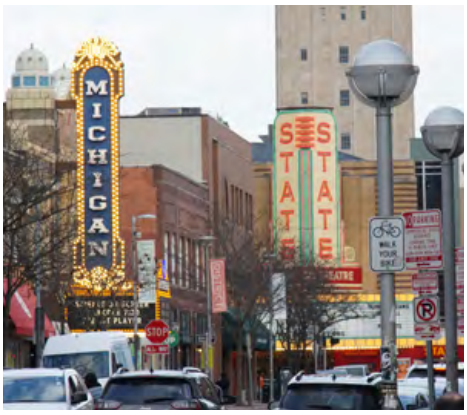
City of Ann Arbor's

Comprehensive Land Use Plan Appendix

2050



CITY OF ANN ARBOR
MICHIGAN

DRAFT
DRAFT

Table of Contents

01 Demographic Profile and Population Trends **5**
Ann Arbor Comprehensive Plan Boundaries 7
Ann Arbor Census Tracts (2020) 8
Community Profile: City of Ann Arbor and Washtenaw County 9
Opportunity Index 17
Population Trend, Ann Arbor and Washtenaw County 19
Population Trend, Ann Arbor and University of Michigan 20
University of Michigan Enrollment Statistics (2015-2024) 20
Age Trend 21
College-age Population (18-24 years) 22
Race and Ethnicity Trend 23
Black Population Greater Than 20% by Census Tract 24

02 Historic Development **25**
Historic Development of the University of Michigan and Street Grid Evolution (1874) 27
Historic Development of the University of Michigan and Street Grid Evolution (1965) 28
Historic Development of the University of Michigan and Street Grid Evolution (2023) 29
Racially Restrictive Covenants 30

03 Housing **31**
Ann Arbor Comprehensive Land Use Plan: Housing Appendix 33
Introduction to National, State, and Local Housing Context 33
Other Contributors to the Ann Arbor Housing Market 35
Spotlight on Ann Arbor's Housing Market 40
Proposed Action 57
Literature Review 57
Year Structure Built - By Property 59
Year Structure Built by Use (pre-1939 - 2022) 60
Number of Housing Units by Year Built (pre-1939 - 2020) 60
Housing Units 61
Existing Accessory Dwelling Units (ADUs) and Areas with ADU Zoning Allowance (2023) 62
Proposed Housing Development (2019-2023) 64
Existing Income-Eligible Affordable Housing (2023) 65
Census Tracts Eligible for Low Income Housing Tax Credits (LIHTC) (2023) 66
Total Assessed Property Value - Residential (2023) 67
Property Value per Acre - Residential (2023) 68
Last Sale Price - Residential (2023) 69
Ann Arbor Median Home Sale Price (2017-2025) 70
Household Demographics 71
Housing Tenure: Occupied Units 72
Propensity to Change 73
Tenure by Age 74

04 Economic Development **75**
All Primary Jobs (2021) 77
Top Employers in Ann Arbor Area (2023) 78
Average Annual Wages by Sector 78
Technology Development Locations 79
Land with Tax-exempt Status 81
Ann Arbor Budget Revenue 82
Ann Arbor Major Taxpayers 82
Total Assessed Property Value - Commercial and Industrial (2023) 83
Property Value per Acre - Commercial and Industrial (2023) 84
Percent Taxable Value by Taxable Property 85
Property Value Change (2014-2023) 85
Access to Commercial Amenities & Walk Score 86
Existing Retail - Neighborhood Goods and Service Establishments 88
Existing Retail - Food and Beverage Establishments 89
Existing Retail - General Merchandise, Apparel, Furniture, and Other Retail Establishments 90
Local and National Retail Mix 91
Household Expenditures 92
Retail: Planning Area Districts 93
Expenditures per Household 94
Residential Retail Demand 95
Retail Gap Analysis 96
Retail: Large Vacant Spaces 97
Retail Overall 95
Neighborhood Goods & Services (NG&S) 99
Food & Beverage (F&B) 100
General Merchandise, Apparel, Furniture and Other (GAFO) 100
Tourism 101
Civic 102
Services 102
Retail Real Estate 103
Expenditures per Household 104
F&B + NG&S Retail Expenditures per Household 105
GAFO Retail Expenditures per Household 106

DRAFT
DRAFT

05 Parks and Natural Features **107**
Parks 109
Ann Arbor Residents Living Within a 10-min Walk of a Park 110
Walkabilty: Access to Community Parks & Car Ownership 111
Walkability: Access to Playgrounds 112
Natural Features 113
Publicly-owned Natural Features 114
Privately-owned Natural Features 115
Woodlands 116
Topography - 10 ft intervals 117
Steep Slopes 118
Watersheds 119
Hydrology 120
Floodplains and Overlays 121
Wetlands 122
Urban Tree Canopy (2010) 123
Urban Tree Canopy (UTC) Comparison by City 124
Public Trees (2024) 125
Urban Heat Islands 126

06 Transportation **127**
Existing Bus Routes 129
TheRide 2045 Proposed Transit System 130
Households with No Car 131
Walkability: Scores by Neighborhood 132
All Collisions 133
Collisions Involving a Bike 134
Collisions Involving a Pedestrian 135
Average Daily Traffic (ADT) 136
Average Daily Traffic and Collisions 137
Average Daily Traffic and Public Transit 138

07 Infrastructure **139**
Schools 141
City Services 142
Solar Installation Potential 143
Greenhouse Gas Emissions by Source 144
Annual Solar Installation by Property Type 144
Sanitary Districts 145

08 Land Use **147**
Density of Units per Acre by Zoning Code 149
Existing Zoning by Code 151
Zoning by Code - Single Family, Two-family and Student Housing 152
Zoning by Code - Multifamily 153
Zoning by Code - Commercial 154
Zoning by Code - Industrial, Light Industrial, Office and Research 155
Public Land and University of Michigan 156
Existing Regulations Restricting Higher Density Redevelopment 157
Developable Land Under Existing Regulations 158
Complete Neighborhoods - Existing Assets 159
Complete Neighborhoods - Walkability to Existing Assets 160
Complete Neighborhoods - Potential Assets 161
Complete Neighborhoods - Walkability to Potential Assets 162

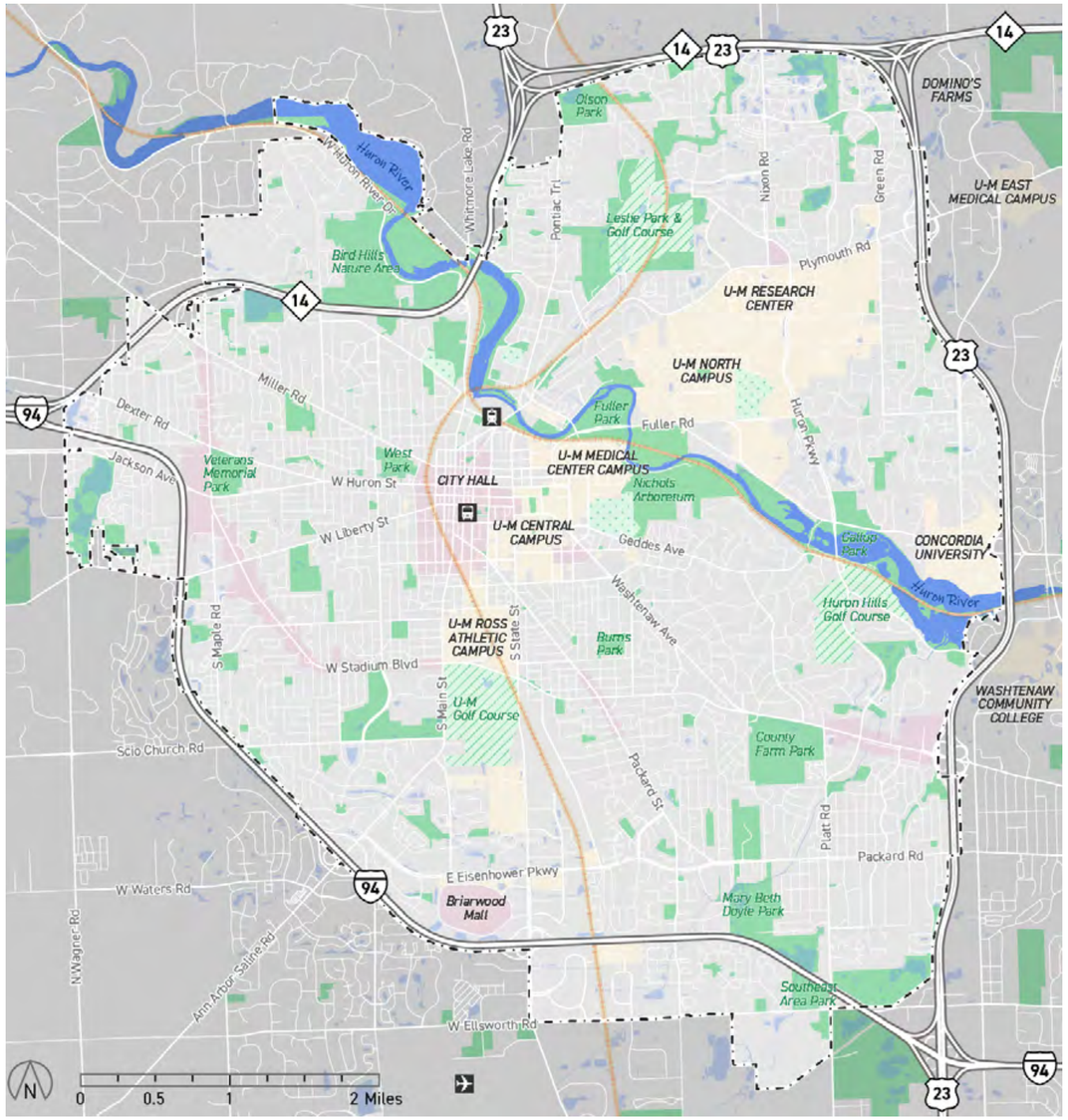
09 Community Engagement **165**
Engagement Background and Timeline 167
Engagement Activity Summary 172

DRAFT DRAFT

01 Demographic Profile and Population Trends

Community Profile

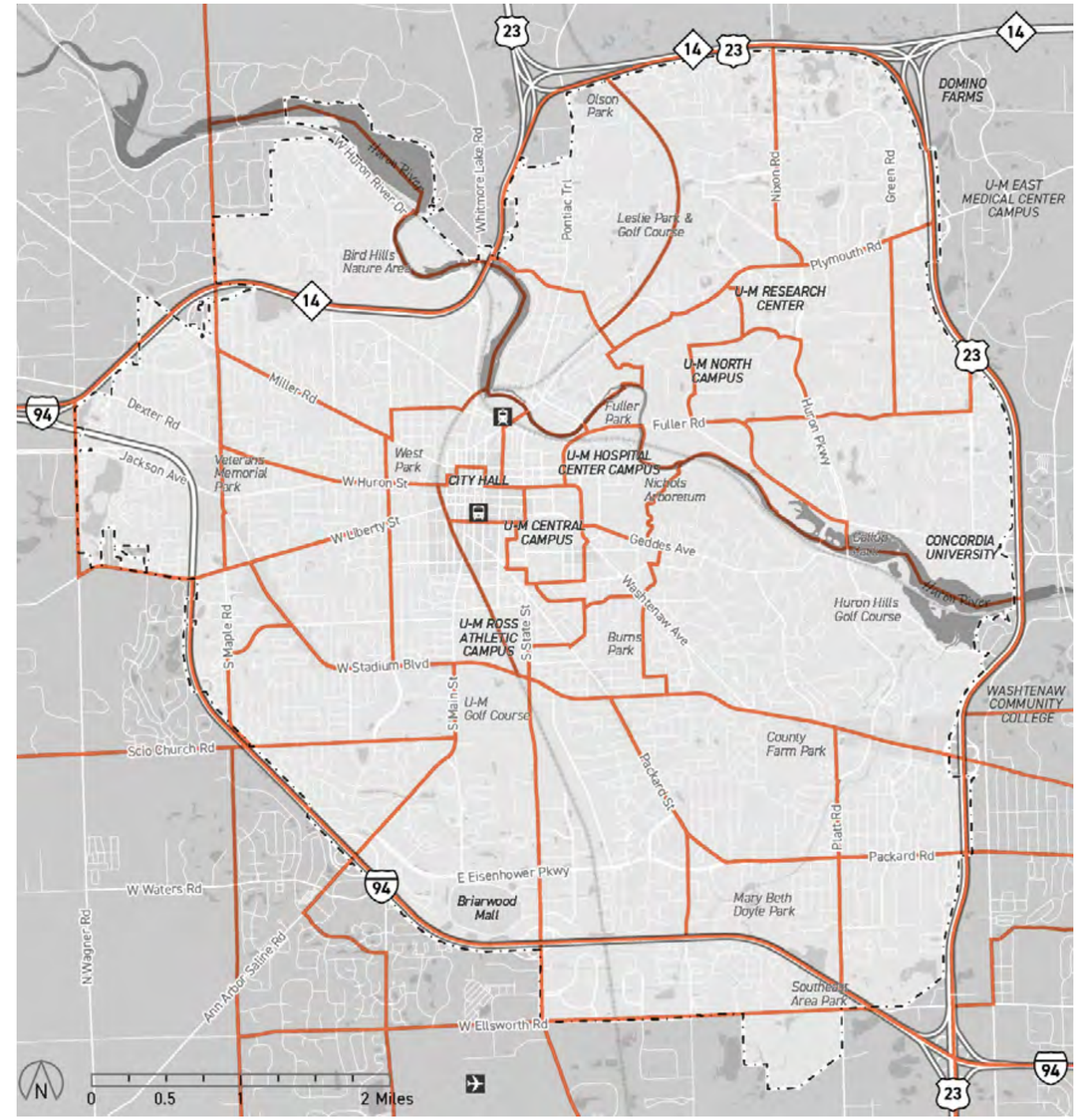
Population Trends



Map
Ann Arbor Comprehensive Plan Boundaries

City Boundary
Highway
Railroad
Hydrology
Park / Open Space
Golf Course
Cemetery
University-owned Property
Commercial Area

source: City of Ann Arbor



Map
Ann Arbor Census Tracts (2020)

