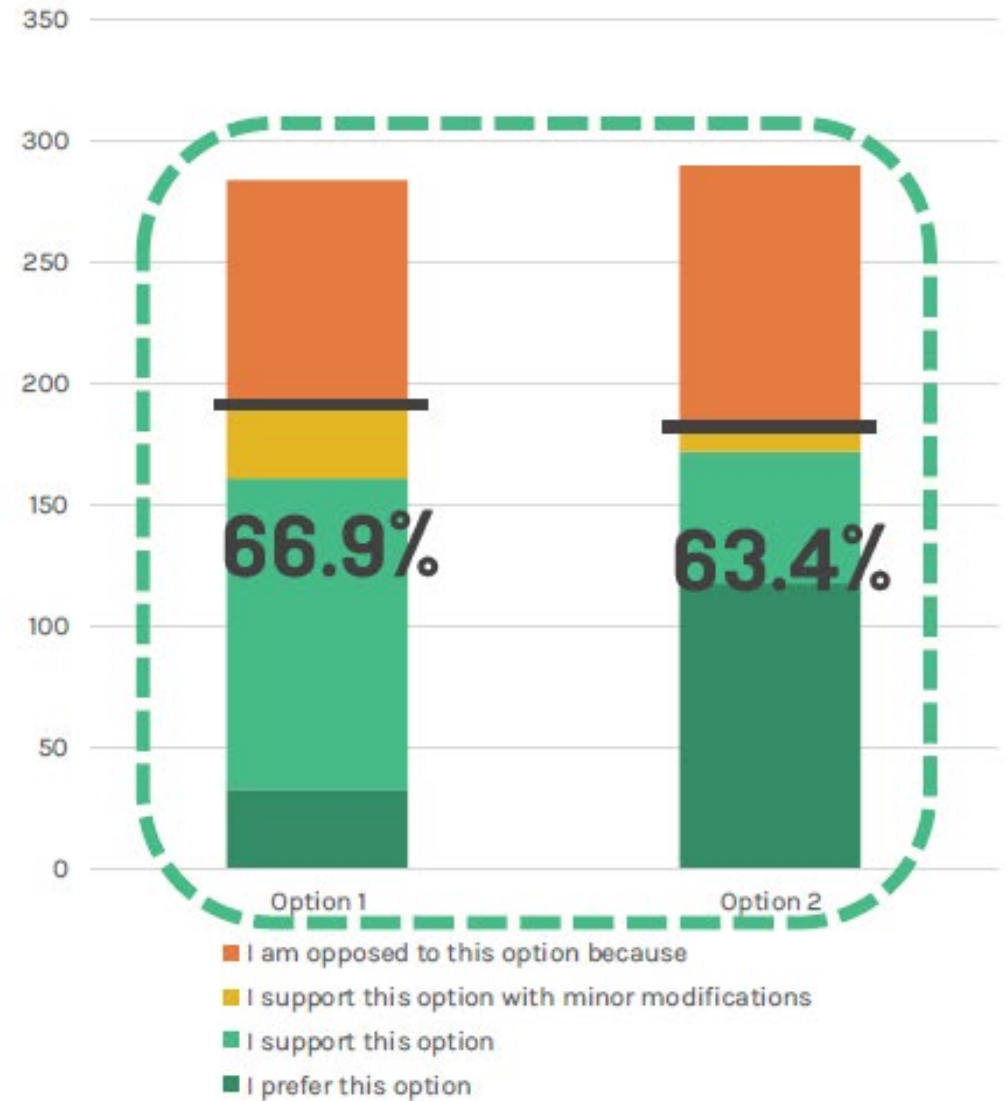
- +/- 90 units
- 900% FAR



OPTION 2: 6-STORY

- +/- 50 units
- 550% FAR

*Building massing will depend on financing and market conditions



721 N Main/123 W Summit

