



CITY OF YPSILANTI
Community Benefits Ordinance Ad Hoc Committee -
206 N. Washington MEETING
Wednesday, September 13, 2023 @ 6:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

II. ROLL CALL

Erin Bultema
Katherine Layton
Yvonne Cudney
Jason Cloutier
Charlene Weir
Hayden Pendergrass
Marie St. Peter

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. APPROVAL OF MINUTES

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A. Minutes
[September 6, 2023 - Minutes](#)

VI. COMMUNITY BENEFITS

A. Recap of Community Benefits Agreement Process

4 - 6

B. Discussion of CBA Recommendations & Additions

[Community Benefits Agreement 206 Washington Draft](#)

C. Next Steps

VII. SECOND PUBLIC COMMENT (3 MINUTES)

VIII. ADJOURNMENT



MINUTES

Community Benefits Ordinance Ad Hoc Committee - 206 N. Washington Meeting

6:00 PM - Wednesday, September 6, 2023
Council Chambers

The Community Benefits Ordinance Ad Hoc Committee - 206 N. Washington of the City of Ypsilanti was called to order on Wednesday, September 6, 2023, at 6:00 PM, in the Council Chambers, with the following members present:

PRESENT: Katherine Layton, Yvonne Cudney, Jason Cloutier, Hayden Pendergrass, Marie St. Peter - Left at 7 pm

ABSENT: Erin Bultema, Charlene Weir

1 CALL TO ORDER

2 ROLL CALL

3 AGENDA APPROVAL

Yvonne Cudney moved to approve the agenda. Hayden Pendegrass seconded the motion. Motion passed.

4 PUBLIC COMMENT (3 MINUTES)

5 DISCUSSION ITEMS

a) Approve Minutes

Katherine Layton moved to approve the minutes and Hayden Pendegrass seconded the motion. Motion passed.

b) Discuss Community Benefits

Jason Cloutier motioned to add a second public comment before the committee voted on any community benefits. Katherine Layton seconded the motion. Motion passed.

Yvonne Cudney motioned to approve the following benefits:

1) Avalon will affirmatively market the units at 206 N. Washington St. so that populations that often find it difficult to obtain affordable and supportive housing will have access to these units including seniors.

2) Avalon will affirmatively market and prioritize the units at 206 N. Washington St. to previously incarcerated individuals.

3) Avalon will lose the Pilot on an individual unit if the tenant has a higher income than 60% AMI for that calendar year.

4) Avalon will commit itself to continuing its mission by using its guiding principles throughout the duration of the PILOT.

5) Avalon will collaborate with community partners to offer appropriate programs that are available to the wider community in the community space at 206 N. Washington St.

6) Avalon shall commit to Green Standards included in its County HOME agreement and in its MSHDA agreement, including Enterprise Green Communities and National Green Building Standards

7) Should an excess of funding exist after the project is complete, then Avalon will use any additional funds to add renewable components to the building (solar; etc.)

Hayden Pendegrass seconded the motion. Motion passed.

6 COMMITTEE PROPOSED BUSINESS

7 ADJOURNMENT

Jason Cloutier motioned to adjourn the meeting. Yvonne Cudney seconded the motion. Motion Passed. The meeting adjourned at 8:06 p.m.

206 North Washington Street, Ypsilanti, MI 48197

Community Benefit Agreement

This agreement is made by and between the City of Ypsilanti, a Michigan Home Rule City of 1 South Huron Street, Ypsilanti, MI (City) and Avalon Housing a Michigan Nonprofit Corporation of 1327 Jones Dr. Ann Arbor MI 48105 (Avalon), collectively the parties.

Background

The City acquired property at 206 N. Washington, Ypsilanti Mi, 48197 that consists of an older burned-out multi-unit apartment building. The City is interested in providing affordable housing and requested proposals to rehabilitate the building for that purpose. Avalon provided a proposal that was approved by the City. After due diligence inspection by experts Avalon determined that the building cannot be reasonably saved and provided a new proposal for a new building. The City accepted the new proposal and agreed to sell the property to Avalon to develop affordable housing in a new building. (The Project)

The City agreed to a Payment in Lieu of Taxes ordinance for Avalon and The Project.

Avalon has been pursuing The Project and actively seeking funding.

The City and Avalon have agreed that the City form a citizen's ad-hoc "Community Benefits Committee" to discuss items of local concern with Avalon, and Avalon has agreed to work with the committee to include items in a contract that are mutually agreeable to City and Avalon concerning The Project.

Avalon and the Citizen's Community Benefits Committee have met and discussed the issues and agree to set down their agreements in this contract and agreement.

Avalon and the City further agree that this Agreement will be binding between the City and a future Limited Dividend Housing Association owner of the property affiliated with Avalon.

Agreement

This agreement by and between the parties sets forth expectations of the parties as to some legal requirements of The Project, but shall not be interpreted and shall not relax or eliminate any provision of the City Code of Ordinances, the Building Code or any other related codes.

Avalon agrees to provide the following community benefits to the City as part of The Project. The community benefits shall be a legal responsibility of Avalon and may be legally enforced by the City.

Avalon agrees to:

- Avalon will affirmatively market the units at 206 N. Washington St. so that populations that often find it difficult to obtain affordable and supportive housing will have access to these units including seniors and others identified in the Project's Affirmative Fair Marketing Housing Plan.
- Avalon will affirmatively market and prioritize supportive housing units at 206 N. Washington St. to previously incarcerated individuals, consistent with the local Coordinated Entry process.
- Avalon will lose the PILOT on an individual unit for a year if the tenant has an income that exceeds 60% AMI .
- Avalon will commit itself to continuing its mission by using its guiding principles throughout the duration of the PILOT.
- Avalon will collaborate with community partners to offer appropriate programs that are available to the wider community in the community space at 206 N. Washington St.
- Avalon shall commit to Green Standards included in its County HOME agreement and in its MSHDA agreement, including Enterprise Green Communities and/or National Green Building Standards
- Should an excess of development funding exist after the project is complete, then Avalon will use any additional funds to add renewable components to the building (solar; etc.)

So Agreed.

