

# **AGENDA**

## **ANN ARBOR HOUSING DEVELOPMENT CORPORATION REGULAR MEETING**

**December 20, 2023**

Meeting Time: 6:00pm  
Location: Virtual on Teams

- I. APPROVAL OF AGENDA
- II. APPROVAL OF MINUTES
  - A. Regular Board Meeting Minutes of November 15, 2023
- III. NEW BUSINESS
  - A. Resolution 23-24: Approve Acquisition of 404 N Ashley
- IV. ADJOURNMENT

# MINUTES

## ANN ARBOR HOUSING DEVELOPMENT CORPORATION REGULAR MEETING

**November 15, 2023**

Meeting Time: 6:45  
Location: 727 Miller, Ann Arbor MI

President Meadows convened the meeting at 6:48 pm

**Board Members present:** Deanna Boer, Lee Meadows, Matt Weber, Jennifer Hall, Pat Jenkins,

**Board Members absent:** Thierry Batalonga, Steven Daniels

I. APPROVAL OF AGENDA

*Jenkins* moved and *Boer* seconded.

Motion approved 5 – 0 (Jenkins, Boer, Meadows, Weber, Hall - yes, 0 – no)

II. APPROVAL OF MINUTES

*Weber* moved and *Jenkins* seconded.

Motion approved 5 – 0 (Jenkins, Boer, Meadows, Weber, Hall - yes, 0 – no)

III. NEW BUSINESS

A. Resolution 23-22 To Approve FY23 990 Financial Statement

*Weber* moved and *Boer* seconded.

Motion approved 5 – 0 (Jenkins, Boer, Meadows, Weber, Hall - yes, 0 – no)

B. Resolution 23-23 To Approve Authorizing Resolution for Siller Terrace

*Weber* moved and *Boer* seconded.

Motion approved 5 – 0 (Jenkins, Boer, Meadows, Weber, Hall - yes, 0 – no)

C. Current Financial Statements

IV. ADJOURNMENT

*Jenkins* moved and *Boer* seconded. Meeting adjourned at 6:55 p.m.

## **RESOLUTION 23-24 AAHDC**

### **Resolution to acquire 404 N. Ashley from the City of Ann Arbor for \$1.00**

Staff are requesting that the Ann Arbor Housing Development Corporation Board approve the acquisition of 404 N. Ashley from the City of Ann Arbor for \$1.00. The property appraised for \$1.8 million in 2019.

In 2019, City Council approved a resolution (R-19-515), directing the AAHC to develop 404 N. Ashley as affordable housing. At the time, the UM Dental Clinic was in a lease that annually renewed through June 30, 2024. The lease is subject to immediate termination by the Lessor if the Lessee ceases the operation of a Community Dental Center at the Premises. The Dental Clinic services moved to the UM Dental School on November 30, 2023. Based on conversations with representatives from the UM and UM Dental School, they are agreeable to terminating the lease as they are no longer operating out of the building.

The AAHC conducted a feasibility analysis and the site is a good location to develop as affordable housing. However, it will take more than a year to go through site plan approval, secure financing and begin demolition of the building. The Winter Sheltering Taskforce, composed of local non-profits, the AAHC, City and County staff have been meeting and planning for an expected increase in need for emergency shelter this winter, particularly for families. In the short-term, the AAHC explored the use of 404 N. Ashley as a short-term emergency shelter this winter. However, after meeting with our architect and the City's Code Official, the 5500 SF building would need to have fire suppression, egress windows and showers added. It would take too long to make these renovations, for the building to be used as a shelter this winter.

Consequently, the Interfaith Hospitality Network's Alpha House and the Shelter Association of Washtenaw County would like to move their offices to Ashley in order to expand their shelters at their existing locations. The AAHDC will take on the liability of owning the property, maintaining the building and renting the space to increase short-term shelter capacity at the family and single adult shelters. Once the AAHDC has site plan approval and secured financing to develop the site as affordable housing, IHN and SAWC will move their offices to another location.

The AAHDC is requesting that the City convey the property to the Ann Arbor Housing Development Corporation by quitclaim deed for \$1.00 at the City Council's January 8, 2024 meeting. The AAHDC will record a deed restriction that ensures that the housing that is built, will be permanently affordable to households whose income is 60% of the Area Median Income or less. The City will reserve any necessary public access or utility easement rights. The City may require the Property to be returned to the City at no cost if the Property is not developed within fifteen years from the time of sale

Whereas, In 2019, City Council approved a resolution (R-19-515), directing the AAHC to develop 404 N Ashley as affordable housing;

Whereas, the Ann Arbor Housing Commission (AAHC) has conducted a feasibility analysis and the site is a good location to develop as affordable housing;

Whereas, the AAHDC is requesting that the City sell 404 N. Ashley to the Ann Arbor Housing Development Corporation (AAHDC) at the January 8, 2024 City Council meeting for \$1.00 to meet the City's affordable housing goals and advance the development process;

RESOLVED, That the Ann Arbor Housing Development Corporation Board approve the purchase of the Property commonly known as 404 N Ashley, and further described as:

LOTS 5 and 6, B3N, R3E, Original Plat of the Village (now City) of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records.  
Parcel Number: 09-09-29-139-032

to the Ann Arbor Housing Development Corporation for the fair market value of \$1.00;

RESOLVED, That the Secretary/Treasurer, or her designee, be authorized to take any necessary administrative actions to complete this transaction.