



CITY OF YPSILANTI
206-210 N WASHINGTON CBO MEETING
JUNE 13, 2023 @ 6:00 PM
COUNCIL CHAMBERS - CITY HALL
One South Huron, Ypsilanti, MI 48197
[VIRTUAL ACCESS](#)

- I. CALL TO ORDER**
- II. INTRODUCTION OF PROJECT**
(5 minutes)
- III. PROJECT DETAILS**
(20-30 minutes)
- IV. COMMUNITY QUESTIONS**
(15 minutes)
- V. COMMUNITY DISCUSSION**
(30 minutes)
- VI. COMMITTEE NOMINATIONS**
(10 minutes)
- VII. CLOSING**



June 13, 2023

City of Ypsilanti Community Benefits Community Meeting
Re: 206/210 N. Washington St.



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*Avalon's mission is
to build healthy, safe and
inclusive supportive housing
communities as a **long-term**
solution to homelessness.*

206/210 North Washington St.



Current condition: vacant, blighted, fire-damaged



Rendering of site-plan approved redevelopment



Timeline—Planning & Due Diligence Process

- **2017:** Building suffers extensive fire damage while under private ownership.
- **2017 – 2019:** Building sits vacant, subject to “demolition by neglect,” owner falls behind on taxes and is foreclosed on for back taxes by Washtenaw County
- **2019:** City of Ypsilanti purchases property from the County for back taxes.
- **June 2020:** City issues Request for Proposals (RFP) for redevelopment.
- **September 2020:** City Council selects Avalon as development partner and enters into Letter of Intent with Avalon.
- **May 2021:** Avalon and City of Ypsilanti sign Purchase Agreement for redevelopment of site:
 - Purchase Agreement includes Due Diligence Period that extends through August 2022—signed off by Avalon on August 12, 2022.
 - Purchase Agreement includes Financing Period extending for one year after end of Due Diligence Period, with up to 2 extensions allowed for LIHTC application rounds.
- **May 2022:** After extensive due diligence by architect and structural engineer, Avalon informs City Council of plan for demolition and new construction.



Timeline—Public Entitlement Process

- **December 2022:** Variances granted at Zoning Board of Appeals.
- **February 2023:** Plan for demolition approved by Historic District Commission.
- **February 2023:** Site plan approved by Planning Commission.
- **April 2023:** PILOT approved by City Council.
- **May/June 2023:** City commences Community Benefits process

