

A RESOLUTION AUTHORIZING THE ADMINISTRATOR TO SIGN THE AFFORDABLE HOUSING AGREEMENT WITH WASHTENAW AFFORDABLE NONPROFIT HOUSING CORPORATION FOR A RECOVERABLE GRANT FOR DEVELOPMENT COSTS FOR APARTMENTS AT 1100-1148 W. MICHIGAN AVENUE IN YPSILANTI IN THE AMOUNT OF \$50,000 FOR A TOTAL PROJECT COST OF \$1,380,000.

WASHTENAW COUNTY BOARD OF COMMISSIONERS

APRIL 18, 2001

WHEREAS, Washtenaw Affordable Nonprofit Housing Corporation (WAHC), a local non-profit, has requested a recoverable grant in the amount of \$50,000 from the Housing Acquisition fund (fund 167) for the development costs of apartments located at 1100-1148 W. Michigan Avenue, Ypsilanti; and

WHEREAS, the property (formerly "Essex House") was acquired by WAHC from the U.S. Bankruptcy Court; and

WHEREAS, WAHC wishes to complete the rehabilitation of the Michigan Avenue property; and

WHEREAS, this project will provide an additional 43 units of permanent affordable housing to low income individuals and families within Ypsilanti Township; and

WHEREAS, with the combination of hidden defects, construction loan oversight transfers, and the stop/start history of the renovations due to unreliable progress payments, the cash flow has been significantly diminished since units scheduled for rental are not yet ready; and

WHEREAS, the two loans used to acquire the project are now fully amortizing and additional construction will not be possible without additional support; and

WHEREAS, WAHC is currently in the process of refinancing the completed project to assure long term viability and maintenance of below market rents to achieve long-term affordability; and

WHEREAS, WAHC will repay the County in full at such time refinancing occurs, currently anticipated to be within the next six months; and

WHEREAS, applications for LISC funds (\$330,000) and conventional lenders (\$1,000,000) have been submitted; and

WHEREAS, this project is consistent with the Consolidated Housing Plan; 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 Washtenaw Affordable Nonprofit Housing Corporation for development costs of apartments located at 1100-1148 W. Michigan Avenue, Ypsilanti in the amount of \$50,000 for a total project cost of \$1,380,000, upon review of Corporation Counsel to be filed with the County Clerk.

Washtenaw County Metropolitan Housing Commission
Housing Contingency Fund
Business Unit 16702000

| | Current | Revised | Variance |
|----------------------------------|-----------|-----------|------------|
| 80000 Other Services and Charges | \$ - | \$50,000 | \$50,000 |
| 98000 Reserves | \$210,000 | \$160,000 | (\$50,000) |