

# Affordable Housing Subsidies & Avalon Properties

(prepared for Ypsilanti CBO Committee 8/7/23)



# Rental Subsidies

## Definitions

**HUD Subsidized Housing:** Also known as government-subsidized housing, this is a general term used to refer to any housing paid for in part by the local, state, or federal government. Subsidized housing allows the tenant to pay rent that is less than market rent – often based on a percentage of the tenant's income.

**HUD Subsidized Rent:** The rent is based on income, and the local housing authority or HUD pays the remaining portion. A resident pays 30 percent of their monthly income on rent. Each resident in a subsidized unit must be recertified annually to determine continued eligibility for the program. If a household's income changes, they must let the proper authority know for the rent amount to adjust accordingly.

**Market Rent:** These apartments are the same as renting an apartment through a private landlord. The landlord sets the rents at market rate units based on how much the unit is worth in the market (i.e., units that are not subsidized or discounted).

**Below-Market Rent:** Housing where rents are lower than market rent. Rent is generally based on a specified percentage of the area's median income, and a tenant may have to be within a specific income range to live there.

# Rental Subsidies @ Avalon

- **Project Based Vouchers (~30% Income)**
  - Subsidy attached to a unit within Avalon housing stock
- **Tenant Based Vouchers (~30% Income)**
  - Subsidy attached to the individual that is placed on a unit that does not have another subsidy tied to it
- **Base Rent Units (Self-Paid)**
  - When clients do not have access to a subsidy, rental amount is set to “Avalon Base Rent”

# Avalon Properties

1. **201 W. William St.**

1925 wood frame house.  
Acquired 1992.  
6 efficiency apartments.



2. **532 N. Main St.**

1900 brick house.  
Acquired 1992.  
1 one-bedroom apartment & 6 sleeping rooms.



3. **518, 520, 522 S. Division St.**

1900, 1910 & 1930 wood frame houses.  
Acquired 1993.  
10 sleeping rooms & 3 efficiencies & 2 one-bedroom apartments & 1 two-bedroom apartments.



4. **211 E. Davis St.**

1940 concrete and stucco building.  
Acquired 1994.  
14 efficiency apartments & 1 one-bedroom  
Pilot Light tenants organization unit.



5. **Stimson Apartments**

1959 & 1960 wood frame and brick veneer  
buildings.  
Acquired 1994.  
18 one-bedroom units & 5 two-bedroom units



6. **610 W. Summit**

1900 wood frame house.  
Acquired 1995.  
5 efficiency apartments & 1 one-bedroom  
apartment



# Avalon Properties

## 7. 125 & 127 Allen

1963 block and wood frame duplexes.  
Acquired 1995/6.  
4 two-bedroom apartments.



## 10. Arbordale Apartments

1957 wood frame and brick veneer buildings.  
Acquired 1998.  
34 one-bedroom apartments & 5 two bedroom apartments & 1 two-bedroom service provision unit



## 8. 1217 W. Huron

1869 wood frame house.  
Acquired 1996.  
5 efficiency apartments & 2 one-bedroom apartments.



## 11. 411 N. Ashley

1900 wood frame house.  
Acquired 1998.  
6 sleeping rooms & basement service provision office space.



## 9. 115 & 119 N. Glendale

1963 block and wood frame duplexes.  
Acquired 1997.  
4 two-bedroom apartments



## 12. 1305 – 1313 Pontiac Trail

1968 wood frame & brick veneer duplexes.  
Acquired 2000.  
4 two-bedroom apartments.



# Avalon Properties

## 13. 517 W. Summit

1992 wood frame duplex.  
Acquired 2003.  
2 three-bedroom apartments.



## 14. Carrot Way Apartments

New construction wood frame buildings.  
Completion 2005.  
6 one-bedroom, 16 two-bedroom & 8 three-bedroom units with an on-site community building.



## 15. 426 S. First

1966 Two-level, wood-frame building.  
Acquired 2006.  
6 one-bedroom, 1 two-bedroom units.



## 16. 819 Third Street

1930 wood-frame brick veneer building.  
Acquired 2007.  
2 Efficiency, 4 one-bedroom units.



## 17. 1675/1677 Broadway

1928 wood-frame, brick veneer building.  
Acquired 2007.  
2 one-bedroom, 1 two-bedroom and 1 three-bedroom units



## 18. Pear St. Apartments

1960's block apartment building.  
Acquired 2008.  
20 one-bedroom apartments.



# Avalon Properties

## 19. 701 Miller

1965 wood frame apartment block with stucco veneer.  
Acquired 2011.  
22 two-bedroom units and 1 Efficiency plus a Community Center.



## 22. Sharon Ann Apartments, Chelsea

1901 wood frame triplexes.  
Acquired 2017.  
14 one-bedroom apartments, plus an onsite Community Center.



## 20. Pauline Apartments

2013 wood frame buildings.  
6 one-bedroom units, 14 two-bedroom units, and 12 three-bedroom, plus a Community Center.



## 21. 815/821 Gott Street

1901 wood frame triplexes.  
Acquired 2016.  
1 efficiency, 4 one-bedroom, 1 two-bedroom apartments.



## 23. 100/102 & 112/114 Glendale

Two 1960's wood frame, brick veneer duplexes.  
Acquired 2017.  
4 two-bedroom apartments.



## 24. 1911/1913 Dexter

One 1960's wood frame, brick veneer duplex.  
Acquired 2017.  
2 one-bedroom apartments.



# Avalon Properties

25. **104/106 & 124/126 Glendale**

Two 1960's wood frame, brick veneer duplexes.  
Acquired 2018.  
2 two-bedroom apartments and 2 three-bedroom apartments.



26. **108/110 Glendale**

1965 wood frame, brick veneer duplex.  
Acquired 2020.  
2 two-bedroom apartments.



29. **Hilltop View Apartments**

New construction, wood frame building.  
8 one-bedroom units; 10 two-bedroom units; and 3 three-bedroom units, plus a Community Center and Food Pantry.



27. **Hickory Way Apartments Phase I**

New Construction wood frame building.  
34 one-bedroom units, elevator and an on-site Community Center, Clinic and Fitness Area.



28. **Hickory Way Apartments Phase II**

New Construction wood frame building.  
36 one-bedroom units, elevator and use of HWA I Community Center, Clinic and Fitness Area.