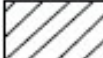


- 5 – 12 units
- 2 – 3 stories
- All affordable to households up to 60% AMI

Next Steps

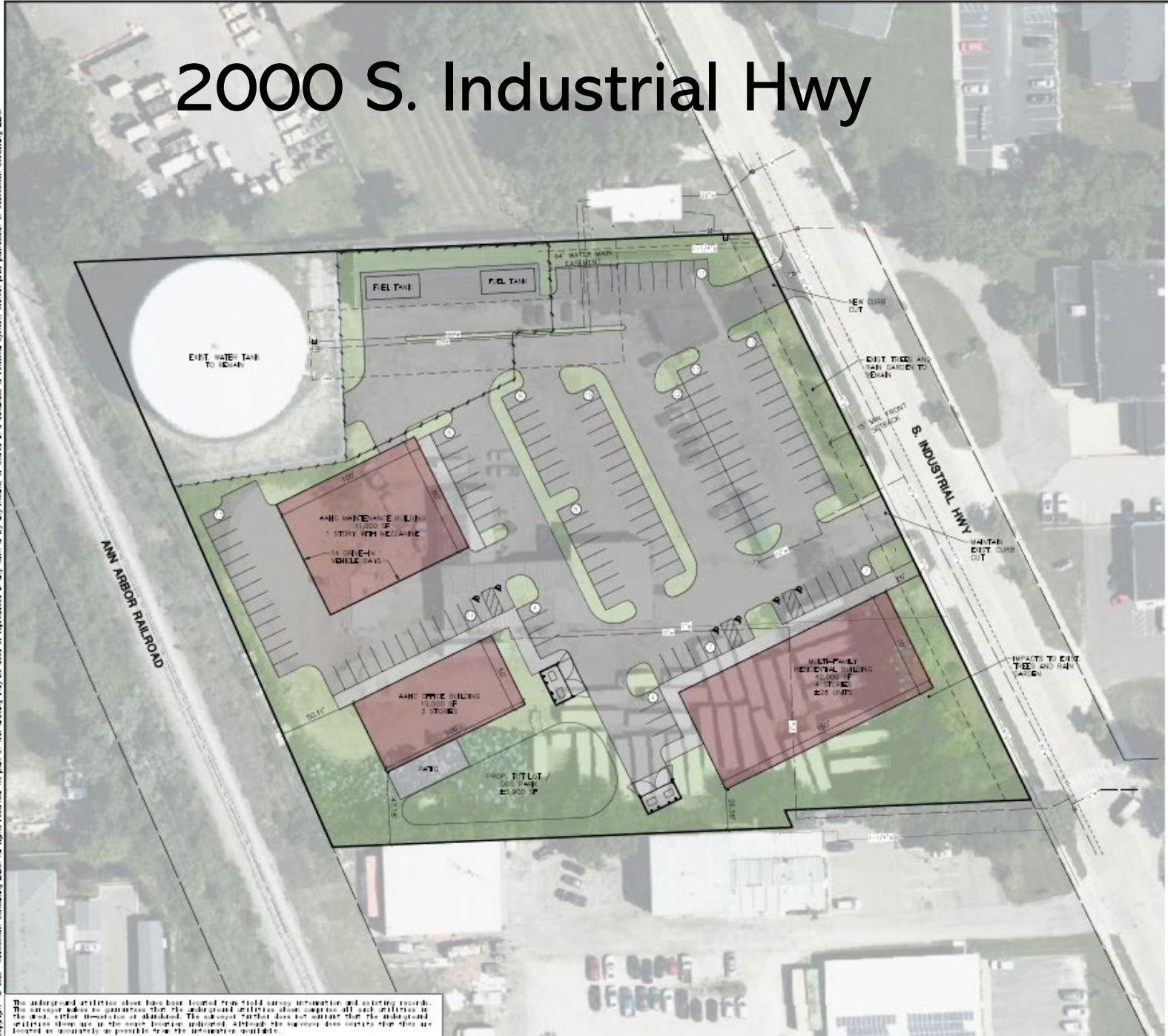
- Lot Split
- Community Engagement
- Site plan approval process