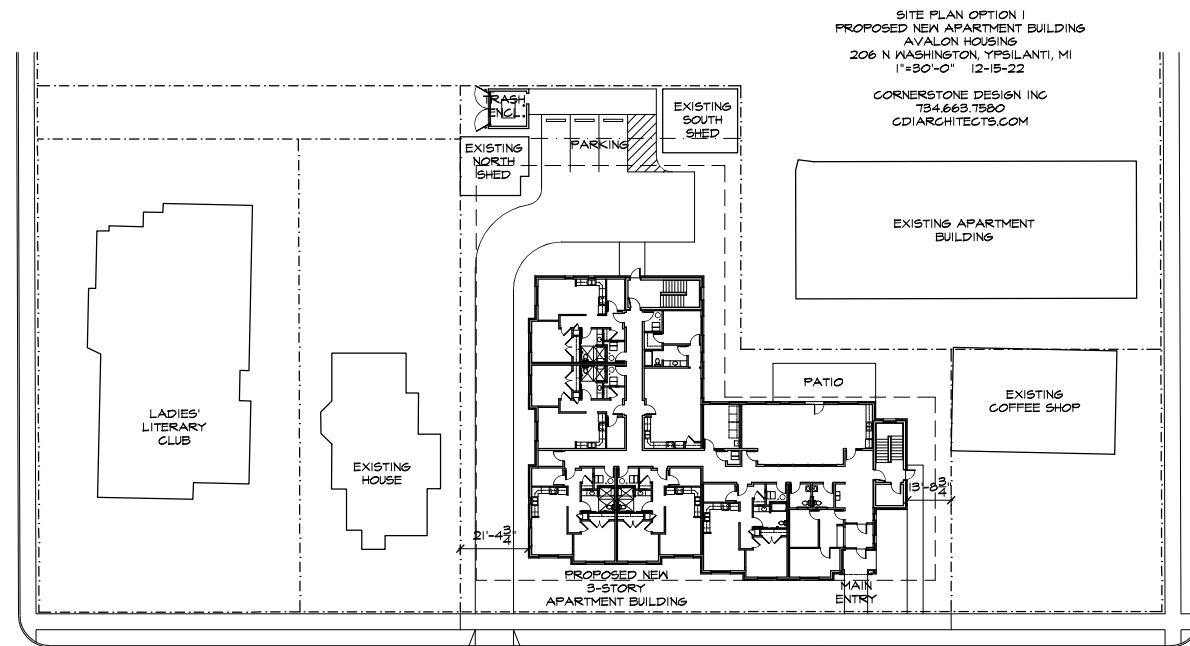
Timeline—Financing Process

- **February 2022:** Avalon applies for HOME funds through Washtenaw Urban County.
- **February 2023:** Avalon applies for HOME funds through Washtenaw Urban County.
- **April 2023:** Avalon applies for Low Income Housing Tax Credits (LIHTC) through the Michigan State Housing Development Authority (MSHDA).
- **May 2023:** Avalon applies for HOME-ARP funds through MSHDA.
- **Future Financing Opportunities:**
 - Affordable Housing Program of the Federal Home Loan Bank
 - Brownfield Funding through the Washtenaw Brownfield Redevelopment Authority
 - RAP funding through the Michigan Economic Development Corporation



Redevelopment Proposal

- 22 1-bedroom apartments
- Common amenities including:
 - On-site laundry
 - Community Room
 - Property Management/Services Offices
- 2 Historic outbuildings to be preserved

