



Legislation Details (With Text)

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Title: Resolution to Support the Low Income Housing Tax Credit application for Hickory Way Apartments

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Resolution to Support the Low Income Housing Tax Credit application for Hickory Way Apartments
The Ann Arbor City Council strongly supports the Low Income Housing Tax Credit application of Hickory Way apartments (South Maple Rd.). City Council is adopting the following resolution of support as evidence to the Michigan State Housing Development Authority of the importance of this affordable housing project to the City of Ann Arbor.

The City of Ann Arbor, in concert with other community stakeholders, developed the Sustainability Framework/Master Plan to encourage long-term sustainability and growth. It is being used as a tool by the City and its various stakeholder organizations to direct resources and efforts toward common goals in order to maintain a high quality of life within the community.

While the overall Framework outlines a shared community vision, resulting in significant public and private resources and actions and working in concert to leverage all opportunities, the Community goals outlined in the Sustainability Plan are the most relevant to the resources and investments being made to further affordable housing, including the Hickory Way project.

The Plan prioritizes the need for diverse housing. It specifically directs the need to “provide high quality, safe, efficient, and affordable housing choices to meet the current and future needs of our community, particularly for homeless and low-income households.” As well documented in Washtenaw County’s Housing Affordability and Economic Equity - Analysis, the need for affordable housing units in the City of Ann Arbor is urgent.

The City of Ann Arbor is concerned about ensuring that our low-income residents live in neighborhoods with access to transportation, jobs, good schools, recreational opportunities and services. This development is on a bus-line and is close to numerous employment opportunities. Ann Arbor public schools are one of the highest ranked in the state. Many of the public investments in this neighborhood are to improve sidewalk and biking access and parks amenities, and this project is within walking distance of grocery stores, pharmacies, and other services.

As documented in the LIHTC application for Hickory Way, the City of Ann Arbor has made and will continue to make significant investments in the neighborhood of this project to leverage overall investment and sustainability. The City has or will make investments of more than \$4.28 million in the neighborhood in which the project is located including \$1.1 million in parks, recreation and pedestrian improvements. Additionally more than \$3.5 million has been invested in new or rehabbed housing.

In addition to the significant public investment to support the projects, private investment in this area is further strengthening this neighborhood. The significant private investment in this neighborhood reflects its desirability and the high quality of life offered. More than \$14.2 million in new private investment has been approved or is under review in the Hickory Way neighborhood. New retail/commercial service projects totaling more than \$8.2 million will provide new neighborhood service and job opportunities for future tenants of both projects.

The Ann Arbor City Council strongly urges MSDHA to recognize the City's Sustainability Framework and the significant public and private investment in the neighborhood of Hickory Way (South Maple Rd.) in meeting the Neighborhood Investment Activity scoring requirements in the LIHTC application.

This resolution is consistent with resolutions R-17-077 and R-17-345, adopted by the City Council on March 20, 2017 and September 18, 2017, respectively. In addition to demonstrating support for Hickory Way Apartments, those resolutions also included support for Swift Lane, which has since received funding from MSHDA. City Council is being asked to pass another supporting resolution for the LIHTC application for Hickory Way as MSHDA requires that the City pass a supporting resolution within 60 days of the application date, which will be in early April.

Prepared by Brett Lenart, Planning Manager

Reviewed by Derek Delacourt, Community Services Area Administrator

Approved by Howard Lazarus, City Administrator

Whereas, The City of Ann Arbor strongly supports the Low Income Housing Tax Credit application of Hickory Way Apartments (South Maple Rd.);

Whereas, The City of Ann Arbor, in concert with other community stakeholders, developed the Sustainability Framework/Master Plan to encourage long-term sustainability and growth to maintain a high quality of life within the community;

Whereas, The Sustainability Framework prioritizes the need for diverse housing and specifically directs the need to "provide high quality, safe, efficient, and affordable housing choices to meet the current and future needs of our community, particularly for homeless and low-income households";

Whereas, The City of Ann Arbor is concerned about ensuring that our low-income residents live in neighborhoods with access to transportation, jobs, good schools, recreational opportunities and services; and

Whereas, There is significant public and private investment in the neighborhood surrounding Hickory Way Apartments (South Maple neighborhood);

RESOLVED, That Ann Arbor City Council strongly urges MSDHA to recognize the City's Sustainability Framework and the significant public and private investment in the neighborhood of Hickory Way Apartments (South Maple) in meeting the Neighborhood Investment Activity scoring requirements in the LIHTC application.