

## **Ann Arbor Housing Commission Redevelopment Update January 2015**

2014 has been a busy year with an incredible amount of change at the AAHC. Thank you to everyone who has supported us throughout this process. It is truly a community effort. Keep an eye out for a community open house at some of our sites when renovations are completed. The AAHC is redeveloping 100% of its 354 public housing units over the next three to four years. The AAHC hopes to increase its housing stock by 50-70 apartments by 2019, with 80-100 apartments reserved for homeless and other special needs households. The total cost to redevelop all of these apartments is expected to exceed \$60 million.

### **Phase I**

The first phase is under construction and is expected to be completed by October 2015. Phase I is a \$30 million redevelopment which included funding from Low-Income Housing Tax Credits (LIHTC), City of Ann Arbor, Ann Arbor Downtown Development Authority, County CDBG and Federal Home Loan Bank (FHLB) funds.

In order to renovate the apartments, over 250 residents have been relocated. About 90 households decided to use a Section 8 voucher and the rest have been moved internally to other AAHC apartments.

Among the following 5 properties, the AAHC has committed to housing 45 chronically homeless single adults, 6 chronically homeless families, 9 homeless households of any size, 15 chronically homeless veterans, and 63 special needs households. The AAHC will be working with HAWC and local services providers to identify these households. All of the apartments are limited to zero income to 50% AMI households.

#### *Miller Manor:*

- 106 apartments post-construction (101 1-bedroom, 5 2-bedroom)
- Most of the chronically homeless households will be housed at Miller, including the 15 chronically homeless veterans.
- 24-hour front desk coverage with on-site services provided by Avalon, CSTS, CSS and the VA
- Services provided by funding from the Continuum of Care, VA, CSTS, FUSE and the City
- AAHC maintenance has been relocated to S. Industrial to convert the maintenance space into offices for on-site property management and services.
- The AAHC administrative offices will be moved to Miller after renovations are completed
- Approximately 50 apartments will be available between March and June 2015 for new residents.
- Renovations include mechanical upgrades to heating and cooling systems, plumbing, electrical, security cameras and new elevators. Unit upgrades include flooring, lighting, sinks, faucets, appliances, cabinets, toilets and doors. A rooftop solar electric system will also be added.
- Public wi-fi, a commercial kitchen, and an art room will be available for residents as well as an outdoor pavilion built by EMU construction students for smokers.

#### *Baker Commons:*

- 64 apartments (all 1-bedroom)
- Services provided on-site by CSTS
- Approximately 10 apartments will be available between March and May 2015 for new residents.

- Renovations include mechanical upgrades to heating and cooling systems, plumbing, electrical , generator, security cameras and new elevators. Unit upgrades include flooring, lighting, sinks, faucets, appliances, cabinets, toilets and doors.
- Public wi-fi, and a commercial kitchen are available for residents.

*Hikone:*

- 29 townhome apartments (ten 2-bedroom, fourteen 3-bedroom, five 4-bedroom)
- Services provided on-site by CSTS and CAN
- Building renovations include roofing, exterior lighting and siding, Unit upgrades include insulation, flooring, lighting, sinks, faucets, appliances, cabinets, toilets, plumbing, electrical, doors and the addition of air conditioning
- Rain gardens, public wi-fi and security cameras will also be added
- An on-site Community Center is available to residents including summer and after-school youth programming.
- Approximately 15 apartments will be available for new residents by July 2015

*Maple Meadows (S. Maple):*

- 29 townhome apartments (ten 2-bedroom, fourteen 3-bedroom, five 4-bedroom)
- Services provided on-site by CSTS, Avalon and Peace
- Building renovations include roofing, exterior lighting and siding, Unit upgrades include insulation, flooring, lighting, sinks, faucets, appliances, cabinets, toilets, plumbing, electrical, doors and the addition of air conditioning
- An on-site Community Center is available to residents including summer and after-school youth programming.
- Approximately 10 apartments will be available for new residents by September 2015

*Green-Baxter Court*

- 23 townhome apartments (eight 2-bedroom, eleven 3-bedroom, four 4-bedroom)
- Services provided on-site by CSTS and CAN
- Building renovations include roofing, exterior lighting and siding, Unit upgrades include insulation, flooring, lighting, sinks, faucets, appliances, cabinets, toilets, plumbing, electrical, doors and the addition of air conditioning
- An on-site Community Center is available to residents including summer and after-school youth programming.
- A new building will replace the 6 apartments that burned down in January 2014. All of these apartments will be visitable – with a no-step entrance, and a first floor bedroom and bathroom.
- Approximately 7 apartments will be available for new residents by October 2015

**Phase 2**

Phase 2 was recently award Low Income Housing Tax Credits (LIHTC) from MSHDA. We are in the process of securing the remaining funds needed to fill the gap for this \$12.5 million project. Nineteen apartments will be demolished and four apartments will be renovated. All of the residents will need to be relocated to other AAHC properties or with Section 8 vouchers during construction. Demolition and construction will begin in 2015 and will be completed by 2017.

