

## Ann Arbor DDA's Enduring Commitment to Affordable Housing

**The Ann Arbor Downtown Development Authority is a catalyst for strengthening economic vibrancy and quality of life in the downtown area.** To meet its mission, a key A2DDA strategy is to support the goal of a full spectrum of downtown housing options, including housing available to people at a wide range of income levels. The diversity of people and uses in downtown is seen by the DDA as an essential strength.

Since 1997 the DDA has annually committed funds to a DDA Housing Fund from which it provides grants to support the acquisition of new affordable units and safeguard existing affordable units. This has included housing affordable to people earning below 30% AMI up to 80% AMI. DDA grants have been provided for projects undertaken by nonprofit organizations such as Avalon Housing and Dawn Farm, the Ann Arbor Housing Commission, as well as by for-profit developments with dedicated affordable housing units, including Ashley Mews, Courthouse Square Apartments and Village Green/City Apartments. In 2014, the City amended its DDA ordinance to codify the DDA's annual Housing Fund transfers.

**Since 1997, the DDA has provided approximately \$5M in affordable housing grants.**

DDA grants support capital costs only, and must be matched by significant other funds, and must be located within the DDA District or within a ¼ mile radius around the District boundary.



### Ann Arbor DDA Mission

To undertake public improvements that have the greatest impact in strengthening the downtown area and attracting new private investments.

## A2DDA-Funded Affordable Housing Projects

Year	Recipient	Purpose	Amount	(AMI MAX)	Target demographic
1998	Avalon Housing	411 N. Ashley property purchase	\$136,000	3@30%, 3@50%, Avg.17%	Chronically Homeless
1999	LISC	3-year planning grant	\$300,000	n/a	n/a
1999-2002	Courthouse Sq Apt	first floor leasehold improvements, building rehab & elevator repairs	\$350,000	60%	Senior 55+
2000-1	Dawn Farm	112 Chapin purchase	\$135,000		In recovery
2000-2	A2Chamber	Affordable housing coordinator \$10K/yr	\$30,000	n/a	n/a
2002	Shelter Assoc	Delonis Center street lights on Huron	\$22,725	n/a	homeless
1999	Syndeco/Ashley Mews	8 affordable condo units	\$75,000	80%	owner
2003	A2Housing Commission	Baker Commons: new chiller & new front door	\$83,445	80%	Senior 62+ disabled
2006	Wash County	Housing Needs Assessment	\$15,000	n/a	n/a
2006	Dawn Farm	324 E. Summit property purchase & rehab	\$45,000		In recovery
2006	Avalon Housing	426 S. First St property purchase	\$153,950	7@30%, Avg. 4%	Homeless Youth
2007	Avalon Housing	819 Third Street property purchase	\$60,000	6@30%, Avg. 11%	Chronically Homeless
2007	Avalon Housing	201 W. William property refinancing	\$90,000	3@30%, 3@50% Avg. 29%	Homeless
2008	Avalon Housing	520 and 522 S. Division energy-saving upgrades	\$35,263	9@50%, Avg. 15%	Special Needs & Homeless
2009	Avalon Housing	411 N. Ashley, 532 N. Main, 518-522 S. Division, 701 Miller, 711 Davis. Rehabs (66 total housing units)	\$607,000	411= 3@30%, 3@50%, Avg.17% 532=50%. Avg. 7% 518-522= 16@50%, Avg. 15% 701=4@30%, 19@50%, Avg.18% 211=14@50%, Avg. 14%	411= Chronically Homeless 532 = Special Needs & Homeless 518-522= Special Needs & Homeless 701= Homeless or Disabled 211=Homeless or Special Needs, Disabled
2009	Shelter Assoc	Beds	\$20,000	n/a	homeless
2010	Shelter Assoc	Purchase of washer/dryers, lockers, emergency generator, energy saving equipment, and computers	\$218,050	n/a	homeless
2012	A2Housing Commission	Baker Commons: roof replacement & energy saving improvements	\$260,000	50%	homeless, disabled, seniors 62+
2013	Dawn Farm	343 Beakes and 324 Summit property refinancing	\$150,000		In recovery