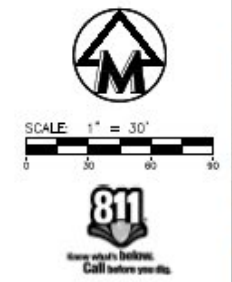
-  Floodway and Floodplain
-  721 North Main
-  Potential Developable Parcel

2000 S. Industrial Hwy

4/11/2024, 10:46:00 AM, 2000 S Industrial Hwy, Ann Arbor, MI 48104, © 2024 Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting LLC.



The underground utilities shown have been located from field survey information and existing records. The contractor shall be responsible for the underground utilities shown on this plan. All utilities in the ground are shown as indicated. The contractor shall be responsible for the underground utilities shown in the ground. The contractor shall be responsible for the underground utilities shown in the ground. The contractor shall be responsible for the underground utilities shown in the ground.



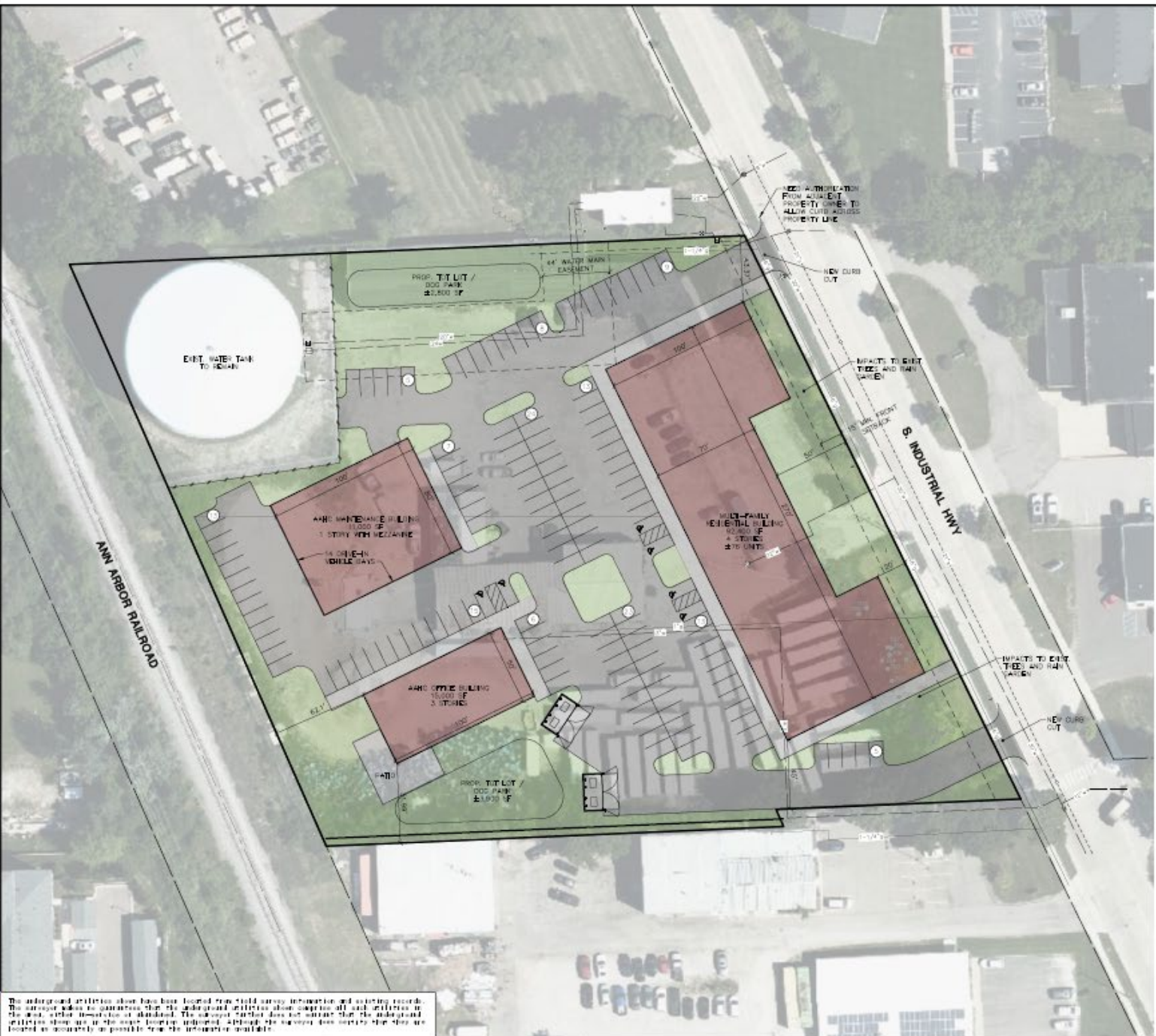
NOTES

- 238 RESIDENTIAL UNITS
- PROPOSED 15,000 SF AAHC OFFICE BUILDING (5,000 SF PER FLOOR)
- PROPOSED 11,000 SF AAHC MAINTENANCE BUILDING (5,000 SF GROUND FLOOR WITH MEZZANINE)
- 137 TOTAL PARKING SPACES
 - 81 RESIDENT SPACES (4 ADA)
 - 30 AAHC SPACES (2 ADA)
 - 27 CITY FLEET SERVICES SPACES
- ALL EXISTING BUILDINGS TO BE DEMOLISHED
- POTENTIAL REUSE OF EXISTING EV CHARGERS/PARKING SPACES
- RELOCATED FUEL TANKS