Census Tract Boundaries

source: City of Ann Arbor, U.S. Census Bureau

Table

Community Profile: City of Ann Arbor and Washtenaw County

source: U.S. Decennial Census, ACS 5-year Estimates, 2018-2022 via Social Explorer

Statistics	Ann Arbor City		Washtenaw County	
SE:A00001. Total Population				
Total Population	122,216		370,231	
SE:A02001. Sex				
Total Population:	122,216		370,231	
Male	60,724	49.70%	185,097	50.00%
Female	61,492	50.30%	185,134	50.00%
SE:A01001. Age				
Total Population:	122,216		370,231	
Under 5 Years	4,794	3.90%	17,267	4.70%
5 to 9 Years	3,771	3.10%	17,738	4.80%
10 to 14 Years	4,012	3.30%	20,099	5.40%
15 to 17 Years	2,379	2.00%	12,492	3.40%
18 to 24 Years	40,166	32.90%	68,227	18.40%
25 to 34 Years	20,674	16.90%	52,422	14.20%
35 to 44 Years	12,214	10.00%	43,408	11.70%
45 to 54 Years	9,695	7.90%	42,019	11.40%
55 to 64 Years	9,525	7.80%	41,882	11.30%
65 to 74 Years	8,324	6.80%	32,937	8.90%
75 to 84 Years	4,771	3.90%	15,831	4.30%
85 Years and Over	1,891	1.60%	5,909	1.60%
SE:A03001. Race				
Total Population:	122,216		370,231	
White Alone	85,371	69.90%	262,172	70.80%
Black or African American Alone	8,047	6.60%	42,895	11.60%
American Indian and Alaska Native Alone	389	0.30%	855	0.20%
Asian Alone	19,715	16.10%	33,933	9.20%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	137	0.00%
Some Other Race Alone	1,438	1.20%	5,555	1.50%
Two or More Races	7,256	5.90%	24,684	6.70%
SE:A04001. Hispanic or Latino by Race				
Total Population	122,216		370,231	
Not Hispanic or Latino:	116,384	95.20%	351,323	94.90%
White Alone	82,571	67.60%	254,046	68.60%
Black or African American Alone	7,836	6.40%	42,224	11.40%
American Indian and Alaska Native Alone	310	0.30%	664	0.20%
Asian Alone	19,665	16.10%	33,872	9.20%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	121	0.00%
Some Other Race Alone	539	0.40%	1,609	0.40%
Two or More Races	5,463	4.50%	18,787	5.10%
Hispanic or Latino:	5,832	4.80%	18,908	5.10%
White Alone	2,800	2.30%	8,126	2.20%
Black or African American Alone	211	0.20%	671	0.20%
American Indian and Alaska Native Alone	79	0.10%	191	0.10%
Asian Alone	50	0.00%	61	0.00%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	16	0.00%
Some Other Race Alone	899	0.70%	3,946	1.10%
Two or More Races	1,793	1.50%	5,897	1.60%

Statistics	Ann Arbor City		Washtenaw County	
SE:A10008. Households by Household Type				
Households:	50,110		148,704	
Family Households:	21,698	43.30%	84,228	56.60%
Married-Couple Family	17,726	35.40%	66,231	44.50%
Other Family:	3,972	7.90%	17,997	12.10%
Male Householder, No Wife Present	1,146	2.30%	5,436	3.70%
Female Householder, No Husband Present	2,826	5.60%	12,561	8.50%
Nonfamily Households:	28,412	56.70%	64,476	43.40%
Male Householder	14,089	28.10%	31,773	21.40%
Female Householder	14,323	28.60%	32,703	22.00%
SE:A10003. Average Household Size				
Average Household Size	2.20		2.40	
SE:A12001. Educational Attainment for Population 25				
Population 25 Years and Over:	67,094		234,408	
Less than High School	1,470	2.20%	9,934	4.20%
High School Graduate or More (Includes Equivalency)	65,624	97.80%	224,474	95.80%
Some College or More	60,733	90.50%	190,687	81.40%
Bachelor's Degree or More	52,005	77.50%	134,586	57.40%
Master's Degree or More	31,380	46.80%	71,632	30.60%
Professional School Degree or More	13,759	20.50%	26,876	11.50%
Doctorate Degree	8,134	12.10%	14,785	6.30%
SE:A17002. Employment Status for Total Population				
Population 16 Years and Over:	108,865		311,081	
In Labor Force:	66,264	60.90%	198,161	63.70%
In Armed Forces	156	0.10%	208	0.10%
Civilian:	66,108	60.70%	197,953	63.60%
Employed	63,693	58.50%	188,675	60.70%
Unemployed	2,415	2.20%	9,278	3.00%
Not in Labor Force	42,601	39.10%	112,920	36.30%
SE:A14001. Household Income (In 2022 Inflation				
Households:	50,110		148,704	
Less than $10,000	5,270	10.50%	9,110	6.10%
$10,000 to $14,999	1,842	3.70%	4,801	3.20%
$15,000 to $19,999	1,455	2.90%	4,211	2.80%
$20,000 to $24,999	1,386	2.80%	4,204	2.80%
$25,000 to $29,999	1,355	2.70%	4,111	2.80%
$30,000 to $34,999	1,476	3.00%	4,828	3.30%
$35,000 to $39,999	1,547	3.10%	5,303	3.60%
$40,000 to $44,999	1,367	2.70%	4,460	3.00%
$45,000 to $49,999	1,395	2.80%	4,481	3.00%
$50,000 to $59,999	3,471	6.90%	9,711	6.50%
$60,000 to $74,999	3,554	7.10%	12,207	8.20%
$75,000 to $99,999	5,736	11.50%	18,212	12.30%
$100,000 to $124,999	4,425	8.80%	15,129	10.20%
$125,000 to $149,999	3,128	6.20%	10,175	6.80%
$150,000 to $199,999	4,484	9.00%	15,349	10.30%
$200,000 or More	8,219	16.40%	22,412	15.10%

Statistics	Ann Arbor City		Washtenaw County	
SE:A14006. Median Household Income (In 2022				
Median Household Income (In 2022 Inflation Adjusted	$78,546		$84,245	
SE:A14007. Median Household Income by Race (In				
Median Household Income (In 2022 Inflation Adjusted	$78,546		$84,245	
White Alone Householder	$84,037		$90,017	
Black or African American Alone Householder	$48,838		$51,306	
American Indian and Alaska Native Alone Householder	$44,293		$78,654	
Asian Alone	$64,158		$92,160	
Native Hawaiian and Other Pacific Islander Alone			$68,125	
Some Other Race Alone Householder	$99,432		$73,860	
Two or More Races Householder	$80,972		$73,453	
Hispanic or Latino Householder	$57,692		$68,922	
White Alone Householder, Not Hispanic or Latino	$84,217		$90,411	
SE:A14024. Per Capita Income (In 2022 Inflation				
Per Capita Income (In 2022 Inflation Adjusted Dollars)	$52,276		$49,568	
SE:A13002. Poverty Status in of Families by Family				
Families:	21,698		84,228	
Income Below Poverty Level:	1,294	6.00%	5,223	6.20%
Married Couple Family: with Related Child Living	300	1.40%	812	1.00%
Married Couple Family: No Related Children Under 18	296	1.40%	996	1.20%
Male Householder, No Wife Present:	152	0.70%	601	0.70%
With Related Children Under 18 Years	93	0.40%	404	0.50%
No Related Children Under 18 Years	59	0.30%	197	0.20%
Female Householder, No Husband Present:	546	2.50%	2,814	3.30%
With Related Children Under 18 Years	373	1.70%	2,338	2.80%
No Related Children Under 18 Years	173	0.80%	476	0.60%
Income At or Above Poverty Level	20,404	94.00%	79,005	93.80%

