

WASHTENAW COUNTY OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT +
THE FORD SCHOOL APPLIED POLICY SEMINAR PROJECT:

“ Washtenaw County Affordable Housing Policy Analysis ”

PROJECT PLAN

The student project team seeks to assist the Washtenaw County Office of Community and Economic Development in analyzing several factors affecting affordable housing in the county. In the forthcoming sections, the project team aims to identify and outline the various goals of the project, as well as the necessary deliverables and timetables needed to guide our efforts throughout the semester.

PROJECT GOALS:

I. Quantify change in University of Michigan enrollment and student housing provision in recent years, and analyze impact on Ann Arbor housing market broadly

- Quantify recent change in private market housing supply, and determine what share of new development is driven by student demand
 - Collect annual data (ideally 1999-2000 to 2018-2019) on University of Michigan enrollment, number of on-campus beds, on/off-campus student housing split, and future trends where available
 - Sources: University of Michigan
 - Common Data Set (via Office of Budget and Planning)
 - UMAP Survey (via Office of Budget and Planning)
 - Number of on-campus beds (via Housing)
 - US Census Bureau
 - Table 26001-Group Quarters Population
 - Determine current housing supply and (approximate) demand in low- and moderate-income submarkets using ACS 1-year estimates for the City of Ann Arbor. Map changes in affordability and supply-demand mismatch over the past decade
 - Sources: US Census Bureau
 - Table B10019-Household Income

- Table B25063-Gross Rent
- Zillow Research Institute
 - Median rent indices for various structure types
- Using number of households headed by 15-24-year-olds as a proxy for student households and with reference to enrollment figures, determine approximately what share of rental households are occupied by students
 - Sources: US Census Bureau
 - Table B25011-Tenure by Household Type
 - Table C25004-Vacancy
- Model impact on private market supply and rents of hypothetical student housing development under several scenarios to assess potential benefits and costs of university-led housing construction.
 - Determine what rental submarkets would be most impacted by an increase in university-owned housing, and to what degree. (Method requires further study.)
 - Sources: HUD
 - Fair Market Rent
 - Income Limits
 - Student rent data (currently being sought from CGS.)
- Distill recent housing developments on UM campus and in downtown Ann Arbor into talking points and infographics
- Benchmark how other US Universities and colleges in similar contexts are planning for and addressing housing

II. Research state enabling legislation required to authorize city- and county-level revenue collection for purpose of providing affordable housing, and assess the feasibility of policy alternatives.

- Review state legislation regulating local revenue collection (primarily taxes, with secondary focus on fees and special assessments)
- Analyze other states' policies for funding affordable housing, and determine what legislation may suit Michigan
- Assess feasibility of potential policies in following order of priority:
 - Tier One: Bed/accommodations tax; Inclusion of affordable housing in community benefits paid for by nonprofit hospitals

- Tier Two: Fee on short-term home rentals through platforms such as AirBnB; Real estate transfer tax; Linkage fees

PROJECT DELIVERABLES:

- Public-facing infographics summarizing recent housing market trends and student enrollment, with a focus on private-market and university-led development and attendant impacts; executive report with longer appendix containing additional data and findings.
- Briefs on various funding options, intended for city- and county-level policymakers; appendix for inclusion in above report
- Presentation before Housing and Human Services Advisory Board, which advises Ann Arbor City Council and Washtenaw County Office of Community & Economic Development.

PROJECT TEAM:

- Eric Hanss, MPP, 2020, ehanss@umich.edu
- Kyle Slugg, MPP, 2019, kslugg@umich.edu
- Kevin Sweitzer, BA, 2019, ksweitz@umich.edu

PROJECT TIMELINE (1/14/19 – 4/24/19):

- Meeting Dates
 - January
 - 23 - Initial conference call with client, Teresa Gillotti
 - 25 - Conference call with Teresa to confirm project scope
 - 30 - Work plan meeting with Brian Jacob
 - February
 - 6 - Progress meeting with Brian Jacob; mentor meeting
 - 7 - Meeting with Lan Deng to discuss housing needs analysis
 - 8 - Progress meeting with Teresa Gillotti
 - 12 - Meeting with Steve Lonn to discuss enrollment, housing
 - 18 - Meeting with Jim Kosteva to discuss housing
 - 20 - Progress meeting with Brian Jacob
 - 22 - Progress meeting with Teresa Gillotti
 - 27 - Progress meeting with Brian Jacob
 - TBD - interviews with stakeholders, TBD
 - March

- 11 - Working meeting with Teresa Gillotti
 - 13 - Progress meeting with Brian Jacob; mentor meeting
 - 20 - Progress meeting with Brian Jacob
 - 27 - Progress meeting with Brian Jacob
 - TBD - interviews with stakeholders, TBD
 - April
 - 3 - Progress meeting with Brian Jacob
 - 4 - Potential presentation to Washtenaw County Health and Human Services Advisory Board
 - 10 - Progress meeting with Brian Jacob; mentor meeting
 - 24 - APS final presentation and reception
- Workflow
 - Project scoping and planning: 1/14/19 - 2/15/19
 - Milestone: meeting with Brian Jacob
 - Milestone: submittal to Teresa Gillotti and HHSAB
 - Housing Analysis: 2/4/19 - 4/17/19
 - Student enrollment and campus housing data collection (Contacts: Steve Lonn; Daniel Greene)
 - Meeting with housing experts, policy makers (e.g. Chip Smith, Liz Gerber, Lan Deng, Julie Schneider - City of Detroit, Jennifer Hall - Ann Arbor Housing Commission; Wendy Carty-Saxton/Larry Catinar - Avalon Housing; Derek Delecourt & Brett Lenart - City of Ann Arbor)
 - Benchmarking national best practices in planning and providing affordable housing in University-centered markets
 - Ann Arbor housing market scenario modelling
 - Draft report production
 - Review and presentation of initial findings to HHSAB
 - Final report production
 - State Enabling Legislation for Local Revenue Collection: 2/4/19 - 4/17/19
 - State enabling legislation review
 - Benchmarking national best practices in local revenue collection and legal risk of court challenges
 - Draft briefs on the legal and practical feasibility of levying the following fees under Michigan, Washtenaw County, and local law:
 - Bed/accommodation tax
 - Nonprofit hospital community benefits funding

- AirBnB (optional)
 - Real Estate transfer tax (optional)
 - Linkage fees (optional)
 - Review and presentation of initial findings to HHSAB
 - Finalize one-pagers
- Information completion: 4/17/19 - 4/24/19
 - Final production of reports, slides, and one-pagers
 - Final presentation