



COUNTY ADMINISTRATOR
220 NORTH MAIN STREET, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107-8645
(734)996-3055
FAX (734)994-2592

TO: Al Robinson, Chair
Ways & Means Committee

THROUGH: Robert E. Guenzel
County Administrator

FROM: Mark Roby
Community Development Manager

DATE: March 15, 2000

SUBJECT: Affordable Housing Agreement with Avalon Housing

BOARD ACTION REQUESTED

It is requested that the Board of Commissioners authorize the County Administrator to sign the Affordable Housing Agreement with Avalon Housing for a recoverable grant for acquisition and rehabilitation of duplexes at 1305/7 and 1311/13 Pontiac Trail, Ann Arbor in the amount of \$40,000 for a total project cost of \$439,150.

BACKGROUND

Avalon Housing received notice of approval of a Housing and Urban Development-Supportive Housing Program grant to provide three (3) years of operating and supportive services funding to homeless families in which at least one adult is disabled. Additional funding is being sought from Ann Arbor HOME funds (\$174,750 at a 0% loan), Michigan State Housing and Development Authority (MSHDA) HOME funds (\$160,000 at a 0% loan) and the Federal Home Loan Bank (\$24,000 in the form of a grant). In addition, Housing and Urban Development – Supportive Housing Program approved grant funds in the amount of \$40,400 for the project.

DISCUSSION

Avalon Housing, a local non-profit, has a long-standing history of successful supportive housing projects in the City of Ann Arbor, many of which have been completed with the assistance of County funds. Avalon Housing currently has 137 units of supportive, low-income housing scattered throughout the Ann Arbor community.

With this project, Avalon will own the duplexes and work in conjunction with the Interfaith Hospitality Network, a local non-profit, to provide clinical services to the residents. The properties will be made available to very low income, homeless families in which at least one adult has a disability, including substance abuse. Furthermore, this project will provide additional permanent housing stock to Washtenaw County.

The total cost of the project is \$439,150. The Housing and Urban Development – Supportive Housing Program approved grant funds in the amount of \$40,400 for the project. In addition to the Washtenaw County request for funds in the amount of \$40,000, funding is being sought from Ann Arbor HOME funds (\$174,750 at a 0% loan), MSHDA HOME funds (\$160,000 at a 0% loan) and the Federal Home Loan Bank (\$24,000 in the form of a grant).

IMPACT ON HUMAN RESOURCES

There would be no impact on Human Resources.

IMPACT ON THE BUDGET

In the biennial budget adopted includes a housing fund. Forty thousand dollars (\$40,000) of the County Housing Acquisition Fund, fund 1670, would be used for this project. There would be no impact on any County department funds.

IMPACT ON INDIRECT COSTS

There is no impact on indirect costs.

IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES

This project represents a collaborative effort of several members, including Avalon Housing, the City of Ann Arbor, Interfaith Hospitality Network, MSHDA, the Federal Home Loan Bank, and the Washtenaw County Community Development program.

CONFORMITY TO COUNTY POLICIES

This request conforms to County policies.

ATTACHMENTS

Affordable Housing Agreement with Avalon Housing.

A RESOLUTION AUTHORIZING THE ADMINISTRATOR TO SIGN THE AFFORDABLE HOUSING AGREEMENT WITH AVALON HOUSING FOR A RECOVERABLE GRANT FOR ACQUISITION AND REHABILITATION OF TWO DUPLEXES, LOCATED AT 1305/7 AND 1311/13 PONTIAC TRAIL, ANN ARBOR IN THE AMOUNT OF \$40,000 FOR THE PERIOD APRIL 1, 2000 THROUGH APRIL 1, 2005 FOR A TOTAL PROJECT COST OF \$439,150

WASHTENAW COUNTY BOARD OF COMMISSIONERS

April 12, 2000

WHEREAS, Avalon Housing, a local non-profit, has requested a recoverable grant in the amount of \$40,000 from the Housing Acquisition fund (fund 167) for acquisition and rehabilitation of two duplexes located at 1305/7 and 1311/13 Pontiac Trail, Ann Arbor; and

WHEREAS, Avalon Housing was awarded a grant in the amount of \$40,400 from the Department of Housing & Urban Development-Supportive Housing Program (HUD-SHP) in 1999 to provide three (3) years of operating and supportive services funding to homeless families with a disability; and

WHEREAS, these duplexes will be used as supported housing to provide permanent housing to homeless families in which at least one adult has a disability, as part of the HUD-SHP grant; and

WHEREAS, Avalon will own the duplexes and will work in conjunction with the Interfaith Hospitality Network (IHN), who will provide supportive services; and

WHEREAS, applications for City of Ann Arbor HOME funds (\$174,750), Michigan State Housing and Development Authority (MSHDA) HOME funds (\$160,000), and Federal Home Loan Bank (FHLB) (\$24,000) have been submitted and HUD-SHP grant funds (\$40,400) approved; and

WHEREAS, this project is consistent with the Consolidated Housing Plan and Board of Commissioners Priorities; and

WHEREAS, this matter has been reviewed by Corporation Counsel, Finance, Human Resources, the County Administrator's Office and the Ways and Means Committee

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby authorizes the County Administrator to sign the affordable housing agreement for a recoverable grant to Avalon Housing for the acquisition and rehabilitation of 1305/7 and 1311/13 Pontiac Trail, Ann Arbor in the amount of \$40,000 for a total project cost of \$439,150, to be filed with the County Clerk upon review with Corporation Counsel.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby amends the budget as attached hereto and made a part hereof.

Washtenaw County Planning Commission
Housing Contingency Fund
16702000

	<u>Current Budget</u>	<u>Revised Budget</u>	<u>Variance</u>
Expenditures:			
80000 Other Services & Charges	\$ 20,000	\$ 60,000	\$40,000
90000 Reserves	\$190,000	\$150,000	(\$40,000)