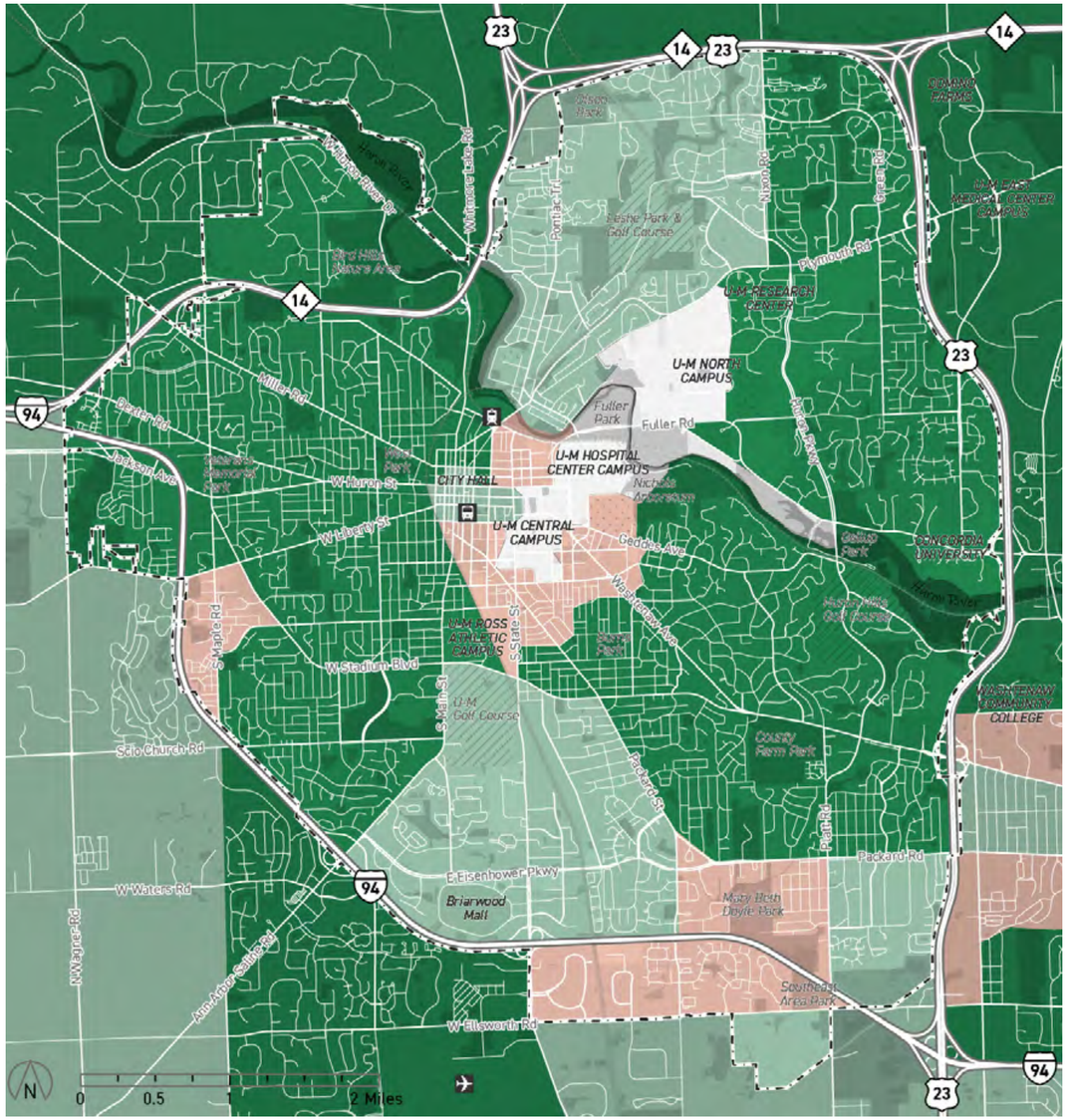
Statistics	Ann Arbor City		Washtenaw County	
SE:A13003A. Poverty Status in 2022 for Children				
Population Under 18 Years of Age for Whom Poverty	14,814		66,947	
Living in Poverty	1,444	9.80%	7,646	11.40%
At or Above Poverty Level	13,370	90.30%	59,301	88.60%
SE:A13003B. Poverty Status in 2022 for Population				
Population Age 18 to 64 for Whom Poverty Status Is	80,714		230,346	
Living in Poverty	23,320	28.90%	37,407	16.20%
At or Above Poverty Level	57,394	71.10%	192,939	83.80%
SE:A13003C. Poverty Status in 2022 for Population				
Population Age 65 and Over for Whom Poverty Status Is	14,580		53,459	
Living in Poverty	930	6.40%	3,305	6.20%
At or Above Poverty Level	13,650	93.60%	50,154	93.80%
SE:A13004. Ratio of Income in 2022 to Poverty Level				
Population for Whom Poverty Status Is Determined:	110,108		350,752	
Under .50	18,396	16.70%	29,464	8.40%
.50 to .74	4,202	3.80%	9,675	2.80%
.75 to .99	3,096	2.80%	9,219	2.60%
1.00 to 1.49	5,958	5.40%	20,038	5.70%
1.50 to 1.99	6,196	5.60%	21,659	6.20%
2.00 and Over	72,260	65.60%	260,697	74.30%
SE:A09005. Means of Transportation to Work for				
Workers 16 Years and Over:	62,467		184,417	
Car, Truck, or Van	32,149	51.50%	129,000	70.00%
Drove Alone	29,131	46.60%	116,854	63.40%
Carpooled	3,018	4.80%	12,146	6.60%
Public Transportation (Includes Taxicab)	4,715	7.60%	7,285	4.00%
Motorcycle	17	0.00%	136	0.10%
Bicycle	1,654	2.70%	2,048	1.10%
Walked	9,166	14.70%	12,011	6.50%
Other Means	255	0.40%	1,184	0.60%
Worked At Home	14,511	23.20%	32,753	17.80%
SE:A09001. Travel Time to Work for Workers 16 Years				
Workers 16 Years and Over:	62,467		184,417	
Did Not Work At Home:	47,956	76.80%	151,664	82.20%
Less than 10 Minutes	6,266	10.00%	16,566	9.00%
10 to 19 Minutes	22,221	35.60%	50,336	27.30%
20 to 29 Minutes	8,886	14.20%	37,922	20.60%
30 to 39 Minutes	5,648	9.00%	23,225	12.60%
40 to 59 Minutes	3,494	5.60%	16,358	8.90%
60 to 89 Minutes	1,145	1.80%	5,527	3.00%
90 or More Minutes	296	0.50%	1,730	0.90%
Worked At Home	14,511	23.20%	32,753	17.80%
SE:A09003. Average Commute to Work (In Min)				
Average Commute to Work (In Min)	20		24	

Statistics	Ann Arbor City		Washtenaw County	
SE:A10030. Housing Units by Vehicles Available				
Occupied Housing Units:	50,110		148,704	
No Vehicle Available	6,228	12.40%	12,012	8.10%
1 Vehicle Available	21,613	43.10%	53,488	36.00%
2 Vehicles Available	17,285	34.50%	57,140	38.40%
3 Vehicles Available	3,631	7.30%	18,101	12.20%
4 Vehicles Available	855	1.70%	5,478	3.70%
5 or More Vehicles Available	498	1.00%	2,485	1.70%
SE:A06001. Nativity by Citizenship Status				
Total Population:	122,216		370,231	
Native Born	100,051	81.90%	324,175	87.60%
Foreign Born:	22,165	18.10%	46,056	12.40%
Naturalized Citizen	9,202	7.50%	23,447	6.30%
Not a Citizen	12,963	10.60%	22,609	6.10%
SE:A10058. Year of Entry for the Foreign-Born				
Foreign-Born Population:	22,165		46,056	
2010 or Later	11,249	50.80%	18,525	40.20%
2000 to 2009	4,727	21.30%	11,134	24.20%
1990 to 1999	2,759	12.50%	7,501	16.30%
Before 1990	3,430	15.50%	8,896	19.30%
SE:A07001. Place of Birth for the Foreign-Born				
Foreign-Born Population:	22,165		46,056	
Europe:	3,398	15.30%	7,840	17.00%
Northern Europe:	734	3.30%	1,856	4.00%
United Kingdom:	677	3.10%	1,521	3.30%
United Kingdom, Excluding England and Scotland	416	1.90%	822	1.80%
England	244	1.10%	634	1.40%
Scotland	17	0.10%	65	0.10%
Ireland	23	0.10%	123	0.30%
Other Northern Europe	34	0.20%	212	0.50%
Western Europe:	1,069	4.80%	2,050	4.50%
Austria	55	0.30%	92	0.20%
France	182	0.80%	281	0.60%
Germany	707	3.20%	1,346	2.90%
Netherlands	93	0.40%	225	0.50%
Other Western Europe	32	0.10%	106	0.20%
Southern Europe:	244	1.10%	506	1.10%
Greece	27	0.10%	166	0.40%
Italy	63	0.30%	149	0.30%
Portugal	0	0.00%	0	0.00%
Spain	154	0.70%	183	0.40%
Other Southern Europe	0	0.00%	8	0.00%
Eastern Europe:	1,305	5.90%	3,382	7.30%
Croatia	0	0.00%	0	0.00%
Czechoslovakia (Includes Czech Republic and	66	0.30%	144	0.30%
Hungary	6	0.00%	52	0.10%
Poland	91	0.40%	220	0.50%
Romania	306	1.40%	718	1.60%
Russia	355	1.60%	733	1.60%
Ukraine	47	0.20%	198	0.40%
Bosnia and Herzegovina	6	0.00%	28	0.10%
Serbia	45	0.20%	49	0.10%
Other Eastern Europe	383	1.70%	1,240	2.70%
Europe, N.e.c.	46	0.20%	46	0.10%

Statistics	Ann Arbor City		Washtenaw County	
SE:A06001. Nativity by Citizenship Status				
Total Population:	122,216		370,231	
Asia:	14,504	65.40%	26,802	58.20%
Eastern Asia:	8,179	36.90%	12,577	27.30%
China:	5,768	26.00%	8,633	18.70%
China, Excluding Hong Kong and Taiwan	4,831	21.80%	7,160	15.60%
Hong Kong	63	0.30%	160	0.40%
Taiwan	874	3.90%	1,313	2.90%
Japan	704	3.20%	1,131	2.50%
Korea	1,681	7.60%	2,783	6.00%
Other Eastern Asia	26	0.10%	30	0.10%
South Central Asia:	3,269	14.80%	7,385	16.00%
Afghanistan	15	0.10%	235	0.50%
Bangladesh	91	0.40%	164	0.40%
India	2,216	10.00%	5,080	11.00%
Iran	403	1.80%	688	1.50%
Pakistan	384	1.70%	889	1.90%
Other South Central Asia	160	0.70%	329	0.70%
South Eastern Asia:	1,222	5.50%	2,680	5.80%
Cambodia	0	0.00%	35	0.10%
Indonesia	111	0.50%	170	0.40%
Laos	0	0.00%	10	0.00%
Philippines	303	1.40%	1,056	2.30%
Thailand	154	0.70%	208	0.50%
Vietnam	315	1.40%	779	1.70%
Other South Eastern Asia	339	1.50%	422	0.90%
Western Asia:	1,825	8.20%	3,837	8.30%
Iraq	407	1.80%	1,054	2.30%
Israel	174	0.80%	290	0.60%
Lebanon	173	0.80%	448	1.00%
Syria	75	0.30%	223	0.50%
Turkey	217	1.00%	369	0.80%
Armenia	42	0.20%	42	0.10%
Other Western Asia	737	3.30%	1,411	3.10%
Asia, N.e.c.	9	0.00%	323	0.70%
Africa:	1,574	7.10%	3,423	7.40%
Eastern Africa:	196	0.90%	1,015	2.20%
Ethiopia	41	0.20%	168	0.40%
Kenya	51	0.20%	270	0.60%
Other Eastern Africa	104	0.50%	577	1.30%
Middle Africa	23	0.10%	172	0.40%
Northern Africa:	367	1.70%	616	1.30%
Egypt	319	1.40%	342	0.70%
Other Northern Africa	48	0.20%	274	0.60%
Southern Africa:	97	0.40%	157	0.30%
South Africa	83	0.40%	143	0.30%
Other Southern Africa	14	0.10%	14	0.00%
Western Africa:	877	4.00%	1,289	2.80%
Ghana	216	1.00%	311	0.70%
Liberia	36	0.20%	58	0.10%
Nigeria	317	1.40%	569	1.20%
Other Western Africa	308	1.40%	351	0.80%
Africa, N.e.c.	14	0.10%	174	0.40%
Oceania:	163	0.70%	222	0.50%
Australia and New Zealand Subregion:	163	0.70%	222	0.50%
Australia	163	0.70%	215	0.50%
Other Australian and New Zealand Subregion	0	0.00%	7	0.00%
Oceania, N.e.c.	0	0.00%	0	0.00%

Statistics	Ann Arbor City		Washtenaw County	
SE:A06001. Nativity by Citizenship Status				
Total Population:	122,216		370,231	
Americas:	2,526	11.40%	7,769	16.90%
Latin America:	1,638	7.40%	5,695	12.40%
Caribbean:	110	0.50%	374	0.80%
Barbados	0	0.00%	4	0.00%
Cuba	48	0.20%	78	0.20%
Dominican Republic	47	0.20%	47	0.10%
Haiti	0	0.00%	5	0.00%
Jamaica	0	0.00%	54	0.10%
Trinidad and Tobago	12	0.10%	112	0.20%
Other Caribbean	3	0.00%	74	0.20%
Central America:	794	3.60%	3,648	7.90%
Mexico	607	2.70%	2,388	5.20%
Costa Rica	20	0.10%	141	0.30%
El Salvador	116	0.50%	191	0.40%
Guatemala	43	0.20%	460	1.00%
Honduras	8	0.00%	468	1.00%
Nicaragua	0	0.00%	0	0.00%
Panama	0	0.00%	0	0.00%
Other Central America	0	0.00%	0	0.00%
South America:	734	3.30%	1,673	3.60%
Argentina	26	0.10%	35	0.10%
Bolivia	10	0.10%	42	0.10%
Brazil	209	0.90%	532	1.20%
Chile	92	0.40%	111	0.20%
Colombia	179	0.80%	300	0.70%
Ecuador	16	0.10%	81	0.20%
Guyana	0	0.00%	54	0.10%
Peru	14	0.10%	58	0.10%
Uruguay	10	0.10%	79	0.20%
Venezuela	178	0.80%	329	0.70%
Other South America	0	0.00%	52	0.10%
Northern America:	888	4.00%	2,074	4.50%
Canada	888	4.00%	2,074	4.50%
Other Northern America	0	0.00%	0	0.00%

