



Legislation Text

File #: 09-0822, **Version:** 1

Resolution to Allocate \$198,250.00 of CDBG Funds to Avalon Housing, Inc. and Approve a Housing Rehabilitation Agreement to Rehabilitate Stimson Apartments at 1613 White and 800-828 Stimson (\$198,250.00 CDBG Funds)

Attached for your review and approval is a resolution to allocate \$198,250.00 of CDBG funds to Avalon Housing, Inc. and approve a Housing Rehabilitation Agreement with Avalon Housing, Inc. to rehabilitate Stimson Apartments at 1613 White and 800-828 Stimson, a 23 unit multi-family housing complex serving households at 50% of Area Median Income or less.

Avalon Housing Inc. has conducted a capital needs assessment to determine the physical condition of the units. Community Development has been working with a consultant hired by the Michigan State Housing Development Authority (MSHDA) and Avalon to develop a business plan to ensure the preservation of Avalon and WAHC's units as part of a merger between the organizations. This request is part of a \$9 million reinvestment in these properties, funded by the City of Ann Arbor, Washtenaw County, MSHDA, the Federal Home Loan Bank, the Ann Arbor DDA, the County Weatherization program and private financial institutions.

The \$198,250.00 of City of Ann Arbor CDBG funds are allocated in the FY 2010 budget. These funds are from the single-family rehabilitation program which were not previously utilized. The Office of Community Development recommends that Council approve these funds as a rehabilitation grant.

Prepared by: Jennifer Hall, Housing Program Coordinator

Reviewed by: Mary Jo Callan, Community Development Director and Jayne Miller, Community Services Administrator

Whereas, An application was received from Avalon Housing Inc., to rehabilitate Stimson Apartments, at 1613 White and 800-828 Stimson, a 23-unit multi-family complex serving households at 50% of Area Median Income or less; and

Whereas, Avalon Housing Inc. has conducted a capital needs assessment to determine the physical condition of the units;

Whereas, Community Development has been working with Avalon to develop a business plan to ensure the preservation of Avalon and WAHC's units as part of a merger between the organizations; and

Whereas, This request is part of a \$9 million reinvestment in these properties, funded by the City of Ann Arbor, Washtenaw County, MSHDA, the Federal Home Loan Bank, the Ann Arbor DDA, the County Weatherization program and private financial institutions;

RESOLVED, That City Council approve the allocation of up to \$198,250.00 of CDBG funds to Stimson Apartments at 1613 White and 800-828 Stimson for the rehabilitation of 23 units of affordable housing as a grant;

RESOLVED, That City Council approve the Housing Rehabilitation Agreement for the rehabilitation of 23 units of affordable housing at Stimson Apartments at 1613 White and 800-828 Stimson;

RESOLVED, That the Mayor and City Clerk be hereby authorized and directed to sign the Rehabilitation Agreement consistent with this resolution and any other documents required to implement the terms of this Resolution, subject to approval as to substance by the City Administrator and approval as to form by the City Attorney with funds to be available until expended without regard to fiscal year; and

RESOLVED, That the City Administrator, or his designee, be authorized to take necessary administrative actions and to execute any documents necessary to complete this transaction and to implement this resolution.