- MAINTAINS EXISTING CURB CUT/DRAINWAY INTO S INDUSTRIAL. SOME EXISTING TREES AND RAIN GARDEN ALONG S INDUSTRIAL TO BE PRESERVED.
- PROPOSED UNDERGROUND DETENTION SYSTEM
- ASSUMED SEIZING AND DEVELOPMENT AS PUD

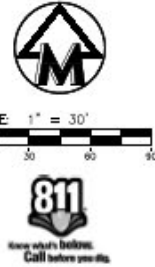
- Residential
 - 4-story
 - 28 units
 - 42,000 SF
- AAHC office maintenance
- City gas fuel charging
- City electric vehicle charging
- 137 parking spaces

22180 2000 S INDUSTRIAL HWY	SEE UTILITIES 1" = 30' 1" = 30' 1" = 30' 1" = 30' 1" = 30'	01	2000 S INDUSTRIAL HWY CONCEPT PLAN A CITY FLEET SERVICES AND AAHC OFFICE AND MAINTENANCE BUILDINGS WITH MULTI-FAMILY HOUSING OPTION	MIDWESTERN CONSULTING 1000 N ZEEB RD ANN ARBOR, MI 48104 (734) 964-8884	CLIENT ANN ARBOR REGIONAL COMMISSION 2000 S INDUSTRIAL HWY ANN ARBOR, MI 48104 (734) 964-8884
	DATE: 4/11/2024 TIME: 10:46:00 AM USER: JLM				

MIDWESTERN CONSULTING CORPORATION 445 S. WOODS DRIVE, SUITE 100, ANN ARBOR, MI 48106-1000
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either horizontal or vertical. The surveyor neither does nor warrants that the underground utilities shown are in the exact location indicated, although the surveyor does warrant that they are located as accurately as possible from the information available.