Statistics	Ann Arbor City			Washtenaw County		
ACS22_5yr:B25011. Tenure By Household Type						
	Estimate		MOE	Estimate		MOE
Total:	50,110		699.00	148,704		755.00
Owner Occupied:	22,529	45.00%	743.00	91,057	61.20%	1,255.0
Family Households:	14,997	29.90%	695.00	65,946	44.40%	1,345.0
Married-Couple Family:	13,159	26.30%	644.00	56,059	37.70%	1,362.0
Householder 15 To 34 Years	1,204	2.40%	187.00	4,852	3.30%	420.00
Householder 35 To 64 Years	8,073	16.10%	515.00	36,332	24.40%	1,062.0
Householder 65 Years And Over	3,882	7.80%	307.00	14,875	10.00%	520.00
Other Family:	1,838	3.70%	309.00	9,887	6.70%	763.00
Male Householder, No Spouse Present:	551	1.10%	140.00	3,270	2.20%	399.00
Householder 15 To 34 Years	32	0.10%	31.00	372	0.30%	157.00
Householder 35 To 64 Years	332	0.70%	99.00	2,293	1.50%	345.00
Householder 65 Years And Over	187	0.40%	73.00	605	0.40%	140.00
Female Householder, No Spouse Present:	1,287	2.60%	280.00	6,617	4.50%	590.00
Householder 15 To 34 Years	49	0.10%	31.00	414	0.30%	135.00
Householder 35 To 64 Years	823	1.60%	178.00	4,527	3.00%	485.00
Householder 65 Years And Over	415	0.80%	176.00	1,676	1.10%	310.00
Nonfamily Households:	7,532	15.00%	532.00	25,111	16.90%	1,131.0
Householder Living Alone:	6,172	12.30%	505.00	20,694	13.90%	1,033.0
Householder 15 To 34 Years	813	1.60%	215.00	2,128	1.40%	377.00
Householder 35 To 64 Years	2,323	4.60%	313.00	8,451	5.70%	688.00
Householder 65 Years And Over	3,036	6.10%	391.00	10,115	6.80%	663.00
Householder Not Living Alone:	1,360	2.70%	242.00	4,417	3.00%	437.00
Householder 15 To 34 Years	677	1.40%	176.00	1,635	1.10%	288.00
Householder 35 To 64 Years	488	1.00%	148.00	2,039	1.40%	315.00
Householder 65 Years And Over	195	0.40%	76.00	743	0.50%	146.00
Renter Occupied:	27,581	55.00%	764.00	57,647	38.80%	1,182.0
Family Households:	6,701	13.40%	527.00	18,282	12.30%	890.00
Married-Couple Family:	4,567	9.10%	445.00	10,172	6.80%	651.00
Householder 15 To 34 Years	2,084	4.20%	287.00	3,918	2.60%	365.00
Householder 35 To 64 Years	2,166	4.30%	365.00	5,309	3.60%	530.00
Householder 65 Years And Over	317	0.60%	126.00	945	0.60%	182.00
Other Family:	2,134	4.30%	343.00	8,110	5.50%	672.00
Male Householder, No Spouse Present:	595	1.20%	195.00	2,166	1.50%	348.00
Householder 15 To 34 Years	366	0.70%	120.00	1,192	0.80%	240.00
Householder 35 To 64 Years	178	0.40%	121.00	840	0.60%	236.00
Householder 65 Years And Over	51	0.10%	69.00	134	0.10%	103.00
Female Householder, No Spouse Present:	1,539	3.10%	281.00	5,944	4.00%	629.00
Householder 15 To 34 Years	383	0.80%	193.00	2,092	1.40%	432.00
Householder 35 To 64 Years	944	1.90%	197.00	3,391	2.30%	388.00
Householder 65 Years And Over	212	0.40%	108.00	461	0.30%	141.00
Nonfamily Households:	20,880	41.70%	723.00	39,365	26.50%	1,078.0
Householder Living Alone:	10,440	20.80%	619.00	23,663	15.90%	992.00
Householder 15 To 34 Years	6,682	13.30%	624.00	12,000	8.10%	881.00
Householder 35 To 64 Years	2,585	5.20%	337.00	7,317	4.90%	567.00
Householder 65 Years And Over	1,173	2.30%	204.00	4,346	2.90%	547.00
Householder Not Living Alone:	10,440	20.80%	677.00	15,702	10.60%	829.00
Householder 15 To 34 Years	9,916	19.80%	616.00	14,063	9.50%	724.00
Householder 35 To 64 Years	500	1.00%	191.00	1,507	1.00%	370.00
Householder 65 Years And Over	24	0.10%	27.00	132	0.10%	69.00



Map
Opportunity Index

- *Very High Access to Opportunity*
- *High Access to Opportunity*
- *Low Access to Opportunity*
- *Very Low Access to Opportunity*
- *N/A*

source: Washtenaw County Opportunity Index, 2021

What is the Opportunity Index?

"The Opportunity Index measures access to opportunity by combining 16 indicators into five categories of opportunity:

- Health, which includes infant low birth weight rate, health insurance coverage, and life expectancy;
- Job access, which includes transportation costs, severe housing burden, labor force participation rate, and adult educational attainment;
- Economic well-being, which includes child poverty rate, access to financial institutions, and homeownership;
- Education and training, which includes preschool enrollment, third-grade reading proficiency, and six-year graduation rate; and
- Community engagement and stability, which includes vacancy status, juvenile criminal charges, and active voters."

The four different colors represent various levels of opportunity for a given census tract (between 1,200 and 8,000 people):

1. Dark green – very high access to opportunity,
2. Lighter green – moderate access to opportunity,
3. Lighter red – low access to opportunity, and
4. Red – very low access to opportunity.

Washtenaw County's "Opportunity for All" website explains the methodology as follows: "Census tracts receive an opportunity score for each category as well as an overall opportunity score, which is the average of the five category scores. An opportunity score of 4 is very high access to opportunity (dark blue on the map), 3 is high opportunity (light blue), 2 is low opportunity (light red), and 1 is very low opportunity (dark red).

The opportunity score in each category is based on how outcomes for residents in that census tract compare to the county-wide average. Lower scores indicate room for improvement relative to the rest of the county and are not necessarily a sign of poor outcomes."

For more detailed information about the scoring methodology and datasets used, please visit the Washtenaw County Opportunity for All website.

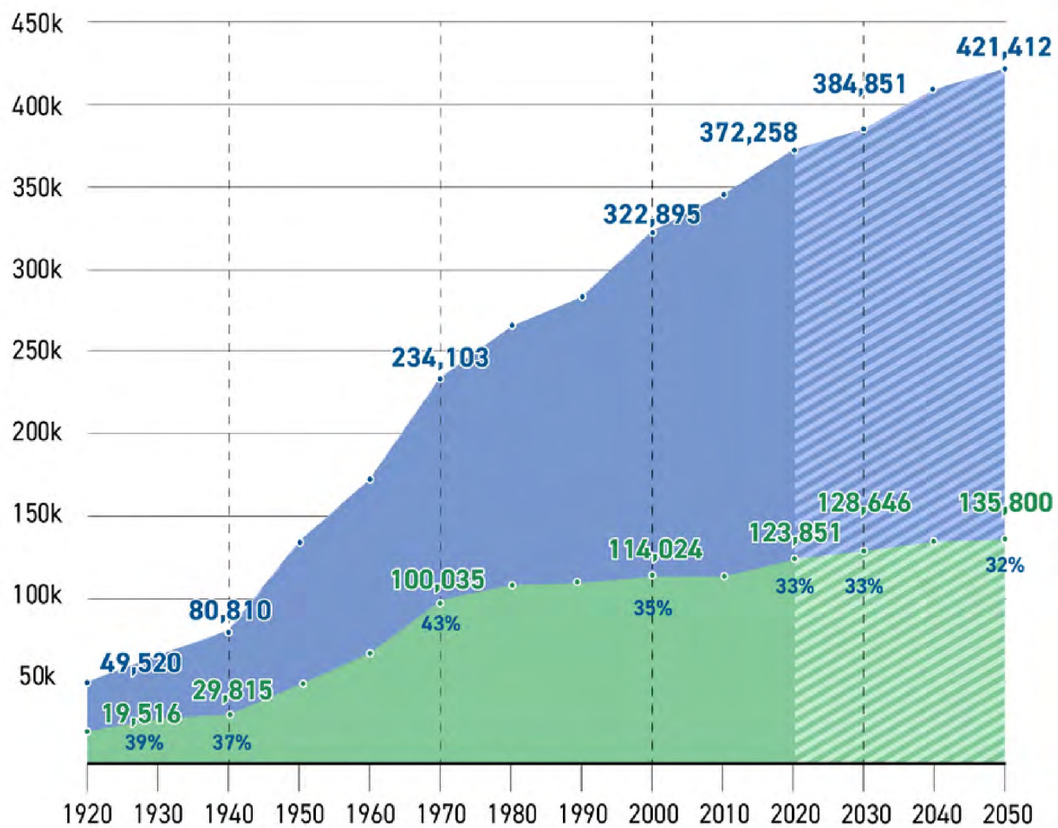
Chart

Population Trend, Ann Arbor and Washtenaw County

source: U.S. Census 1920-2020, Southeast Michigan Council of Governments (SEMCOG) 2050 Forecasts

Ann Arbor
Washtenaw County
Projected Trend
% Ann Arbor Share of County Population

Between 1970 and 2020, Washtenaw County grew 59%, adding around 138,000 people, Ann Arbor grew 24%, adding around 24,000 people.



Chart

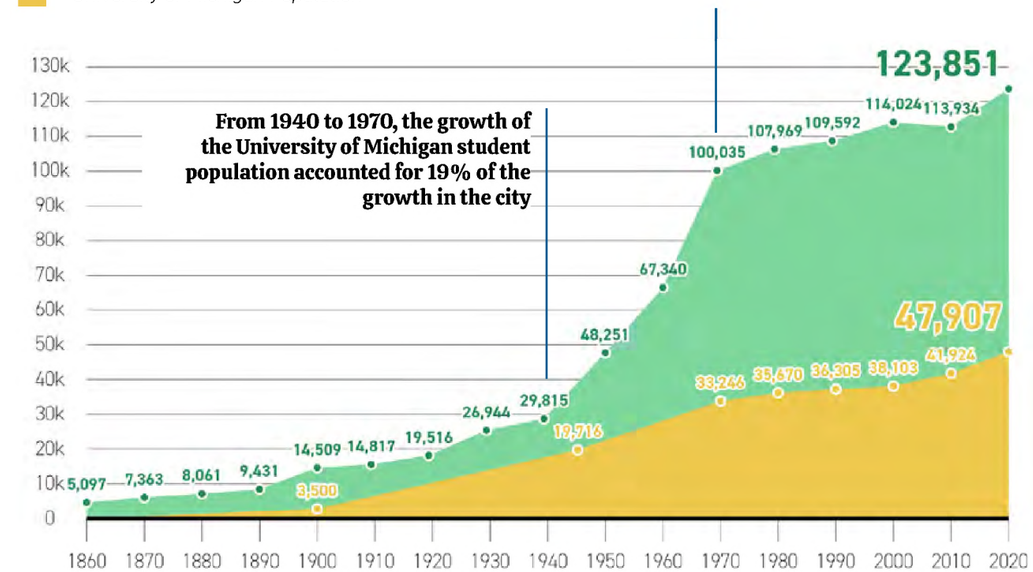
Population Trend, Ann Arbor and University of Michigan

source: U.S. Census 1860-2020, University of Michigan Enrollment Reports

Ann Arbor Population
University of Michigan Population

Since 1970, the growth of the University of Michigan student population has accounted for 62% of the growth in the city

From 1940 to 1970, the growth of the University of Michigan student population accounted for 19% of the growth in the city



Table

University of Michigan Enrollment Statistics (2015-2024)

source: University of Michigan Enrollment Reports

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
U-M enrollment	43652	44718	46002	46716	48090	47,907	50,278	51,225	52,065	52,855

Over the last 10 years, U-M enrollment has increased an average of over 1,000 students each year, with a record number of applications for Fall 2025.

