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**Avalon Housing to co-develop Ann Arbor’s first Passive House multi-use, affordable housing development with Ann Arbor Housing Commission**

**Ann Arbor, MI** – Avalon Housing has been selected by the Ann Arbor Housing Commission to co-develop a six story, 68-unit multi-use, affordable housing development at 121 E. Catherine Street. This property will be the first City of Ann Arbor affordable housing development to aim for Passive House Institute US (PHIUS) Certification. Construction is anticipated to start in 2024 and be completed in 2025.

The design proposes 68 units with a mix of 15 efficiencies, 48 one-bedroom and 5 two-bedroom apartments, with tenant community space and a usable roof top patio. In alignment with the City’s goals of carbon neutrality by 2030, the Catherine development will be all electric, with a building shell that minimizes air infiltration and maximizes heating and cooling efficiency. The building will also include highly efficient systems for heating, cooling and ventilation, as well as highly efficient appliances and water fixtures. The rooftop will maximize the production of renewable energy and rainwater capture through co-location of a green roof and solar panels.

The project will provide about 24 parking spaces, including electric vehicle charging stations, an electric vehicle carshare for residents, and a pedestrian pathway through the site to the Kerrytown Farmers Market and other amenities.

All units will be available to people earning up to 60% of the Area Median Income. Half will be supportive housing units for individuals and families who are exiting homelessness.

The partnership includes Artspace, a Minneapolis-based nonprofit that promotes the use of non-residential space for the arts, and the other 34 units will be available for income-qualifying artists. The ground floor will combine an art gallery and a small business incubator that supports BIPOC business entrepreneurship.

Chicago-based Landon Bone Baker Architects (LBBA) and Chicago-based Elevate, a nonprofit energy consultant, are the design team for the Catherine property. LBBA is a full-service architectural firm that has designed over 5000 units of affordable and supportive housing. LBBA designed the first multi-family building in the City of Chicago certified as Passive House Institute US+ (PHIUS+). Elevate has worked on over 1,800 Low-Income Housing Tax Credit properties in the past five years. They have certified over 40 affordable housing developments, including Enterprise Green Communities (EGC) and PHIUS. Ten of Elevate’s projects have been Permanent Supportive Housing.
Says Aubrey Patiño, Avalon’s Executive Director, “Avalon is thrilled that we’ve been selected by the City of Ann Arbor to continue our community’s efforts to end homelessness. This innovative development weaves together supportive housing for those coming out of homelessness with affordable housing for artists, while achieving a standard of green construction that builds climate resilience in our community. Avalon is also excited to partner on this development with Artspace, the national leader in providing affordable housing targeted to the arts community. Together we’re dedicated to building a community that honors the history and unique character of this neighborhood, with a shared commitment to make Ann Arbor a place that anyone, regardless of socioeconomic status, can call home.”

Jennifer Hall, Executive Director of the Ann Arbor Housing Commission, says: “The City received proposals from 7 great development teams. Avalon’s approach was uniquely tailored to local priorities by including permanent supportive housing, artist housing and community space, a business incubator for BIPOC business owners and strong commitment to the City’s sustainability goals. The selection committee was excited with Avalon’s creative approach, and we are excited to be working with a local non-profit developer with strong community roots. The AAHC also welcomes the opportunity to work with the African American Cultural Historical Museum and community members to incorporate art and design that honors and celebrates the historic African American neighborhood and business district in this neighborhood.”

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Avalon Housing, Inc. is an Ann Arbor-based non-profit created in 1992 as a long-term solution to homelessness. Our vision is for all our neighbors to have homes and a chance to thrive. Avalon develops, owns and manages supportive housing for over 800 of Washtenaw County’s lowest-income residents, including 200 children. We serve people who have been chronically homeless and who have behavioral and/or physical health challenges. To learn more, visit avalonhousing.org.

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The Ann Arbor Housing Commission (AAHC) provides permanent housing and related supportive services for low-income individuals and families. AAHC partners with housing and service providers to build healthy residential communities. The AAHC both owns and manages affordable housing and administers several voucher programs for low-income households in Washtenaw and Monroe Counties.

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Founded in 1979, Artspace is a national nonprofit whose mission is to create, foster, and preserve affordable and sustainable space for artists and arts organizations. Through the adaptive reuse of historic buildings as well as new construction, Artspace creates affordable places for artists, arts organizations, and other creative enterprises, retaining ownership to ensure that the buildings remain affordable. Artspace’s unique portfolio includes more than 50 projects nationwide. Embracing the value that the arts bring to individual lives, Artspace champions the once-radical idea that the arts can leverage fundamental social change. For more information, visit artspace.org.

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