- NOTES**
- ±76 RESIDENTIAL UNITS
 - PROPOSED 15,000 SF AHC OFFICE BUILDING (5,000 SF PER FLOOR)
 - PROPOSED 11,000 SF AHC MAINTENANCE BUILDING (5,000 SF GROUND FLOOR WITH MEZZANINE)
 - 141 TOTAL PARKING SPACES
 - 99 RESIDENT SPACES (4 ADA)
 - 46 AHC SPACES (2 ADA)
 - ALL EXISTING BUILDINGS AND PARKING SPACES TO BE REMOVED
 - EXISTING FUEL TANKS TO BE REMOVED
 - EXISTING CURB CUT/DRAINWAY ONTO S INDUSTRIAL TO BE REMOVED AND REPLACED WITH TWO NEW CURB CUTS/DRAINWAYS
 - SOME EXISTING TREES AND PLANTING ALONG S INDUSTRIAL TO BE PRESERVED
 - PROPOSED UNDERGROUND DETECTION SYSTEM
 - ASSUMED RETENING AND DEVELOPMENT AS PUD

- Residential
 - 4-story
 - 76 units
 - 92,400 SF
- AHC office
- AHC maintenance
- City gas fuel OR dog park
- City electric vehicle charging
- 141 parking spaces



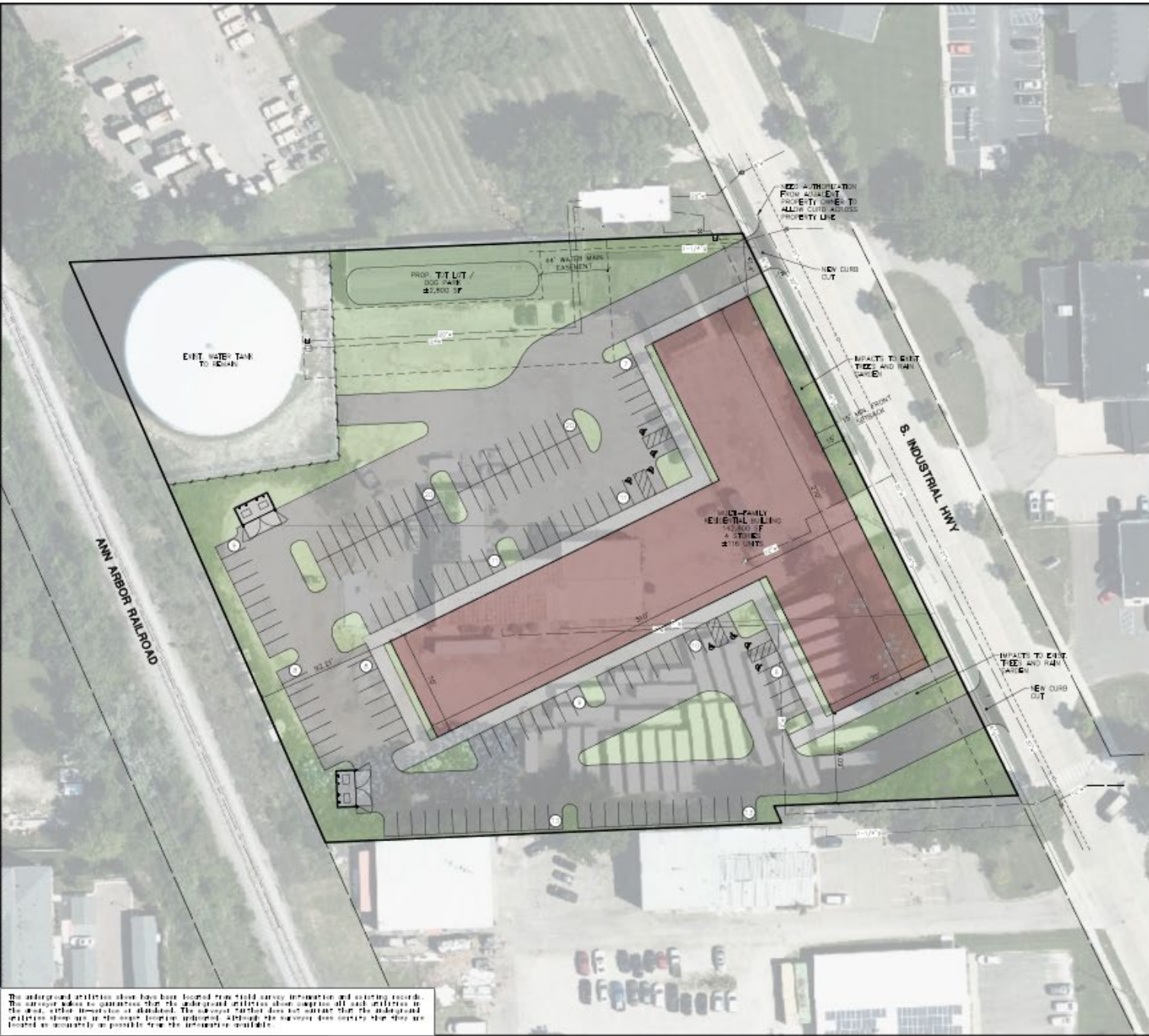
MIDWESTERN CONSULTING
 445 S. WOODS DRIVE, SUITE 100
 ANN ARBOR, MI 48106-1000
 734-964-5544

