



Legislation Details (With Text)

File #:	16-0894	Version:	1	Name:	7/18/16 - Transfer of 8 FDD credits to AAHC properties
Type:	Resolution	Status:			Passed
File created:	7/18/2016	In control:			City Council
On agenda:	7/18/2016	Final action:			7/18/2016
Enactment date:	7/18/2016	Enactment #:			R-16-292

Title: Resolution to Allocate 8 Footing Drain Disconnect Credits from Near North Apartments to the Ann Arbor Housing Commission properties at 655 North Maple, 701 Henry and 3451 Platt

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/18/2016	1	City Council	Approved	Pass

Resolution to Allocate 8 Footing Drain Disconnect Credits from Near North Apartments to the Ann Arbor Housing Commission properties at 655 North Maple, 701 Henry and 3451 Platt

Attached for your consideration is a resolution to allocate 8 Footing Drain Disconnect credits from the Near North Apartments project to the Ann Arbor Housing Commission’s affordable housing projects at 655 North Maple, 701 Henry and 3451 Platt. By resolution R-11-021, City Council approved the assignment of 8 footing drain disconnection credits for the Near North Project, an affordable housing project. The Near North Project was not constructed and its planning approvals have expired. Thus, the assigned 8 footing drain disconnections credits were not used.

In 2014, City Council approved the site plan for 655 North Maple (R-14-128) which includes a Development Agreement with the City to disconnect 5 footing drains from the sanitary sewer system in accordance with the Guidelines for Completion of Footing Drain Disconnections, City of Ann Arbor - Development Offset-Mitigation Program.

In 2014, City Council approved the site plan for 3451 Platt Road (ORD-14-21) which includes a Development Agreement with the City to disconnect 7 footing drains from the sanitary sewer system. In 2015, City Council approved the PUD site plan for 701 Henry (ORD-15-19) which includes a development agreement with the City to disconnect 1 footing drain from the sanitary sewer system.

The estimated cost of disconnecting these 13 footing drains is \$130,000.00 to \$156,000.00. These three projects will add 53 apartments for very-low income households to the community and all of the apartments will have a rent subsidy which will enable very low-income renters to pay 30% of their income on rent and utilities. 655 N Maple currently has 23 apartments, 19 of which will be demolished and 42 new apartments will be constructed on the site. 701 Henry currently has 28 apartments which will be demolished and 32 new apartments will be constructed on the site. 3451 Platt currently has 6 apartments which will be demolished and 32 new apartments will be constructed on the site.

The attached resolution would reassign the 8 Footing Drain Disconnections.

Prepared by: Jennifer Hall, Housing Commission Executive Director

Reviewed by: Craig Hupy, Public Services Area Administrator

Whereas, The City approved the site plans for 655 North Maple, 701 Henry and 3451 Platt, which are affordable housing projects being developed by the Ann Arbor Housing Commission;

Whereas, The City's Development Offset-Mitigation Program requires the Ann Arbor Housing Commission to disconnect a total of 13 footing drains at a cost of \$130,000.00 to \$156,000.00; and

Whereas, The City previously allocated 8 Footing Drain credits to Near North Apartments, however, the project was not built and the credits were not utilized.

RESOLVED, That the 8 Footing Drain Disconnection credits allocated to the Near North Project are no longer assigned to the Near North Project.

RESOLVED, That the City Council previously assigned allocation of the 8 Footing Drain Disconnection credits for the Near North Apartments be transferred to the Ann Arbor Housing Commission's projects at 655 North Maple (5 FDD credits), 701 Henry (1 FDD credit) and 3451 Platt (2 FDD credits) to meet the requirements for 8 of the 13 Footing Drain Disconnects required under the Development Offset-Mitigation Program; and

RESOLVED, That the City Administrator be authorized to take necessary administrative actions to implement this resolution.