

Attachment A – Phases of Redevelopment

Phase I

These properties need moderate to substantial rehabilitation and include enough units to apply for LIHTC. It is difficult to find an investor willing to finance properties that have 20 or fewer units. Therefore, Phase I will include the renovation of Miller Manor, Baker Commons, Hikone, Green Baxter and Maple Meadows. Currently the five buildings consist of 248 units, but as a part of the renovation project three additional units will be added at Miller bringing the total unit count to 251.

The five properties of Phase I outlined above will be submitted to the Michigan State Housing Development Authority (MSHDA) as two LIHTC applications in August of 2013. MSHDA is expected to notify applicants by December 2013.

Property	Current Units	Proposed Units	Year Built	Parcel ID
Baker Commons 106 Packard	64 units consisting of all 1-bdr	No unit count change, but will increase number of accessible units	1980	09-09-29-430-015
Miller Manor 727 Miller	103 units consisting of (98) 1-bdr, (5) 2-bdr	3 additional units and increase in number of accessible units	1971	09-09-29-215-077
Hikone 2702-2760 Hikone	29 units consisting of (10) 2-bdr, (14) 3-bdr, (5) 4-bdr	No change	1970	09-12-10-201-004
Green/Baxter 1701-1747 Green	23 units consisting of (8) 2-bdr, (11) 3-bdr, (4) 4-bdr	No change	1970	09-09-23-200-004
Maple Meadows 800-890 S. Maple	29 units consisting of (10) 2-bdr, (14) 3-bdr, (5) 4-bdr	No change	1970	09-08-25-402-018

Phase II

These properties outlined below require only moderate rehabilitation and are too small to include in a LIHTC application. The rehabilitation of these 28 units will be completed by the Commission using existing reserves and capital funds. Additional funding will be sought from public and private sources if needed.

Properties Not to Be Funded through LIHTC	Current Units	Proposed Units	Year Built	Parcel ID
S. Seventh 221 – 253 Seventh	8 units consisting of all 1 bdr	No change	1969	09-09-29-209-017
Hillside Manor 1020 – 1042 Pennsylvania	6 units consisting of all 3-bdr duplexes	No change	1996	09-09-31-210-007
Mallet’s Creek 2670 – 2680 Main St	6 units consisting of all 3-bdr duplexes	No change	1996	09-12-05-303-122
Upper Platt 3681 -3689 Platt	5 units consisting of (1) 1-bdr, (2) 2-bdr, (1)	No change	1964	09-12-11-300-006

	3-bdr, (1) 4-bdr			
3565 – 3585 Oakwood	3 units consisting of all 5-bdr single family homes	No change	1969	09-12-02-403-002, 09-12-02-403-003, 09-12-02-403-004

Phase III

These properties included in Phase III require the greatest amount of rehabilitation; and, it is likely to be more financially feasible to demolish and reconstruct than to rehab them. These properties either have poor site designs (inadequate draining, floodway, etc.), poor building design (lack of accessibility and visitability feature, stand-alone five bedroom units with one bathroom) or are functionally obsolete. Each of the following sites is currently being evaluated to determine the most prudent course of action. All tenants who are displaced due to demolition, will be relocated to another unit and maintain their rent subsidy. Existing tenants will have the first opportunity to move back into the new units. In addition, two of these sites (N. Maple and Lower Platt) provide an important opportunity to increase the number of affordable units reconstructed on the sites; as many as 20 to 30 affordable housing units could be created in the City. The following properties will be included in a LIHTC application to be submitted to MSHDA in 2014.

Properties	Current Units	Proposed Units	Year Built	Parcel ID
North Maple Estates 701 – 739 N. Maple North Maple Duplexes (rehab) 743 – 749 N. Maple	23 units consisting of (4) 3-bdr, (10) 4-bdr, (9) 5-bdr	13 -17 additional units to be added making site total of 36 to 40 units with accessible units	1969 & 1998	09-08-24-400-002, 09-08-24-421-001, 09-08-24-400-011
Lower Platt 3451 – 3457 Platt	4 units consisting of all 5-bdr	4 – 8 additional units for a total of 8 to 12 units, with accessible units	1970	09-12-11-207-014
3432 & 3440 Platt No address Platt	Vacant parcels	4 new units with accessible unit		09-12-11-207-060, 09-12-10-109-021, 09-12-10-109-020
3435 & 3443 Springbrook	Vacant parcels	4 new units with accessible unit		09-12-10-109-118, 09-12-10-109-119
Broadway Terrace 1504 – 1506 Broadway	20 units consisting of all 1-bdr	Possible 6 – 8 unit reduction due to zoning and site constrictions	1956	09-09-21-302-001
White/State/Henry 1514 & 1520 White, 1521 State, 701 - 719 Henry	28 units consisting of (14) 1-bdr, (14) 2-bdr	Possible 4 – 10 unit reduction due to zoning	1948	09-09-33-318-001

Phase IV

Under RAD, HUD recognizes that Housing Commissions need the flexibility to manage their housing portfolios in the most financially feasible way in order to save them. HUD recognizes that some public housing properties cannot or should not be converted to RAD project-based vouchers. HUD allows up to 5% of the units (18 units) to be removed from the public housing program and continued as affordable housing or sold if it is financially infeasible to continue operating the properties as affordable housing.

A limited number of Commission units will be converted to project-based vouchers under this 5% de minimis section of RAD without the RAD restricted rents. This will enable the Commission to maintain the units as affordable housing but increase the total rent for these units to make them financially feasible because they will not be restricted to the RAD rents.

The Commission's scattered site model is expensive to maintain, especially for properties that have three or less units. The Commission intends on selling two single family homes and if needed, one duplex to ensure that the remaining properties are financially feasible to operate. Any units that are sold will be replaced at either N. Maple or the vacant Platt parcels. The single family homes will be offered to low-income homebuyers through the Commission's own homeownership program to ensure that they continue to provide affordable housing to low-income households. The Garden Circle property is a lease to own property under HUD's Turnkey program, not a public housing unit and it will be offered to the existing tenant first and then a low-income homebuyer second.

Properties that may be sold	Units	Developed	Parcel ID
2072 Garden Circle (Turnkey)	3 bdr single family home	1971	09-09-30-304-043
909 Evelyn Court	3 bdr single family home	1995	09-09-31-214-022
805 – 807 W. Washington	1 bdr duplex	1969	09-09-29-209-006