



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda Housing and Human Services Advisory Board

---

Thursday, September 12, 2019

6:30 PM

Washtenaw County Building, 200 N. Main St.,  
Lower level conference room

---

### CONVENE MEETING

### INTRODUCTIONS/WELCOME

### PUBLIC COMMENT

### APPROVAL OF AGENDA

### REVIEW OF MINUTES FROM 5-9-19

### REVIEW OF MINUTES FROM 7-11-19

### BUSINESS

#### A AAHC UPDATE

#### B ANN ARBOR HOUSING FUND RECOMMENDATIONS

*OCED received three applications requesting \$790,339.43 in Ann Arbor Housing Funds. The requests received exceed the available balance at \$593,201 (see AAHF summary 9-9-19). A summary of applications and funding requests received include the following:*

*Unified HIV, Health and Beyond (UHHB) requests \$133,339.43 to support the Wellness Housing's Affordable Housing Project (AHP) which expands an existing program to assist homeless clients with accessing opportunities for emergency and traditional housing. The 2018 UHHB served 549 clients served, 71.8% of clients income well below the Federal Poverty Level and 10.4% had unstable housing.*

*Avalon Housing, Inc. requested \$450,000 towards the new construction of 36 new Hickory Way Apartments Phase II located at 1130 S. Maple in Ann Arbor. The total development costs are projected at \$10M+. Of the 36 units, 18 are slated for supportive housing units serves households at 30% area median income (AMI) or less through the Project Based Vouchers (PBV) (12- PBV MSHDA, 6 PBV VASH).*

*Avalon Housing Inc. requests \$60,000 towards the acquisition and renovation of 108/110 Glendale, a two unit duplex on the west side of Ann Arbor. The acquisition and development costs exceed \$500k. The project will provide housing with one (1) unit reserved for households with incomes at or below 50% AMI and the other unit reserved for households at or below 30% AMI.*

Ann Arbor Housing Commission (AAHC) requests \$149,000 in AAHF funds as leverage funds for over \$513, 727 in capital improvements, Miller Manor (727 Miller Ave-106 apartments, Maple Meadows (880 S Maple 29 apartments and Baker Commons (106 Packard-64 apartments). More than 85% of tenants or living in AAHC housing are at 30% AMI or less. Miller Manor has lowest incomes and currently 92% of the tenants at 30% AMI or less. These properties were redeveloped in 2015 as part of the 9% Low-Income Tax Credit/HUD Rental Assistance Demonstration (RAD) project. The projects have pre-capitalized replacement reserve budget with annual contributions. AAHC does not have sufficient capital reserves to cover all of these costs.

*Recommendations*

OCED recommends the HHSAB approve \$593,201 in 2019 Ann Arbor Housing Fund recommendations to the following organizations:

*Unified HIV, Health and Beyond (UHHB): \$57,000 to UHHB as a one-time grant to support the rental assistance component of the Wellness Housing's Affordable Housing Project (AHP). UHHB does not have affordable housing units. The funding provides one year of rental assistance subsidy to five (5) eligible households.*

*Ann Arbor Housing Commission: \$86,201 to support renovations located at Maple Meadows (800 S. Maple), Miller Manor (727 Miller Ave) and Baker Commons (106 Packard). The subsidy supports capital improvement project for 199 units of affordable housing.*

*Avalon Housing, Inc.: \$450,000 total to support the new construction of 36 units at Hickory Way Apartments Phase II located at 1130 S. Maple and the duplex located 108/110 Glendale. The developer may split the award between the two projects; or apply the total towards Hickory Way Phase II.*

**19-1757**

**Attachments:** AAHF Balance Update & Application Summary

**19-1758**

**Attachments:** UHHB Application Packet

**19-1759**

**Attachments:** AVALON HWA II Application Packet

**19-1760**

**Attachments:** AVALON 108-110 Glendale Application Packet

**19-1761**

**Attachments:** AAHC Application Packet

**C AFFORDABLE HOUSING PROJECTS IN CITY'S DEVELOPMENT PROCESS**

**D YLOT COMMUNITY ENGAGEMENT PROCESS**

**E HHSAB BOARD MEMBER ROSTER UPDATE & CONTACT INFORMATION**

**CITY COUNCIL (COUNCIL MEMBER UPDATE)**

**GENERAL UPDATES**

**PUBLIC COMMENT**

**CLOSED SESSION**

**ADJOURNMENT**

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to:

City Clerk's Office  
301 E. Huron St.  
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.