CLIENT
 ANN ARBOR HOUSING COMMISSION
 2000 S INDUSTRIAL
 ANN ARBOR, MI 48104
 734-964-5544

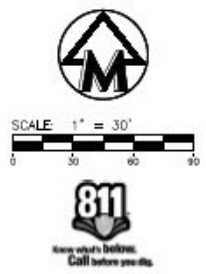
2000 S INDUSTRIAL HWY
 CONCEPT PLAN B
 AHC OFFICE AND MAINTENANCE BUILDINGS
 WITH MULTI-FAMILY HOUSING OPTION

JOB NO. 22180	DATE TISSUE	SCALE	DATE
	DATE	SCALE	DATE
DATE	SCALE	DATE	DATE
DATE	SCALE	DATE	DATE

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- NOTES**
- 116 RESIDENTIAL UNITS
 - NO AAHC OFFICE, MAINTENANCE, OR CITY FLEET SERVICES FACILITIES ON SITE
 - 145 TOTAL PARKING SPACES (8 ADA)
 - ALL EXISTING BUILDINGS AND PARKING SPACES TO BE REMOVED
 - EXISTING FUEL TANKS TO BE REMOVED
 - EXISTING CURB OUT/DRIVEWAY ONTO S INDUSTRIAL TO BE REMOVED AND REPLACED WITH TWO NEW CURB OUTS/DRIVEWAYS
 - EXISTING TREES AND MAIN GARDEN ALONG S INDUSTRIAL TO BE REMOVED
 - PROPOSED UNDERGROUND DETECTION SYSTEM
 - ASSUMED RECORDING AND DEVELOPMENT AS PUD

- 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

JOB NO. 22180 PROJECT: 2000 S INDUSTRIAL HWY CLIENT: ANN ARBOR HOUSING COMMISSION 2000 S INDUSTRIAL HWY ANN ARBOR, MI 48104 734-954-1504	SEE LISTINGS SHEET NO. 01 OF 01 DATE: 08/20/24 DRAWN BY: JAC CHECKED BY: JAC PROJECT MANAGER: JAC	01	2000 S INDUSTRIAL HWY CONCEPT PLAN C MULTI-FAMILY HOUSING OPTION	MIDWESTERN CONSULTING 4000 Washtenaw Ave., Suite 100 Ann Arbor, MI 48104 734-954-1504
	CLIENT: ANN ARBOR HOUSING COMMISSION 2000 S INDUSTRIAL HWY ANN ARBOR, MI 48104 734-954-1504			MIDWESTERN CONSULTING 4000 Washtenaw Ave., Suite 100 Ann Arbor, MI 48104 734-954-1504

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

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*

FY24-5 CITY COUNCIL BUDGET QUESTIONS PROCESS

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.