

# **AGENDA**

**ANN ARBOR AFFORDABLE HOUSING CORPORATION (DBA Lurie Terrace)**

## **REGULAR MEETING**

**June 10, 2024**

Meeting Time and Location: **7:30 pm**  
Virtual on Zoom

- I. APPROVAL OF AGENDA
- II. APPROVAL OF MINUTES
  - A. Regular Board Meeting Minutes of May 15, 2024
- III. NEW BUSINESS
  - A. Resolution 24-5 Approve \$1 million Application to the Federal Home Loan Bank of Indianapolis for Lurie Terrace
- IV. ADJOURNMENT

# MINUTES

## ANN ARBOR AFFORDABLE HOUSING CORPORATION (DBA Lurie Terrace)

### REGULAR MEETING

May 15, 2024

Meeting Time and Location: **6:45 pm**  
Virtual on Zoom

The meeting was called to order at 6:45 p.m.

**Members Present:** Boer, Jenkins, Hall, Dr. Daniels, Dr. Meadows, Batalonga and Weber

**Members Absent:**

**Guests:** Dharma Akmon, Ulrike Raak, Jennifer Hall, Weneshia Brand

#### I. APPROVAL OF AGENDA

*Jenkins* moved and *Daniels* seconded.

Motion approved 7 – 0 (Boer, Jenkins, Hall, Dr. Daniels, Batalonga, Dr. Meadows and Weber, 0 – no)

#### II. APPROVAL OF MINUTES

*Boer* moved and *Batalonga* seconded to approve Regular Board Meeting Minutes of March 20, 2024 and Email Minutes April 17, 2024

Motion approved 7 – 0 (Boer, Jenkins, Hall, Dr. Daniels, Batalonga, Dr. Meadows and Weber, 0 – no)

#### III. NEW BUSINESS

A. Current Financials

B. 25-3 Election of Board President, Vice President, Secretary-Treasurer

*Jenkins* moved and *Daniels* seconded to appoint Dr. Meadows and Board President, Deana Boer as Board Vice President and Jennifer Hall as Secretary/Treasurer.

Motion approved 7 – 0 (Boer, Jenkins, Hall, Dr. Daniels, Batalonga, Dr. Meadows and Weber, 0 – no)

C. 25-4 Approval of FY25 Budget

*Jenkins* moved and *Daniels* seconded.

Motion approved 7 – 0 (Boer, Jenkins, Hall, Dr. Daniels, Batalonga, Dr. Meadows and Weber, 0 – no)

IV. ADJOURNMENT

End Time: 7:02

## **R-24-5**

### **Resolution to Approve an Application for \$1 million to the Federal Home Loan Bank of Indianapolis for Lurie Terrace Renovations**

Lurie Terrace undergoing extensive renovations including but not exclusively installation of a fire suppression system, fire alarms, new generator, new flooring, electrical upgrades, HVAC, doors, windows, accessible walkways, landscaping and solar panels. The total estimated development cost is \$10,302,050. The Ann Arbor Affordable Housing Corporation (AAAHC or DBA Lurie Terrace) has secured a \$1,000,000 verbal commitment from DTE, \$510,000 HUD Economic Development Initiative Grant, \$200,000 in existing capital reserves and will be applying for IRA credits for the solar. The balance of the funding will come from the Affordable Housing Millage and/or a construction loan from Chelsea State Bank.

The Federal Home Loan Bank of Indianapolis has opened its annual funding round for Affordable Housing Program (AHP) funds. The AAAHC can apply for up to \$1 million and will be partnering with Chelsea State Bank as the sponsor of the application. If awarded funding, Chelsea State Bank will provide a sponsor loan to the AAAHC which will be memorialized by a Sponsor Mortgage, Note and a 15-year Regulatory Agreement.

RESOLVED, That the Ann Arbor Affordable Housing Corporation approves the submission of an application for up to \$1 million in Federal Home Loan Bank AHP funds for renovations at Lurie Terrace;

RESOLVED, That the Ann Arbor Affordable Housing Corporation approves the use of up to \$200,000 in capital reserves for renovations at Lurie Terrace;

RESOLVED, That the Secretary-Treasurer be authorized and directed to execute any documents consistent with this resolution; and

RESOLVED, That the Secretary-Treasurer be authorized to take any necessary action to implement this resolution.

<b>Max Points</b>	<b>Self Score Points</b>
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5	5.000
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7	7.000
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20	20.000
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4	0.000
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4	4.000
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2	0.000
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4	0.000
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**AHP 2024 Scoring Summary - Rental Quick Smart Score** Please note:

This tool is a self-assessment to determine the competitiveness of your project and whether to move forward with the submission of an application. It is not to be used as an indicator of how FHLBank Indianapolis staff will ultimately score your application. It is also not a substitute for reading the Iplan and understanding the requirements for each scoring category.

**Donated Property (5 pts) - Read the Iplan (pg 17) for details**

50% or more of property is obtained through a charitable donation or conveyed by fed gov't entity

**OR**

Yes Property is conveyed at a discounted price from fair market value (FMV) of at least 50%

**Non-Profit Sponsorship (up to 7 pts) - Read the Iplan (pgs 17 - 18) for details**

**Rental Projects:**

Not-for-profit or government sponsor has at least **25%** and less than **49%** general partnership or ownership interest and has at least a **25%** interest in the developer fee. (1 pt.)

Not-for-profit or government sponsor has at least **49%** and less than **100%** general partnership or ownership interest in the proposed project and has at least a **49%** interest in the developer fee. (4 pts.)

Not-for-profit or government sponsor has **100%** general partnership or ownership interest with the proposed project and has **100%** interest in the developer fee. (7 pts.)