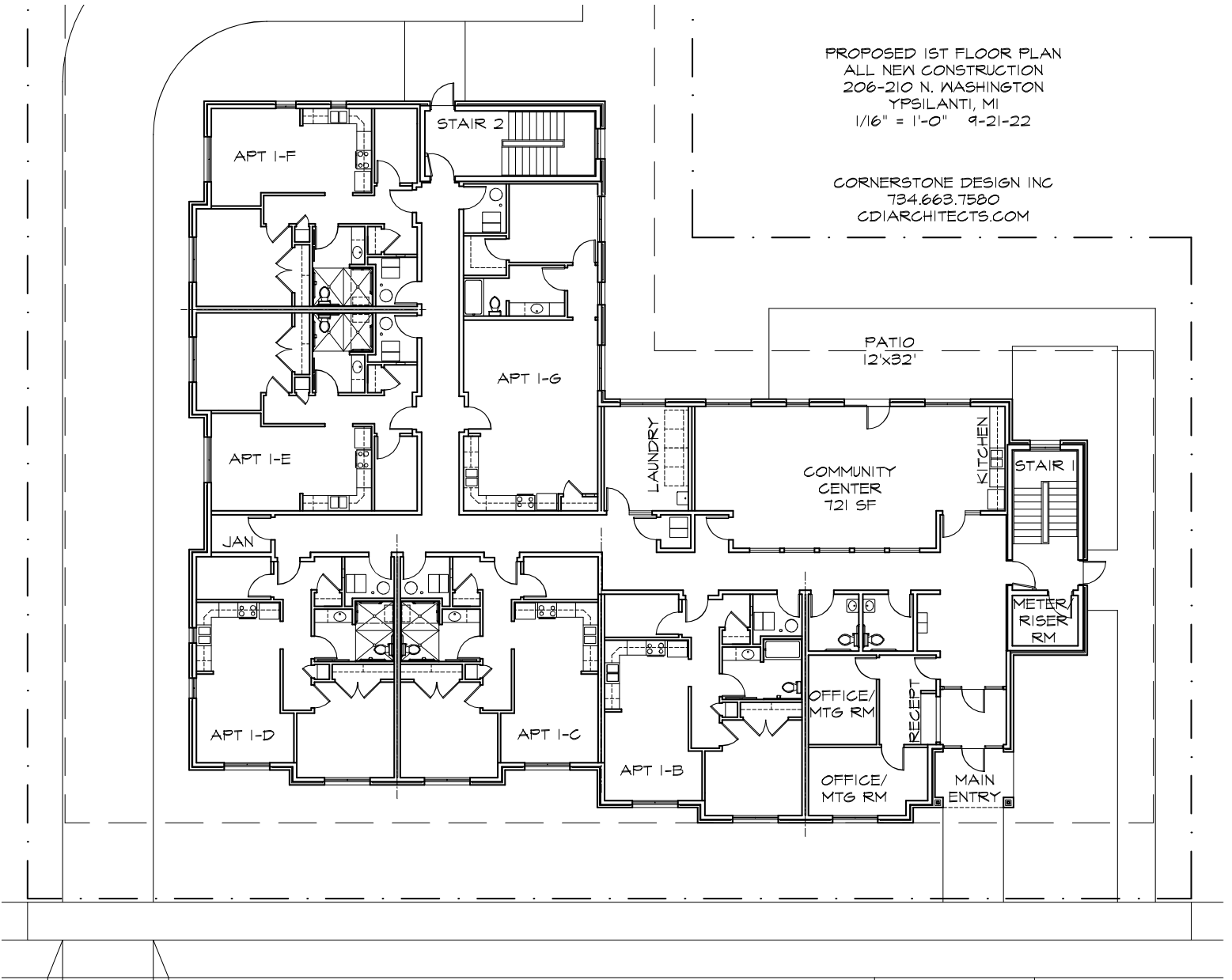


NOTE: ADJOINING PARCELS AND BUILDINGS SHOWN PER PUBLIC RECORDS, NOT FIELD VERIFIED.