Chart
Age Trend

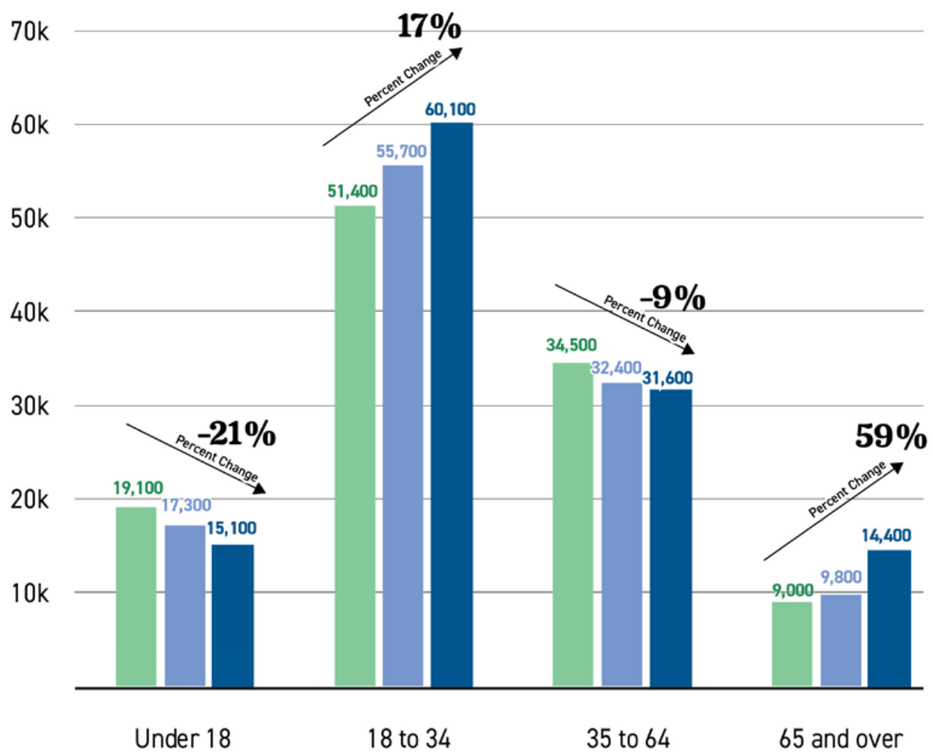
- 2000
- 2010
- 2020

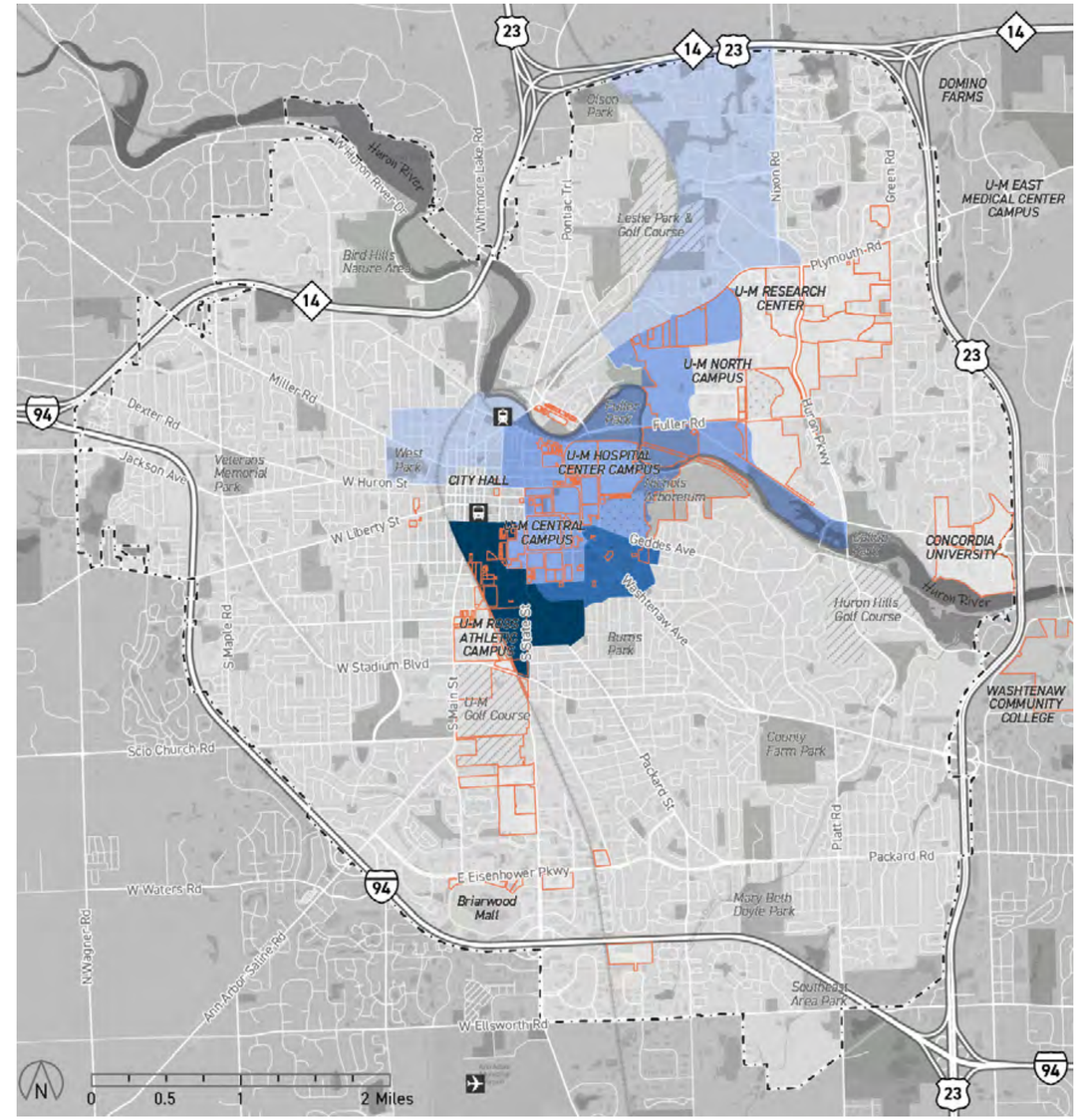
source: U.S. Census, 2000-2020

The student-age population accounts for a large share of Ann Arbor's population and is driving the city's growth. At the same time, families have declined as a share and the population is aging.

Ann Arbor family households:
43% share of total

Ann Arbor Metro family households:
56% share of total





Map
College-age Population (18-24 years)

- Up to 1,300
- 1,400 - 2,600
- 2,700 - 3,900
- 4,000 - 5,100
- 5,200 - 5,400
- University Property

source: U.S. Decennial Census, 2020

DRAFT

Chart

Race and Ethnicity Trend

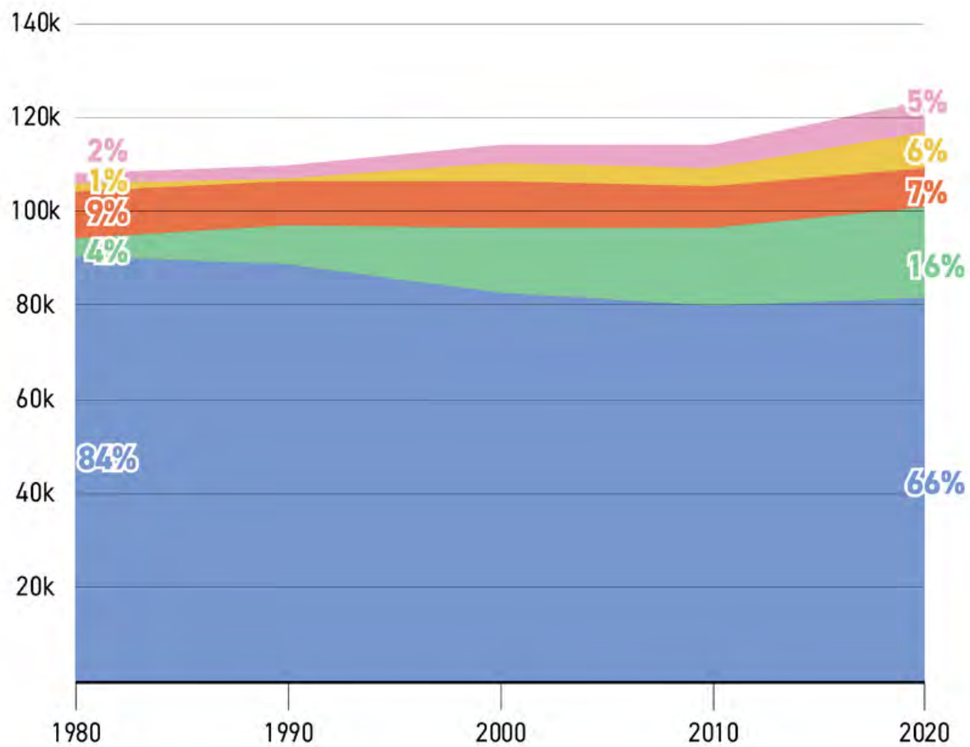
source: U.S. Census, 1980-2020

- *Hispanic or Latino*
- *Asian**
- *Other*•*
- *White**
- *Black**

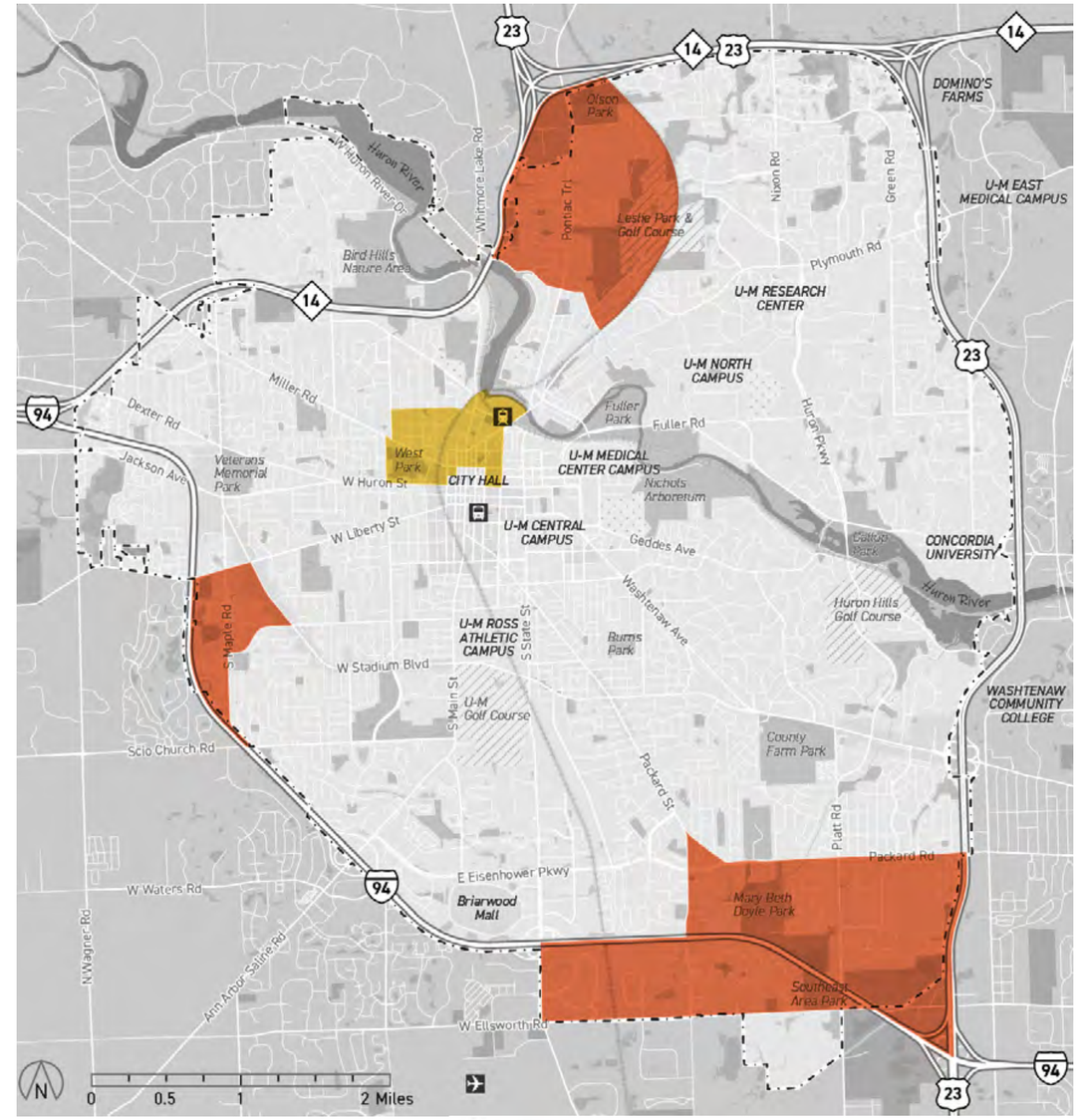
**Non-Hispanic*
• Other: American Indian and Alaska Native, Hawaiian and Pacific Islander; Other Race Alone; Two or More Races

The Asian and Hispanic populations are growing, while the White and Black populations are declining - as a percent of the total population

Approximately 18% of the city is foreign-born in 2022.