*North Maple Estates & North Maple Duplexes*

- Currently has 23 apartments (four 3-bedroom, ten 4-bedroom, and nine 5-bedroom)
- New project includes 46 apartments (eight 1-bedroom, four 2-bedroom, twelve 3-bedroom, twelve 4-bedroom, and ten 5-bedroom apartments)
- 25% of the apartments will be set aside for homeless and special needs households
- Income limited to 60% AMI or less
- All of the apartments will be highly energy efficient
- Six apartments will be included in a demonstration project to showcase and test super-green targets in energy efficiency, low-toxicity and durability.
- The goal for the community center is to develop it so that it is minimally dependent on the power grid so that it available as an emergency warming and cooling center.
- We are working with the Arts Alliance to engage existing residents and neighbors to include community driven art and design into the development.
- Services will be provided by Peace, CSTS and Avalon
- 38 of the apartments will be visitable and 8 (15%) of the apartments will be barrier free

### **Phase 3**

Phase 3 includes all of the small scattered AAHC properties that are not large enough to be funded with tax credits. This project is a \$1.5 million redevelopment and will be funded with CDBG, FHLB, and AAHC funds. Renovation of these properties will be completed in 2015.

- 30 apartments at 6 locations
- Three 5-bedroom apartments on Oakwood
- Six 3-bedroom apartments on N. Main
- Six 3-bedroom apartments on Pennsylvania
- Eight 1-bedroom apartments on S. Seventh
- Two 1-bedroom apartments on W. Washington
- Five apartments on Platt (one 1-bedroom, two 2-bedroom, two 3-bedroom, one 4-bedroom)

### **Phase 4**

Phase 4 recently received site plan approval from City Council and the next stage is to secure all the funding needed for this \$8.5 million project. The AAHC will be applying for LIHTC in April 2015 and if awarded, construction will begin in 2016 and completed by 2018.

#### *Platt Road*

- Site currently includes 6 apartments (two 2-bedroom, four 5-bedroom)
- New project includes 32 apartments (eight 1-bedroom, twelve 2-bedroom, six 3-bedroom, two 4-bedroom, and four 5-bedroom apartments)
- Income limited to 60% AMI or less
- All of the apartments will be highly energy efficient
- All of the apartments are north/south facing so that they are solar-ready.
- The goal for the community center is to develop it so that it is minimally dependent on the power grid so that it available as an emergency warming and cooling center.
- We are working with the Arts Alliance to engage existing residents and neighbors to include community driven art and design into the development.
- 22 of the apartments will be visitable and 7 of the apartments will be barrier free

## **Phase 5**

Phase 5 includes the demolition and new construction of our final two properties. The AAHC will be applying for LIHTC in October 2015 and if awarded, construction will begin in 2016 and completed by 2018.

### *White/State/Henry*

- Site currently includes 28 apartments (fourteen 1-bedroom, fourteen 2-bedroom)
- New project includes 36-44 apartments (mix of 1 and 2 bedroom apartments)
- Income limited to 60% AMI or less
- All of the apartments will be highly energy efficient
- A property management and service office will be added on site
- All of the apartments with first floor entry will be visitable and our target is for at least 15% to be accessible

### *Broadway*

- Site currently includes 20 apartments (twenty 1-bedroom)
- New project includes 16-20 apartments (primarily 1-bedroom)
- Due to site constraints (slope, shape, set-backs) the number of apartments may need to be reduced
- All of the apartments will be highly energy efficient
- An office will be added on site

## **Project Based Vouchers**

In February 2015, the AAHC will be issuing a request for proposals to project-base our Section 8 vouchers. The AAHC can project-base up to 20% of our voucher funding which is about 250 regular vouchers and 40 VASH vouchers for homeless veterans. The purpose is to both assist property owners to house homeless and special needs households and to de-concentrate poverty by limiting the projects to city of Ann Arbor locations. The vouchers will be limited to projects that provide services and/or have homeless and special needs set-asides.