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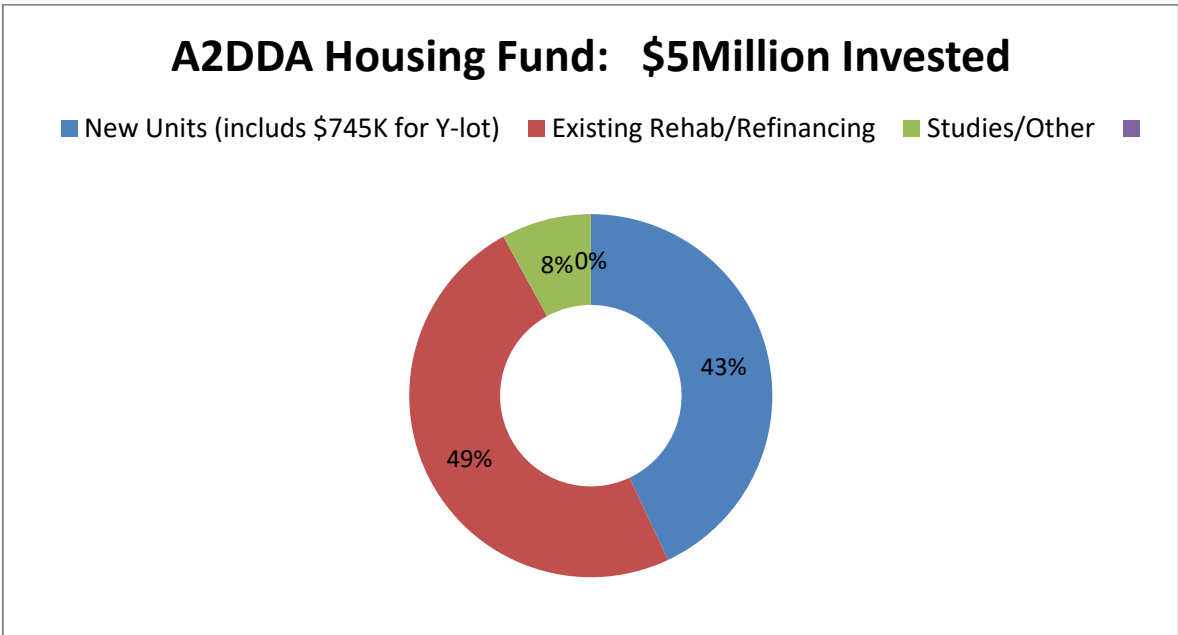
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2013	A2Housing Commission	Baker Commons: redevelop/shift to project-based voucher funding	\$300,000	50%	homeless, disabled, seniors 62+
2014	Wash County	Housing Needs Assessment	\$37,500	n/a	n/a
2014	A2Housing Commission	Baker Commons and Miller Manor: redevelop/shift to voucher funding (paid over 3 years: 2014-2016)	\$600,000	50%	homeless, disabled, seniors 62+
2014	Shelter Assoc	Cameras	\$27,000	n/a	homeless
2014	Village Green	4 units affordable at <60%	\$400,000	60%	workforce
2018	City of A2	Study – Ylot redevelopment options	\$25,000	n/a	n/a
2018	City of A2	DDA affordable housing commitment/Ylot	\$745,000	To be determined	To be determined
		<b>DDA HOUSING FUND TOTAL (1997-2019)</b>	<b>\$4,920,933</b>		

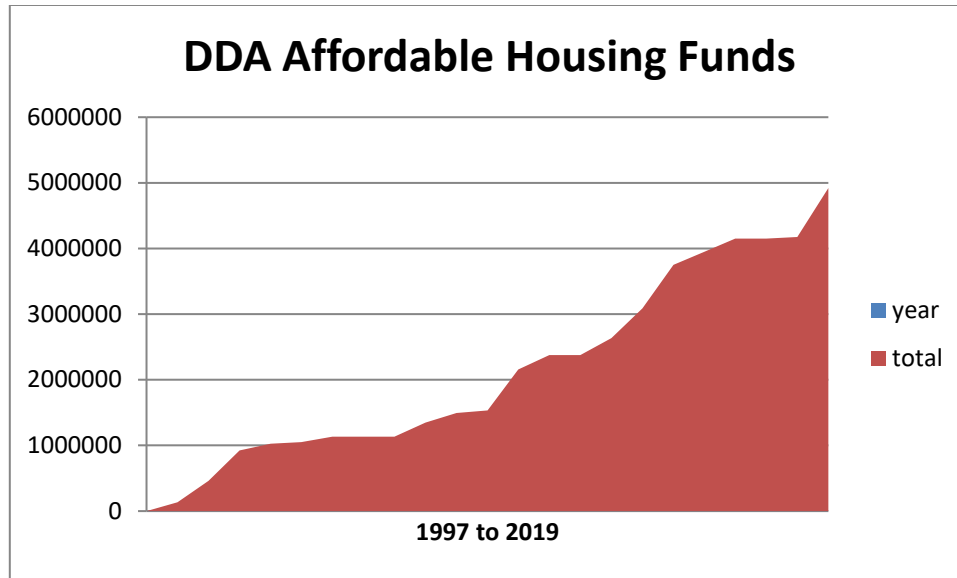
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A2DDA-Funded Affordable Housing Projects				
<b>NONPROFIT</b>	Avalon	\$1,082,213		21.99%
	A2Housing Commission	\$1,243,445		25.27%
	Dawn Farm	\$330,000		6.71%
	Shelter Association	\$287,775		5.85%
	LISC	<u>\$300,000</u>		6.10%
		<b>\$3,243,433</b>	<b>65.91%</b>	
<b>FOR-PROFIT</b>	Courthouse Sq Apts	\$350,000		7.11%
	Ashley Mews/Syndeco	\$75,000		1.52%
	Chamber Housing	\$30,000		.61%
	Village Green	<u>\$400,000</u>		8.13%
		<b>\$855,000</b>	<b>17.37%</b>	
<b>CITY/COUNTY</b>	(includes DDA's YLot commitment) CITY	\$770,000		15.65%
	COUNTY	<u>\$52,500</u>		1.07%
		<b>\$822,000</b>	<b>16.70%</b>	
		<b>\$4,920,933</b>	<b>100.00%</b>	<b>100.00%</b>



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**Other notable DDA affordable housing efforts included:**

- **2013 DDA waived reimbursement of its Y-lot investments to maximize the amount available from the property sale for affordable housing.** This included its cost to demolish the building (+/- \$1.5M) and its cost to co-pay the property acquisition loan (2003-2013 approx \$680,000).
- **2010 DDA awarded a grant to Avalon Housing for Near North,** a project with 39 new affordable units. (\$400,000 plus \$100,000 if Silver or Gold LEED). The project did not move forward.
- **1992 DDA donated a house** from the Kline lot to Avalon and moved it across the street to 201 W. William, helping create Avalon’s first property.