DRAFT

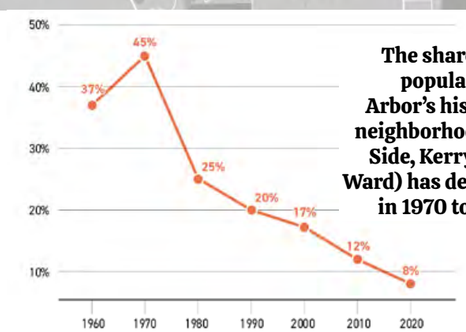


Map

Black Population Greater Than 20% by Census Tract

- *1960*
- *2020*

source: 2020 U.S. Decennial Census, 1960 U.S. Decennial Census, MLive



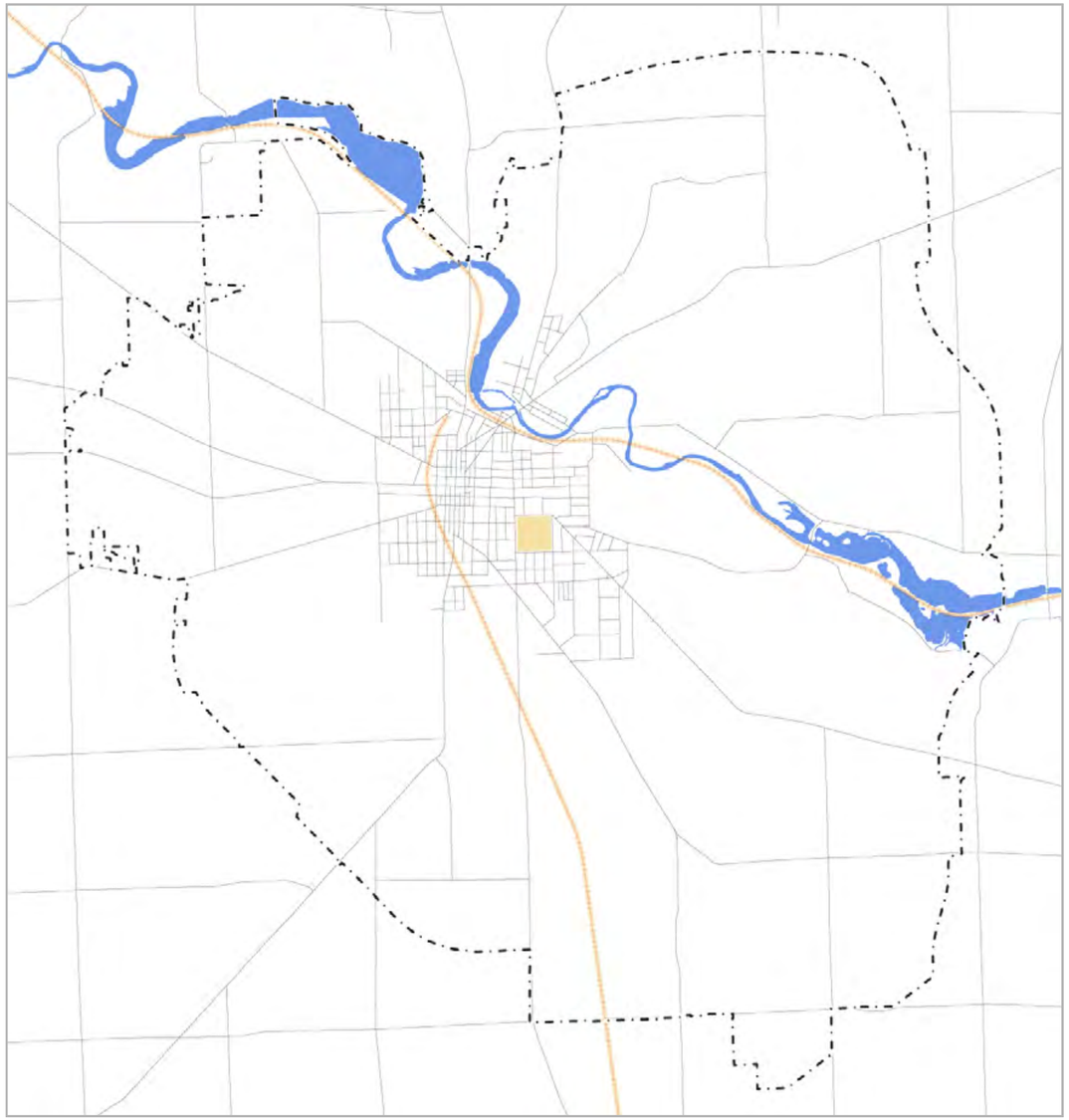
The share of the Black population in Ann Arbor's historically Black neighborhoods (in the West Side, Kerrytown, Old 4th Ward) has declined from 45% in 1970 to 8% in 2020.

DRAFT DRAFT

02 Historic Development

Historic Development

DRAFT



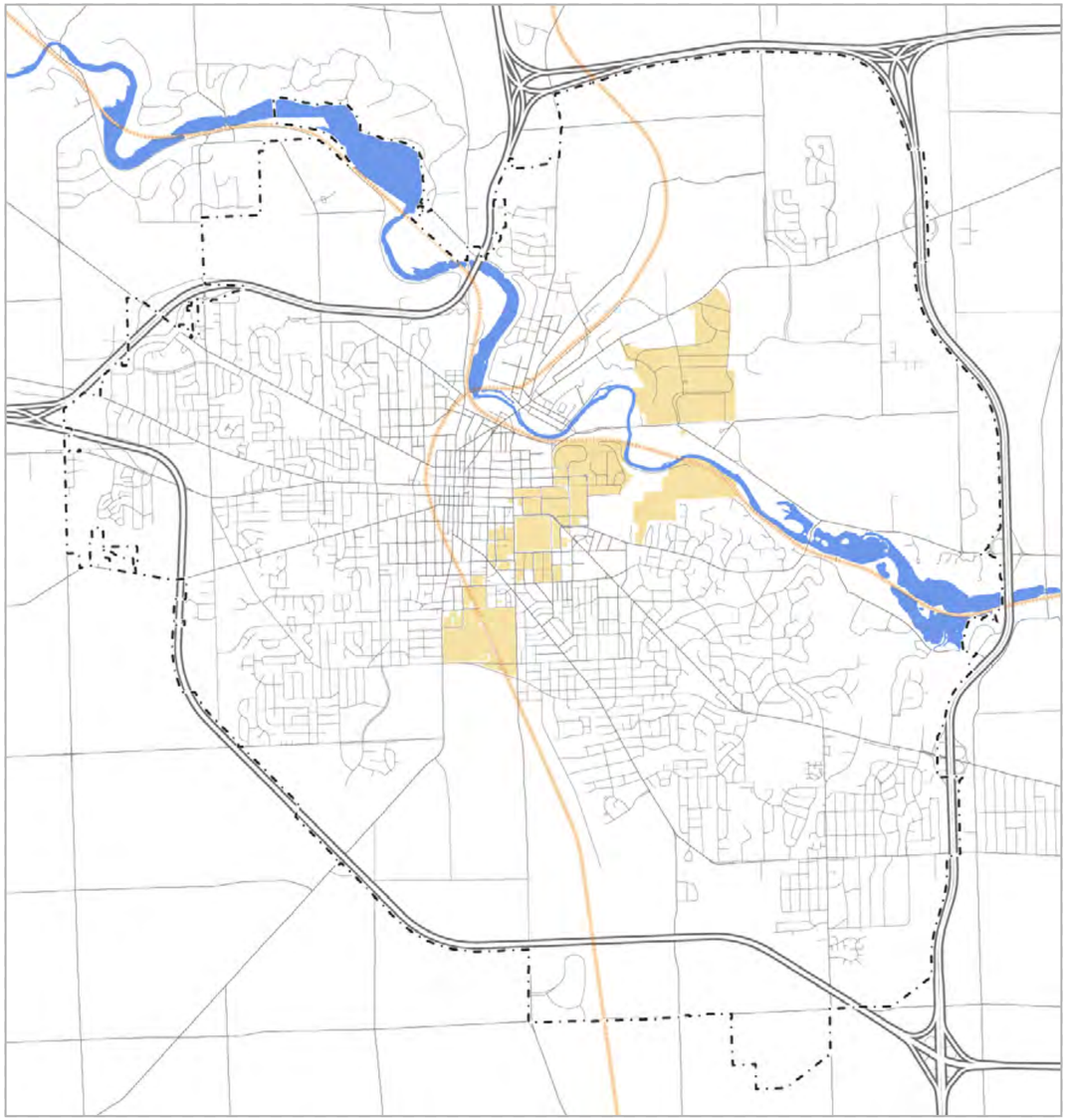
Map

Historic Development of the University of Michigan and Street Grid Evolution (1874)

source: U.S. Decennial Census, University of Michigan

- *Existing City Boundary*
- *Railroad*
- *Streets*
- *Huron River*
- *University of Michigan Properties*

DRAFT

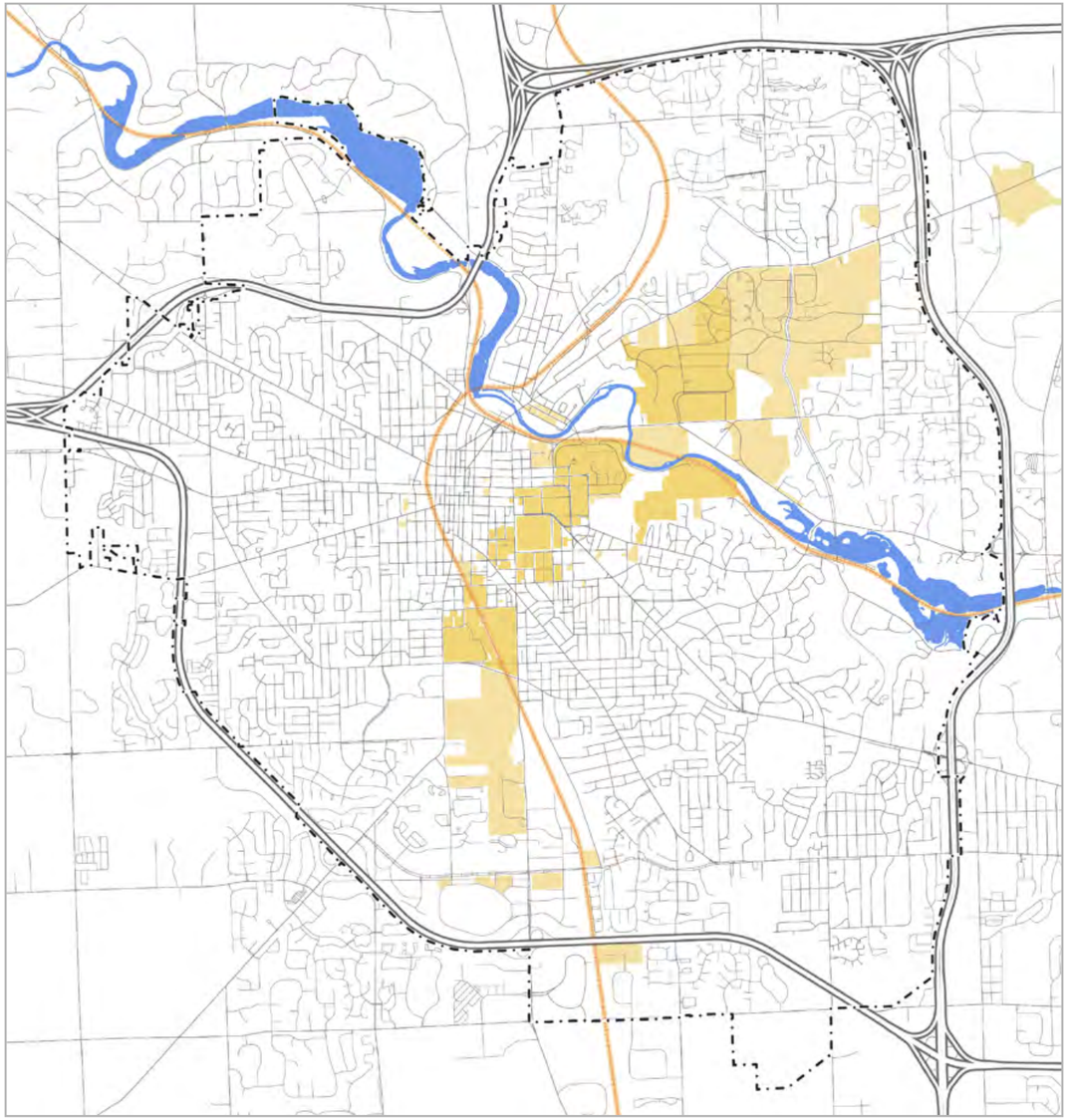


Map

Historic Development of the University of Michigan and Street Grid Evolution (1965)

