Legislation Details (With Text)

File #:	17-0355	**Version:** 2	**Name:**	3/20/17 Swift Lane and Hickory Way LIHTC Application
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Title: Resolution to Support the Low Income Housing Tax Credit Application for Swift Lane Apartments and Hickory Way Apartments

Sponsors:

Indexes:

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Attachments: 1. Swift Lane Apts I Map, 2. Swift Lane Apts II Map, 3. Hickory Way Apts Map

Date	Ver.	Action By	Action	Result
3/20/2017	2	City Council	Approved	Pass

Resolution to Support the Low Income Housing Tax Credit Application for Swift Lane Apartments and Hickory Way Apartments

The Ann Arbor City Council strongly supports the Low Income Housing Tax Credit applications of Swift Lane apartments (White Street and Platt Road) and Hickory Way apartments (South Maple). City Council is adopting the following resolution of support as evidence to the Michigan State Housing Development Authority of the importance of these affordable housing projects 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 Swift Lane and Hickory Way projects.

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. These projects are on bus-lines and are close to numerous employment opportunities. Ann

Arbor public schools are one of the highest ranked in the state. Many of the public investments in these neighborhoods are to improve sidewalk and biking access and parks amenities. And these projects are within walking distance of grocery stores, pharmacies, and other services.

As documented in the LIHTC applications for Swift Lane and Hickory Way, the City of Ann Arbor has made and will continue to make significant investments in the neighborhoods of both projects to leverage overall investment and sustainability. The City has or will make investment of more than $24.5 million in the neighborhoods which the projects are located including $2.45 million in parks, recreation and pedestrian improvements. Additionally, more than $4.5 million has been invested in new or rehabbed affordable housing.

In addition to the significant public investment to support the projects, private investment in both areas is further strengthening these neighborhoods. The significant private investment in these neighborhoods reflect the desirability of the neighborhoods and the high quality of life offered. More than $139 million in new private investment has been approved or is under review in Swift Lane and Hickory Way neighborhoods. New retail/commercial service project totaling more than $28 million will provide new neighborhood services 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 neighborhoods of Swift Lane (White Street and Platt Road) and Hickory Way (South Maple) in meeting the Neighborhood Investment Activity scoring requirements in the LIHTC application.

Attached are 3 maps showing the public and private neighborhood investment surrounding the 3 property locations.
Prepared by: Brett Lenart, Planning Manager
Reviewed by: Derek Delacourt, Community Services Area Administrator
Approved by: Howard S. Lazarus, City Administrator
Whereas, The City of Ann Arbor strongly supports the Low Income Housing Tax Credit applications of Swift Lane apartments (White Street and Platt Road) and Hickory Way apartments (South Maple);

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 neighborhoods surrounding the two properties composed of Swift Lane (White & Platt neighborhoods) and Hickory Way (South Maple neighborhood) as shown in the attached maps;

RESOLVED, The Ann Arbor City Council strongly urge MSDHA to recognize the City's Sustainability Framework and the significant public and private investment in the neighborhoods of Swift Lane

(White Street and Platt Road) and Hickory Way (South Maple) in meeting the Neighborhood Investment Activity scoring requirements in the LIHTC application.