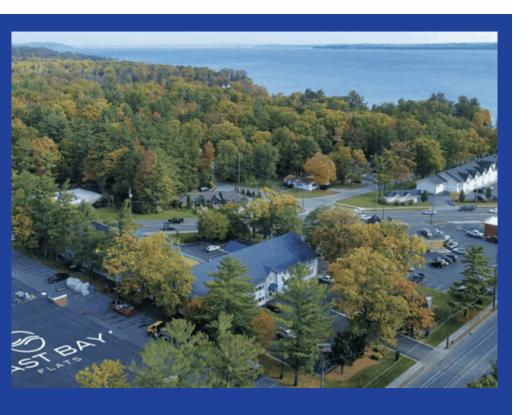


Goodwill PILOT Request

East Bay Flats Housing Development





East Bay Flats

- Maintains 67 existing affordable housing units
 - 51 Single Bedroom
 - 16 Efficiency
- Hotel units were converted to apartments in 2019/2020
- Partners
 - Michigan Community Capital
 - Traverse City Housing Commission
 - Rotary Charities of Traverse City

Goodwill Northern Michigan Commitment

- \$3M cash investment
- \$4.2M assumption of loan (Huntington Bank)
- Will remain affordable housing as long as
 GoodwillNMI is involved



REQUEST: 4% PILOT

Allows Goodwill Northern Michigan to pursue Low-Income Housing Tax Credits (LIHTC) funding from the Michigan State Housing Development Authority (MSHDA)

Why LIHTC?



- Funds necessary capital improvements to existing low-income housing units
- Maintains affordability of low-income housing

Capital Investment and Improvements

- Exterior improvements (overhangs, insulation, and finishes)
- New HVAC units
- New windows
- Energy efficiencies

- Space for counseling and community gatherings
- Convert 9 additional units to be ADA accessible
- Improved point of entry
- Security cameras



Energy Efficiency Improvements



National Green Building Standard Zero-Energy Badge



National Green Building Standard Certification (Silver or higher)



Replace inefficient boilers and storage tanks



Replace gas HVAC units with energy-efficient units

Electric HVAC Units under consideration

Affordable Housing for Vulnerable Community Members

After improvements are made, East Bay Flats would be 100% Permanent Supportive Housing (PSH)

- 60% AMI or less and are homeless, have a disability or are fleeing domestic violence
- 54 Project-Based Vouchers (PBVs) from MSHDA (\$500K annual value to community)
- 10 housing units set aside for at-risk youth

Ongoing Property Management

KMG Prestige

- Contracted and onsite
- Successful existing PSH partner

KMG's experience

- Woodmere Ridge
- Carson Square (GWNMI owned)
- Bayfront



On-Site Supports with Partners













Affordable Housing for Vulnerable Community Members



After improvements, 100% Permanent Supportive Housing

60% AMI or less and are experiencing homeless, have documented disability, or fleeing domestic violence

54 vouchers from MSHDA (\$500K annual value to community)

10 units set aside for at-risk youth