source: U.S. Decennial Census, University of Michigan

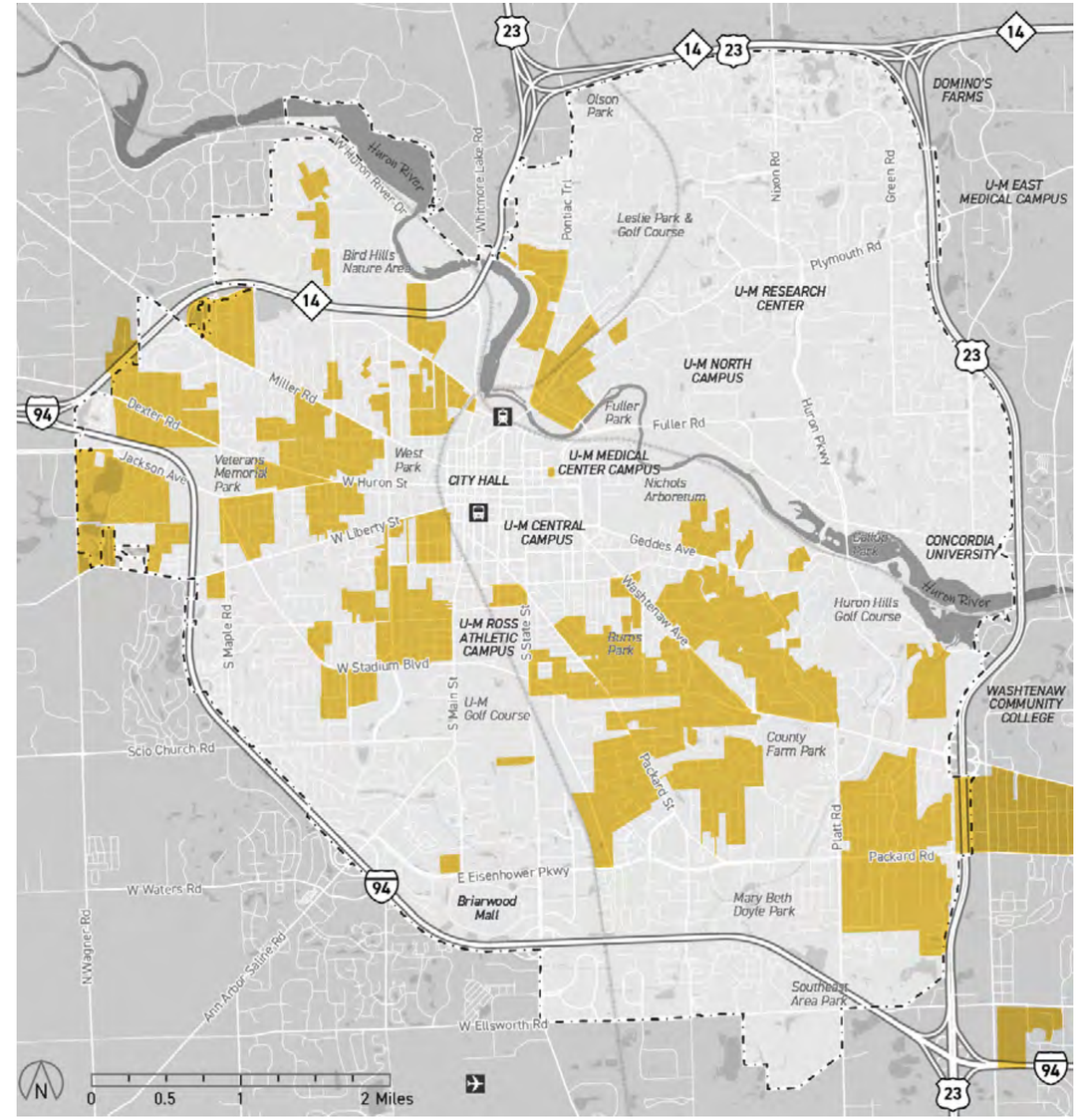
- *Existing City Boundary*
- *Railroad*
- *Streets*
- *Huron River*
- *University of Michigan Properties*



Map
Historic Development of the University of Michigan and Street Grid Evolution (2023)

source: U.S. Decennial Census, University of Michigan

- *Existing City Boundary*
- *Railroad*
- *Streets*
- *Huron River*
- *University of Michigan Properties*



Map
Racially Restrictive Covenants

source: City of Ann Arbor GIS, Justice InDeed Project

- *Subdivisions Containing Racially Restrictive Covenants*

This map shows subdivisions containing at least one property where Justice InDeed volunteers have identified a racially restrictive covenant. These provisions, which were used primarily in the first half of the 20th century, prohibited primarily Black, but also other individuals from living or purchasing certain properties based on their race, ethnicity, or religion. Our most updated, parcel-level map is available at our website: JusticeInDeedMI.org.

DRAFT DRAFT

03 Housing

Housing Background

Housing Profile

Housing Gaps

Income-eligible Affordable Housing

Housing Value and Costs

Tenure

Ann Arbor Comprehensive Land Use Plan: Housing Appendix

The Comprehensive Land Use Plan follows from a City Council directive to provide opportunities to develop new housing across the city, including single-family neighborhoods. In line with many other cities across the country, Ann Arbor is reviewing how its zoning has contributed to the housing shortage over time and what the research about residential densification says. This appendix shares empirical evidence about housing unaffordability, followed by a review of academic analyses of the problem. Peer-reviewed academic research, reports, and professional toolkits were consulted regarding supply side policy, filtering and chain vacancies, land reform and affordability, and city-specific case studies (see Summary of Housing Literature Review). In addition, the housing appendix includes staff's professional judgment related to data interpretation. While the housing market is subject to many forces that are outside of the city's control, the planning profession and many researchers agree that many zoning barriers should be removed.

Introduction to National, State, and Local Housing Context

A National Crisis

Nationally, the housing shortage can be traced to the Great Recession. In its aftermath, from 2008 to 2018, housing construction dropped to its lowest production since 1960. Just as the market was rebounding, the pandemic hit, and the cost of materials and labor made building housing more expensive.[1] As home values increased faster than households' incomes, housing markets across many American cities have become increasingly difficult to enter as either homeowners or renters. Due to a variety of economic, demographic, and social factors – including skyrocketing housing prices, increased time spent pursuing higher education, and delayed marriage and childbearing – millions have turned to renting, often for prolonged periods, which drives rental prices higher, making it difficult to save for a down payment.[2]

Michigan's Response

The Michigan State Housing Development Authority (MSHDA) developed its first ever statewide Housing Plan in 2022 with a housing target of 75,000 new or rehabilitated housing and 100,000

1 https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/HOUSING-SUPPLY-ACCELERATOR-PLAYBOOK_v3.pdf
2 https://www.nmhc.org/globalassets/research--insight/research-reports/filtering-data/nmhc-research-foundation-filtering-2020-final.pdf

stabilized households.[3] In fiscal year 2024, MSHDA dedicated $2.15 billion to construct, rehabilitate, and purchase 12,421 homes.[4] In the same year, Governor Whitmer signed a bill to amend the 2008 Michigan Planning Enabling Act to require a housing element in comprehensive plans to include a range of housing options, affordability, and attainability to serve the housing demands of a diverse population.[5] At the time of writing, changes to the Land Division Act are under review to permit a 10-acre parent parcel of land to be divided into ten parcels, as opposed to the current four.[6] In the same vein, MSHDA funded the Michigan Association of Planning's Housing Toolkit which provides 15 zoning tools to increase the supply and diversity of housing types.[7] These actions are made in the name of alleviating the housing crisis. Many of which Ann Arbor also does or is proposing in this plan.

Ann Arbor's Housing Tools

While the Governor's office has found some ways to respond to the housing crisis, actions available to local municipalities remain limited. Michigan still lacks other tools that other states employ, namely inclusionary zoning, mandated housing targets, and rent control.[8] Moreover, municipal budgets are effectively capped by the 1978 Headlee Amendment and 1994 Prop A. The joint impact of these pieces of legislation limits property tax to the rate of inflation.[9] Over time, revenue does not keep pace with rising costs of services. This makes it difficult to grow the city's general fund to meet emergent challenges like affordable housing.

The city has also found another way through zoning to produce more affordable units. Unlike other zones, the Planned Unit Development (PUD) is not required, but rather applied for, to accomplish innovative developments. Therefore, for a PUD that includes housing that exceeds density limits from the current zoning or comprehensive plan recommendation, city code requires that 10%-15% of the additional units are affordable. The units can be built onsite or provide a payment in lieu contribution to affordable units (Unified Development Code (UDC) Section 5.29.F). Currently, the "payment in lieu" fund is expected to receive $20 million over the next few years that can be used to support the development and/or maintenance of affordable housing units.

3 https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/Statewide-Housing-Plan/MI-Statewide-Housing-Plan_Final-112723.pdf?rev=4f844882abac481faa8f3361138ec189&hash=9C67A0D64FF2CB5AAED6AE607F3B0689
4 https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/about/MSHDA-Year-At-A-Glance.pdf?rev=98f5045d24f44222b0da96c63a27d228&hash=65734EB38FCF6D84F1DCFD7E200AAD1C
5 https://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-33-of-2008.pdf
6 https://www.voicenews.com/2025/04/25/michigan-house-passes-proposal-to-expand-land-units-for-housing/
7 https://www.planningmi.org/aws/MAP/asset_manager/get_file/886922?ver=0
8 https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-123-411, Public Act 226 of 1988.
9 https://mml.org/pdf/opp/FSHeadlee&Plus2021.pdf

What Does Affordable Mean?

The term refers to housing that can only be rented or sold to households meeting income eligibility requirements. The metric to determine eligibility is if a household earns below levels correlated to the area median income. In this plan, we will use the term “income-eligible affordable housing” when referring to housing that is legally restricted to income qualified households. Due to high housing costs, many households earning more than median incomes struggle to find housing in Ann Arbor. In this plan, the term "affordable housing” will refer to the city’s goal to provide housing options for every income bracket.

Fortunately, in 2020, Ann Arbor voters passed an affordable housing millage for our local government (with 73% approval) to try to fill the gap in state policy. Since 2021, 1,054 income-eligible affordable housing units for households that earn 60% or less of the 2024 area median income ($71,700 for a four-person household) are in varying stages of the development process: 16 acquired, 363 under construction, 566 applying for site plan and funding, and 109 planned for a phase 3.[10] Since 2021, income-eligible affordable housing not funded by the millage has produced a total 121 units to date.

The benefit of local funding is that the units remain affordable permanently; in contrast, affordable units built by private developers using the Low-Income Housing Tax Credit program can be rented at market rate after 15 years.

Other Contributors to the Ann Arbor Housing Market

Property Taxes

In Michigan, due to the passage of Prop A, growth in property taxes is limited to the rate of inflation or 5%, whichever is less, until ownership of the property is transferred. When ownership is transferred, the property’s taxable value is uncapped, and property taxes often increase to reflect the assessed value in the year following the sale.[11] For those who have lived in their homes for a long time, the prospect of paying property taxes at the full rate on a new, even smaller home disincentivizes downsizing. If empty nesters stay in their current homes to avoid paying the "uncapped" taxes on a newly acquired property, generational housing turnover is stifled. If appropriate housing options don’t exist for residents as they move through their life

10 *Housing Commission. Email from Jennifer Hall March 7, 2025.*
11 *https://www.canr.msu.edu/news/a_refresher_on_proposal_a_and_local_property_taxes*

cycle, they often remain stuck in their home, which prolongs the scarcity of housing for those who would like to enter the market.

In Michigan, there is a distinction between an owner-occupied primary residence and a non-principal residence that impacts the amount of taxes levied on property. The principal residence exemption, formerly known as the homestead exemption, exempts a primary residence from the tax levied for school operating purposes up to 18 mills. Commercial property, non-principal residences, and rental property are generally liable for school operating taxes. Although property owners pay property taxes directly through the summer and winter tax statements, renters and tenants essentially pay taxes through rent payments that have a property tax component typically included in the rent. As a result, renters indirectly support and contribute to funding governmental services and schools through property taxes paid by landlords.

University of Michigan School Enrollment

The University of Michigan's popularity abounds as evidenced through increasing enrollment rates. After years of steadily growing enrollment, it set a record in 2024 at 52,855 students and received a record number of applications for fall 2025.[12] [13]And while the university is spending $631 million on 2,300 beds on the former Elbel Field, this is its first new residence hall for first-year students since 1963. While the investment in new development is heartening, this new construction occurs in tandem with demolitions of older housing units, thereby partially offsetting these gains.[14] According to the Director of Housing, Rick Gibson, demand for student housing continues to exceed supply. This leaves the city to house many students after their guaranteed first year housing ends. As many as 72% of students currently live off-campus.[15] In effect, they compete for limited housing supply in the Ann Arbor area that drives up rents and removes units from the market for non-students.