**Non-Profit Interest in Project:**

**Targeting (up to 20 pts) - Read the Iplan (pgs 18 - 19) for details**

**Rental Projects:**

Maximum points with ≥ 60% of units targeted to households @ ≤ 50% AMI

Minimum project eligibility threshold required at least 20% of units targeted to households ≤ 50% AMI

<b>Total Rental units:</b>	<b>132</b>
Total units ≤ 30% AMI:	30
Total units 31-50% AMI:	53
Total units 51-80% AMI:	49
Total units >80% AMI:	
<b>% of Units ≤ 50% AMI:</b>	<b>62.88%</b>

**Housing for Homeless (up to 4 pts) - Read the Iplan (pgs 19 - 20) for details**

Overnight shelters are not eligible, transitional housing minimum stay must be ≥ 6 months.

Minimum threshold 20% of units reserved for homeless households. Maximum points - 80% of total units

**Homeless Units:**  **Homeless %:**

*Note: Projects receiving points in this criterion will not also receive points for the same units in the Special Needs criterion.*

**Special Needs (up to 4 pts) - Read the Iplan (pgs 20 - 21) for details**

Minimum threshold 20% of units reserved for special needs. Maximum points - 80% of total units

**Special Needs Units:**  **Special Needs %:**

*Note: Projects receiving points in this criterion will not also receive points for the same units in the Housing for Homeless criterion.*

**Native American Housing (2 pts) - Read the Iplan (pg 22) for details**

Is the proposed project being developed by a federally recognized tribe, a tribally designated housing entity, or other tribally owned entity; AND is the tribe or tribally owned entity a general partner or managing member in the project?

Is the development within the service area of the tribe or its Tribally Designated Housing Entity (TDHE)?

Are at least 20% of the total units in the development set-aside for households with at least one tribal member or descendant of a tribal member?

**Rural Housing (4 pts) - Read the Iplan (pg 21) for details**

Projects located in a designated rural area, as identified by the 2010 Rural-Urban Commuting Area (RUCA), or a city or town located within a metropolitan statistical area (MSA) that has a population of 15,000 or less shall receive 4 points.

[RUCA Code for Project location \(Non MSA\)](#)

[Census Bureau population estimate](#)

Max Points  
2

Self Score Points  
0.000

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**Large Units (2 pts) - Read the Iplan (pg 22) for details**

20% or more of units are 3 Bedrooms or greater

2

2.000

**Rental Housing for Extremely Low-Income Individuals (2 pts) - Read the Iplan (pg 22) for details**

< 30% AMI Targeting Points

5

5.000

**Creating Economic Opportunity (5 pts) - Read the Iplan (pg 22) for details**

Integrated Income Targeting >80% AMI

OR

Is the Project located in a census tract(s) where the median annual income meets or exceeds 100% of the area median income (AMI)? To qualify under this scenario 100% of the project units be must located in such census tracts.

7

7.000

**Community Stability (7 pts) - Read the Iplan (pg 23) for details**

Does the Project meet any of the following six criteria?

- 1) Preservation Initiative
- 2) Stabilization
- 3) Blight Elimination
- 4) Main Street Revitalization
- 5) Promotion or Preservation of Homeownership
- 6) Investment Area

8

0.000

**Member Involvement (up to 8 pts) - Read the Iplan (pgs 24 - 25) for details**

Is the Member the primary/lead lender for permanent or construction financing?

Select applicable category	Points	Type	% of total development cost
	4	Investor in Low Income Housing Tax Credits, New Market Tax Credits, Historic Tax Credits, or other similar tax credit programs	N/A
	4	Permanent financing (financing term of a minimum of 120 months).	>= 5%
	3	Intermediate or short-term financing to the project (construction loan, bridge loan, line of credit or letter of credit). The line of credit cannot be for operating support of the sponsor and may not be an existing line of credit.	N/A
	1	Utilizing a FHLBank Indianapolis CIP Advance or Letter of Credit product for construction and/or permanent financing will receive and additional point.	N/A
	3	Financial donation to the project development costs equal to the greater of \$10,000 or 1% of total development costs	N/A

8

8.000

**Desirable Sites Initiative (up to 8 pts) - Read the Iplan (pgs 25 - 28) for details**

Total number of units  
 Number of units meeting the proximity to transportation criteria? (up to 2 points)  
 Number of units meeting the healthy/nutritional food facilities criteria? (up to 2 points)  
 Number of units meeting the educational institutions criteria? (up to 2 points)  
 Number of units meeting the medical facilities criteria? (up to 2 points)

5

5.000

**Readiness to Proceed (5 pts) - Read the Iplan (pgs 28 - 29) for details**

**5 points** for 85% or more of total funding sources committed exclusive of AHP  
**AND** meeting benchmarks required for Site Control and Zoning & Site Plan

**% of Financing Committed**  (**ZERO** points if AHP > 40% of TDC)  
 Total Project Development Costs

4

0.000

**Projects Serving Low-Income Minority Areas (4 pts) - Read the Iplan (pgs 29 - 30) for details**

Is the project located in a low-income minority area census tract as defined in the I-Plan and using the data sources described on website?

3

**Homeownership Opportunities in Low-Income Minority Areas (3 pts) - Read the Iplan (pgs 29 - 30) for details**

Max  
Points

Self Score  
Points

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Projects that meet the criteria for Projects Serving Low-Income Minority Areas above and provide homeownership opportunities are eligible for 3 additional points.

10

10.000

**AHP Subsidy per unit (up to 10 pts) - Read the Iplan (pg 30) for details**

AHP Subsidy:	\$1,000,000
AHP Units:	132
Subsidy/unit:	\$7,575.76

100

73.000

**Total Self Score**