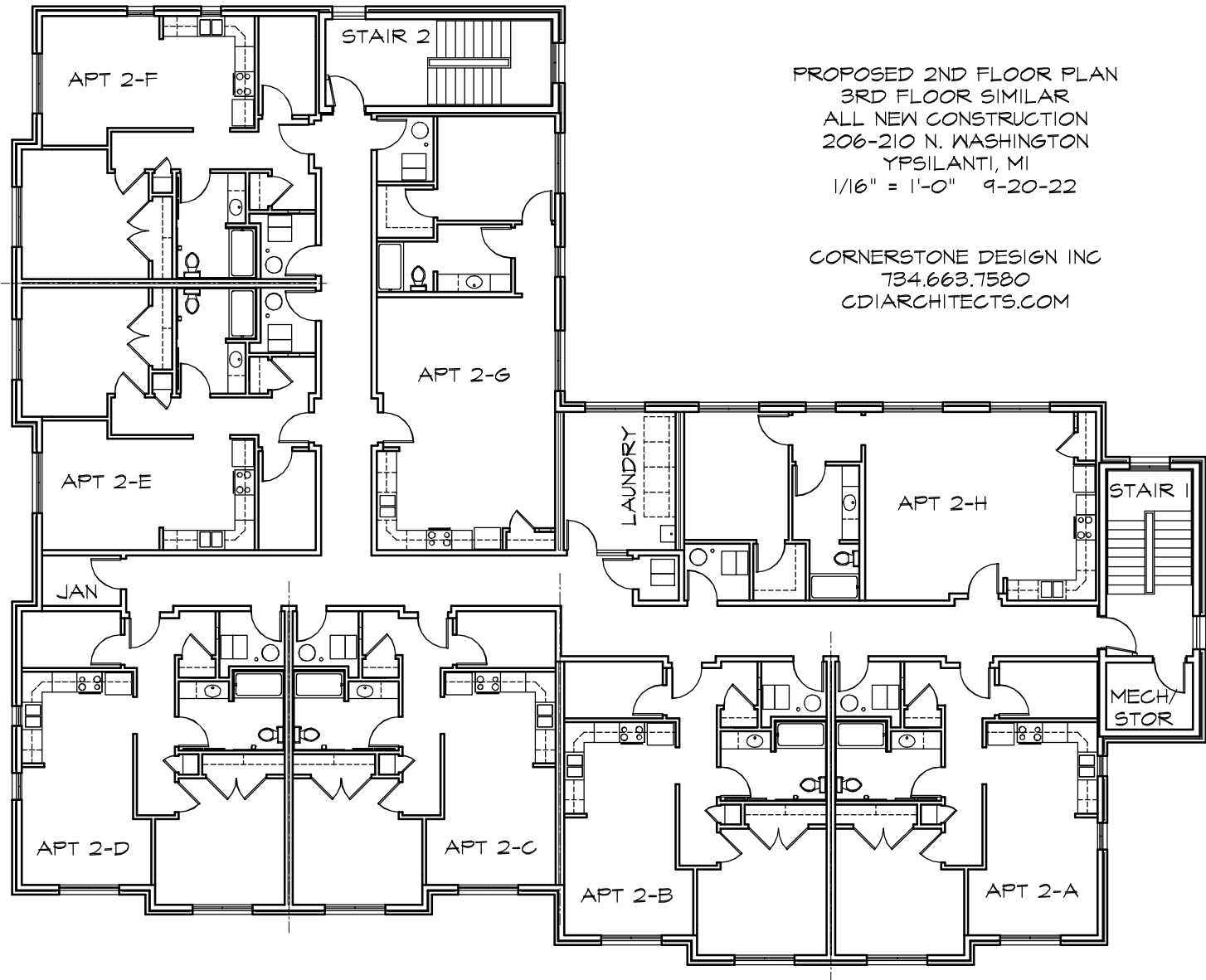


PROPOSED 1ST FLOOR PLAN
ALL NEW CONSTRUCTION
206-210 N. WASHINGTON
YPSILANTI, MI
1/16" = 1'-0" 9-21-22

CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM



AVALON
HOUSING



PROPOSED 2ND FLOOR PLAN
 3RD FLOOR SIMILAR
 ALL NEW CONSTRUCTION
 206-210 N. WASHINGTON
 YPSILANTI, MI
 1/16" = 1'-0" 9-20-22

CORNERSTONE DESIGN INC
 734.663.7580
 CDIARCHITECTS.COM



Redevelopment Proposal

- 8 units are set aside as supportive housing:
 - Residents referred from Housing Access of Washtenaw County, local referral agency for homeless households
 - Will pay 30% of income as rent using project-based vouchers
 - Maximum income is 30% of Area Median Income (AMI), currently \$26,040 annually for a 1-person household
- 14 units will be rented with only income requirements:
 - Anticipate site-specific wait list to be maintained by Avalon Housing
 - These units will be set aside for households with maximum incomes at or below 40% - 60% of Area Median Income (AMI), currently \$34,720 - \$52,080 annually for a 1-person household. (Maximum allowable rent: \$930/month - \$1,395/month)
 - Current projections set rents for all 14 of these units at \$750/month.



Avalon Housing

- Avalon Housing was founded in 1992.
- Avalon develops, owns, and manages affordable, supportive housing and provides supportive housing services.
- We currently own and manage 388 apartments located at 29 locations—27 in Ann Arbor, 1 in Chelsea and 1 in Dexter
- We provide support services to our residents, to clients living in public housing, and to clients with rental assistance living in privately-owned units.

Avalon & Supportive Housing

- Avalon is committed to a permanent end to homelessness for individuals and families who've had repeated episodes of homelessness. Key principles:
 - Housing First approach
 - Harm reduction for high-needs, high-risk individuals who may have an untreated mental illness or may be actively using drugs or alcohol
 - Focus on self-determination



Avalon & Supportive Housing (continued)

- Avalon provides a wide range of support services. All Avalon services, policies, and practices are trauma-informed. Services include:
 - Individual case management and crisis intervention
 - Family-based interventions/youth services
 - Substance use and recovery services
 - Peer support
 - Mental health and chronic disease management
 - Older adult support services
 - Home health aides
 - Criminal legal system
 - Care coordination with MI Community Care (MiCC)
 - Food assistance: Coordination with SOS/Food Gatherers





AVALON HOUSING

Thank you!

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