



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/21/2023

File ID: TMP-3725

Department: Community Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the City of Huntsville to commit U.S. Department of the Treasury Emergency Rental Assistance Program Funding to Meridian Commons Ltd. for the redevelopment of 100 affordable senior housing units currently known as Huntsville Summit Apartments upon receipt of federal tax credits from the Alabama Housing Finance Authority.

Resolution No.

Finance Information:

Account Number: 515520

City Cost Amount: \$0

Total Cost: \$0

Special Circumstances:

Grant Funded: \$4,000,000

Grant Title - CFDA or granting Agency: U.S. Department of the Treasury - ERA2

Resolution #: NA

Location: (list below)

Address: 111 Walker Avenue NE, Huntsville, Alabama

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☒ District 5 ☐

Additional Comments:

RESOLUTION NO. 23-_____

WHEREAS, the City of Huntsville received funding from the United States Department of the Treasury under the Emergency Rental Assistance Program (ERA2) established by section 3201 of the American Rescue Plan Act of 2021 to support the preservation of affordable housing serving very low-income households; and

WHEREAS, the City of Huntsville is desirous of leveraging its ERA2 funds to preserve affordable housing within the City of Huntsville through the redevelopment of multi-family properties that utilize state, federal or quasi-federal programs to subsidize total development costs; and

WHEREAS, the City of Huntsville has previously published a Request for Proposal for the preservation of multi-family rental units and has selected a proposal from Meridian Commons Ltd. to renovate and modernize 100 affordable senior housing units currently known as Huntsville Summit Apartments located at 111 Walker Avenue NE, Huntsville, Alabama; and

WHEREAS, upon completion of the renovation, the project will be known as Meridian Commons and will have leveraged an additional 23-million-dollar investment that will provide 100 units of modernized affordable senior housing serving very low-income households in the City of Huntsville; and

WHEREAS, Meridian Commons Ltd., with Neighborhood Concepts, Inc. as a General Partner, is applying for an allocation of federal tax credits to finance the rehabilitation of the property currently known as Huntsville Summit Apartments in the 2024 application cycle of the Alabama Housing Finance Authority; and

WHEREAS, receiving funds through the City of Huntsville will assist Meridian Commons Ltd. in obtaining federal tax credits through the Alabama Housing Finance Authority;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Huntsville, Alabama that \$4,000,000 in ERA2 funds be committed to Meridian Commons Ltd. for the redevelopment of the property currently known as Huntsville Summit Apartments located at 111 Walker Avenue NE, Huntsville, Alabama. Said commitment is subject to (a) receipt by Meridian Commons Ltd. of an allocation of federal tax credits from the Alabama Housing Finance Authority in the 2024 application cycle and (b) the availability of City of Huntsville ERA2 funds and (c) City Council approval of an Agreement between the City of Huntsville, Alabama and Meridian Commons Ltd. for ERA2 funds to be drafted and approved upon receipt of federal tax credits from the Alabama Housing Finance Authority.

ADOPTED this the 21st day of December 2023.

President of the City Council of the
City of Huntsville, Alabama

APPROVED this the 21st day of December 2023.

Mayor of the City of Huntsville, Alabama