



For immediate release

June 16, 2022

Avalon Housing awarded tax credits for The Grove at Veridian in Ann Arbor

Ann Arbor, MI – Avalon Housing has been awarded \$1.5 million in tax credits from the Michigan State Housing Development Authority (MSHDA) for 50 new units of affordable housing at The Grove at Veridian, 2270 Platt Road in Ann Arbor.

In 2016, Avalon submitted a joint proposal with Ann Arbor-based Thrive Collaborative to develop 150 units of mixed-income housing at the County Farm Park site. In their proposal, Thrive and Avalon shared a vision of developing energy efficient, climate-resilient homes for households with a wide range of incomes. Avalon proposed building their 50-unit property alongside Thrive's proposal for market-rate housing on the site. Avalon and Thrive received approval for purchase of the property from Washtenaw County in 2018. The City of Ann Arbor's affordable housing millage also allocated \$1.1 million in funding for Avalon's portion of the development in 2021. In addition, Representative Yousef Rabhi dedicated \$250,000 from state enhancement funding to support the development.

Avalon's The Grove at Veridian will achieve Enterprise Green Certification, and all buildings are designed to be solar-ready, to incorporate solar if and when it is available. The Grove at Veridian development will also feature all-electric heating and cooling and all-electric appliances. The property's community center is part of the International Living Future Institute's Affordable Housing Pilot Program that aims for Net Zero certification.

Says Aubrey Patiño, Avalon's Executive Director, "Avalon Housing is grateful for the County's decision to make this incredibly scarce land available for affordable housing. With the support of the County, City and all our community partners, we'll be able to create safe, efficient and beautiful homes for 50 more of our neighbors who need it. The Grove at Veridian will be affirming for people most impacted by homelessness, including young people who deserve stable housing

at a time in their lives when they should be able to focus on things other than survival. Real change can happen when people come together with a shared vision, as our community has here.”

Avalon’s tax credit award is part of a total \$13 million in affordable housing investments announced by Governor Gretchen Whitmer. Says Whitmer: “Michigan should always be a place where everyone can afford to live, work, and raise a family. As rent and home prices increase across the country, we are moving forward with an aggressive plan here in Michigan to build more quality affordable housing. This will help put money back in people’s pockets, and give them a place to call home.”

All of Avalon’s units will be affordable housing, for households earning up to 60% of the Area Median Income (AMI). At least thirty (30) of Avalon’s units will be supportive housing units for households with project-based vouchers and incomes up to 30% of AMI who are exiting homelessness. Ten (10) of those thirty units will be reserved for young people experiencing homelessness or housing instability who are served by Ozone House.

Avalon will be requesting project-based rent vouchers for the supportive housing units through MSHDA. Through these vouchers, contract rents can be set at fair market rental rates while retaining affordability for low- and extremely low-income households, who pay 30% of their income as tenant rent.

The Grove at Veridian will offer ample access to green space and naturoscapes, plus access to quality schools, public transit, a nearby park, and other amenities. In addition, Avalon and Thrive have worked together to design complimentary exterior architectural appearances for their developments, as well as shared common areas and pedestrian and vehicular pathways.

Construction of The Grove at Veridian is expected to start in 2023, with occupancy starting in 2025.

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Avalon Housing, Inc. is a Washtenaw County non-profit created in 1992 as a long-term solution to homelessness. Avalon develops, owns and manages supportive housing for over 800 of

Washtenaw County's residents, including 200 children. We serve people who have experienced homelessness and who have physical and/or mental health challenges. To learn more, visit avalonhousing.org.

Contact:

Marcia Luke-van Dijk

mluke-vandijk@avalonhousing.org