

**From:** Op Madera  
**To:** City Council  
**CC:** Ann Arbor Transportation Commission  
**Subject:** Reform Ideas for Ann Arbor Planning, Housing, and Governance  
**Date:** Tuesday, December 15, 2020 8:31 PM

Greetings!

I hope this finds you well. I wanted to highlight some reforms that I think could be key to keeping Ann Arbor and the broader region affordable, efficient, and equitable.

[Upzoning](#), [Missing Middle](#) housing and [Accessory Dwelling Units](#) are becoming more popular across the United States and Canada. Some examples of proposed and enacted reforms include:

The <a href="#">State of Oregon</a>	The <a href="#">City of Portland, OR</a>
The <a href="#">State of Washington</a>	The <a href="#">City of Minneapolis, MN</a> ( <a href="#">Notes of caution</a> )
The State of California ( <a href="#">AB68</a> , <a href="#">SB50</a> , <a href="#">SB902</a> )	The <a href="#">City of Vancouver, CAN</a> ( <a href="#">Laneway Houses</a> )
The <a href="#">State of Vermont</a>	The <a href="#">City of Edmonton, CAN</a>
The <a href="#">State of Nebraska</a>	The <a href="#">County of Montgomery, MD</a>
The <a href="#">State of Maryland</a>	The <a href="#">City of Madison, WI</a>
The <a href="#">State of Virginia</a>	
The <a href="#">State of Minnesota</a>	

Additionally, some jurisdictions have altered other related regulations such as FAR, minimum lot size, and parking restrictions that would otherwise implicitly bar Missing Middle Housing. These regulations can implicitly bar Missing Middle Housing by rendering certain types of real estate projects financially infeasible. Off-street parking requirements in particular can significantly increase the construction costs of a project per unit. Some examples of jurisdictions that have enacted changes to these related regulations in parts or all of their jurisdiction include:

- The [City of Houston, TX](#) (Note, Houston [does](#) have [de-facto zoning restrictions](#))
- The [City of San Francisco, CA](#)
- The [City of Buffalo, NY](#)
- The [City of Hartford, CT](#)
- The [City of Minneapolis, MN](#)
- The [City of Sacramento, CA](#)
- The [City of San Diego, CA](#)
- The [City of Sandpoint, ID](#)
- Many [others](#)

To craft effective land use regulations that allow Missing Middle Housing, a jurisdiction must consider *both* explicit (use restrictions, unit restrictions, etc.) and [implicit](#) (parking requirements, density restrictions, setback requirements, etc.) legal hurdles to such real estate projects. Legalizing small live-work units and smaller mixed-use buildings can also allow for small business and economic development.

Lastly, the attached issue briefs might help solve some of the transportation, housing, and governance challenges Ann Arbor faces. These proposed reforms are focused on sustainability, equity, and efficiency.

Thank you so much for your time and consideration, and I hope some of these ideas are useful in making Ann Arbor the best place it can be!

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