Developable Land

The city's development pattern has reached its physical borders. While previous generations could develop outward with fewer potential conflicts, present-day development must be built on infill parcels, in or near established neighborhoods. Herein lies the tension of a mature city and

12 *https://www.michigandaily.com/news/administration/umich-student-enrollment-reaches-record-high-in-fall-2024/#:~:text=The%20University%E2%80%99s%20fall%202024%20enrollment,decrease%20from%20the%20year%20prior.*
13 *https://record.umich.edu/articles/u-m-receivesrecord-numberof-applicationsfor-fall-2025/*
14 *https://record.umich.edu/articles/regents-approve-site-prep-for-student-housing-historic-home-relocation/*
15 *https://www.michigandaily.com/opinion/housing-from-the-daily-build-santa-build/*

major employment center: most new development will have established neighbors with varying levels of interest in change.

Some regional land use decisions contribute to the development pressure on the city's infill lots. The Greenbelt Millage authorized a 30-year, 0.5 mil tax to fund the preservation and protection of open space, natural habitats, and agricultural lands outside of the city's boundaries. Since going into effect, it has protected over 7,700 acres of working farmland and open space.[16] While this serves important goals of protecting local farmland, natural areas, and the watershed, it reduces the supply of residential land in Washtenaw County and forces Ann Arbor to grow up, not out, to accommodate this demand. The townships adjacent to the city have planned for many of their residential areas to continue with lower densities with one dwelling per one or two and half acres that will likely not have a significant impact on supply. Under current zoning code, when township islands, historic districts, floodplains, public land and right of ways, and current single-family and duplex zoning are removed from consideration, less than 13% of land is available for major new housing development.

History of Zoning in Ann Arbor

Zoning impacts housing supply. While not everything that is permitted by zoning is built, it is true that if it is not permitted through zoning, it cannot be built. In that sense, zoning is an enabling tool that does not guarantee outcomes. For example, in 2021, the city created and rezoned over one square mile of area along major corridors to a new Transit Corridor zoning designation that intends to provide wide use flexibility, transit-supportive forms of development, and unlimited floor area (restricted by contextually mandated high limits). This zoning framework is intended to limit auto-centric forms of development, while providing flexibility to reimagine surface parking lots into places for people. To date, just one site plan has been submitted (not yet approved) and no development has been constructed in these areas. Although, other factors have a significant influence over whether a project is completed: cost and availability of land, design and engineering, construction, materials, labor, capital; infrastructure; and profitability,

Historically, zoning was a tool to separate land uses of different kinds to avoid conflicts or nuisances caused by incompatible combinations. During the early part of the 20th-century cities used zoning rules to separate residences from the sounds and odors produced by heavy industry. But cities also used zoning provisions to establish distinctions *within* the residential category—effectively setting apart land uses of the *same* kind. Multi-family housing was

16 https://www.a2gov.org/media/43idqnza/fy24_annual-report.pdf

separated from single-family housing and areas of more and less expensive single-family homes arose by establishing larger and smaller minimum lot size requirements. These various provisions proved to segregate households by income, race, and housing tenure status. Zoning in Ann Arbor is included in this broader national trend.

Ann Arbor's first zoning ordinance and map was adopted in 1923 creating four zones, two residential and two nonresidential. Both residential zones allowed single-family homes and two-family homes (duplexes). The height limit in the residential zones was 40 feet. By 1941, the zoning ordinance expanded to include six residential districts: two exclusive single-family districts and four allowing single-family and two-family homes. The height limit in the residential zones was reduced to 35 feet, and a minimum lot size of 5,000 square feet was introduced.

In 1963, the original zoning ordinance (as amended over the years) was repealed and a new zoning ordinance was adopted. This ordinance included distinctions *within* single-family residential districts as well as two-family and multiple-family districts. At the time of its adoption, the zoning ordinance provided four single-family residential districts (R1A, R1B, R1C and R1D), two two-family residential districts (R2A and R2B), and four multiple-family residential districts (R4A, R4B, R4C and R4D). As popular at the time, restrictions were hierarchical. For example, a single-family home could be built in a multiple-family district, but not the other way around. But the pyramid-style hierarchy only worked one way and there were three separate pyramids – one for residential, one for commercial, and one for industrial. Residential uses were not permitted at all in commercial or industrial districts.

Although over time the strict hierarchy was loosened as outlined below, the fundamental principles of segregating land uses into distinct districts across and within categories can still be seen today. This is because the current Unified Development Code has its roots in the 1963 Zoning Ordinance, consolidating that ordinance (as amended through 2019) with all or part of nine previous chapters of city code plus certain adopted regulations[17], all concerning land use and land development. Significant evolutions in zoning regulations and planning efforts impacting residential development since the adoption of Chapter 55 in 1963:

17 *Sections of Chapter 47 (Streets and Curb Cuts), Chapter 56 (Prohibited Land Uses), Chapter 57 (Subdivision and Land Use Controls), Chapter 59 (Off-Street Parking), Chapter 60 (Wetlands Preservation), Chapter 61 (Signs and Outdoor Advertising), Chapter 62 (Landscaping and Screening), Chapter 63 (Soil Erosion and Sedimentation Control), Chapter 104 (Fences), and the Land Development Regulations including Attachments A, B, C and D.*

- 1963: Four single-family zoning districts established, requiring minimum lot sizes of 5,000 square feet, 7,200 square feet, 10,000 square feet, and 20,000 square feet. Height limits were, and remain, 30 feet.[18]
- 1960's: "Slash R" districts established to permit residential uses in previously exclusive commercial districts. C1A/R (Campus Business Residential), C2A/R (Commercial Residential), and C2B/R (Business Service Residential) were created as companions to the C1A (Campus Business), C2A (Central Business) and C2B (Business Service) districts.
- 1966-1967: The construction of the 26-story downtown building Tower Plaza began in 1966. It remains the city's tallest building because heights limits were changed afterwards to restrict heights to 18 stories. [19]
- 1987: R4C (Multiple-Family Dwelling) district, heights were reduced from 60 feet to 30 feet, and increased front setbacks increased from 15 feet to 25 feet. R4A (Multiple-Family Dwelling) district minimum lot area expands from 30,000 square feet to 43,560 square feet.[20]
- 1992-1994: Portions of Belize Park/Summit Street the Old West Side, Hoover/Davis, Dewey/Packard/Brookwood, Prospect/Wells, Krause/Third and Golden Avenue were studied for rezoning from R4C to R2A as recommended by the Central Area Plan. Of these, Belize Park/Summit Street was rezoned.
- 1994: Premiums first offered (bonus floor area in commercial districts) when residential use is provided.
- 2008: "Lower Burns Park" studied for rezoning from R4C to R2A as recommended by the Central Area Plan and directed by City Council resolution following neighborhood petition. Golden Avenue area rezoned.
- 2009: Premium options expanded when residential use or affordable housing provided.
- 2011: R1E (Single-Family Dwelling) district created.
- 2016: Accessory Dwelling Units (ADUs) permitted with special exception use approval and significant use restrictions. One proposed and approved.
- 2019: Premium options revised for only when affordable housing provided.
- 2021: Restrictions on ADUs amended. Over 60 have been approved to date.
- 2022: Premiums no longer offered.

18 *1963 Zoning Ordinance*
19 *https://www.mlive.com/news/ann-arbor/2017/04/built_50_years_ago_tower_plaza.html*
20 *1987 Memorandum to the Planning Commission "Analysis of C1A/R, C2A/R, and C2R/B Zoning Districts in the Downtown Area."*

- 2022: R2A (Two-Family Dwelling) district minimum lot size reduced from 8,500 square feet to 5,000 square feet, reducing the number of nonconforming lots and expanding opportunities for duplexes while still maintaining low-density single-family character.

Infrastructure

During the comprehensive planning process, the city is also embarking on two other studies: sanitary sewer collection study and a water distribution study. Because the comprehensive land use plan is a visionary document, its future land use map was designed to be unconstrained by potential infrastructure limitations. Wherever development is proposed for an area where infrastructure capacity is determined to need upgrading to accommodate growth, investments will be programmed into the capital improvement plan as appropriate.

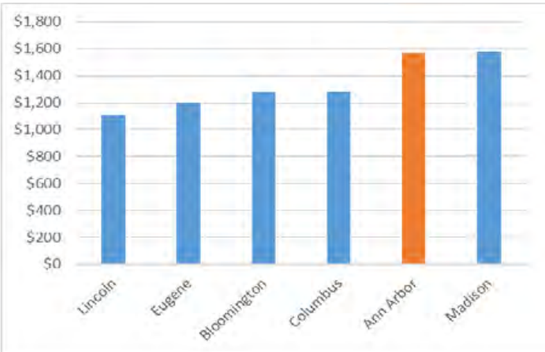
Current estimates of sanitary sewer and water plant capacity were calculated based on growth estimates that represent two to three times the city's current growth rate of about 650 units per year. The model shows that the city water plant capacity would be reached by 2035 for the low-end scenario of 1,200 new units per year, and by 2034 with the high-end scenario of 1,800 new units per year. For the wastewater treatment plant, there is more time. The low-end scenario would reach capacity in 2050 and the high-end scenario in 2042. As is already the case, the city will review utility capacity for each site prior to approval and when rezoning properties to greater densities will have to account for how the property can be serviced.

Spotlight on Ann Arbor's Housing Market

Rising housing costs are contributing to a demographic shift in Ann Arbor from an economically diverse community to an increasingly older, wealthier population. The fact that Ann Arbor is fast becoming a place where working and middle-class families cannot afford to live is an affront to the city's core values of equity, sustainability, and affordability. Compared to similar-sized college towns in the Big 10, the median rent in Ann Arbor is higher. Ann Arbor is also one of the most expensive cities within the state of Michigan. As one measure of the extent of the crisis, Grove development received a staggering 7,000 applications for only 20 available income-eligible affordable rental units in December 2024.[21]

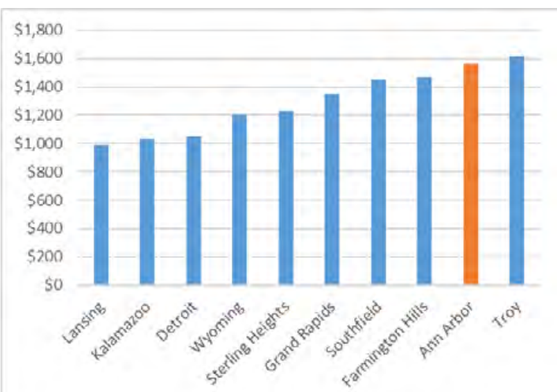
21 *https://www.mlive.com/news/ann-arbor/2025/01/nearly-7000-people-apply-for-20-new-affordable-housing-units-in-ann-arbor.html*

Figure 1: Median Rent for New Leases in Selected Big 10 College Towns



Note: Rental figures are based on the median rent for new leases; latest data as of February 2025. Data was not available for all Big 10 communities. Source: ApartmentList

Figure 2: Median Rent for New Leases in Michigan Cities



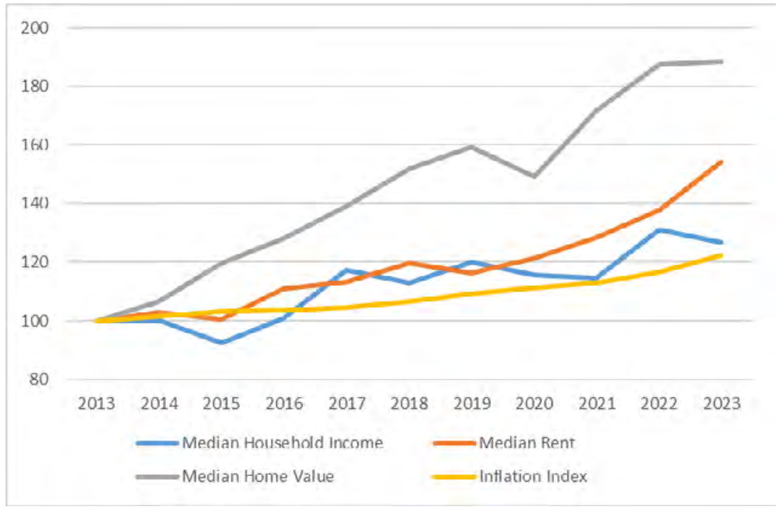
Note: Rental figures are based on the median rent for new leases; latest data as of February 2025. Source: ApartmentList

Cost-Burden

During the past decade, price inflation has worsened, particularly for housing costs. This trend accelerated after the onset of the pandemic. From 2013 to 2023, cumulative total inflation in Ann Arbor was approximately 22%—meaning, typical prices (including necessities like groceries and gasoline) were, on average, 22% higher in 2023 than they were in 2013. Housings costs were one of the largest drivers of inflation, with the median apartment rent increasing by 54% during this period while the median home value skyrocketed by 88%. For comparison, income growth

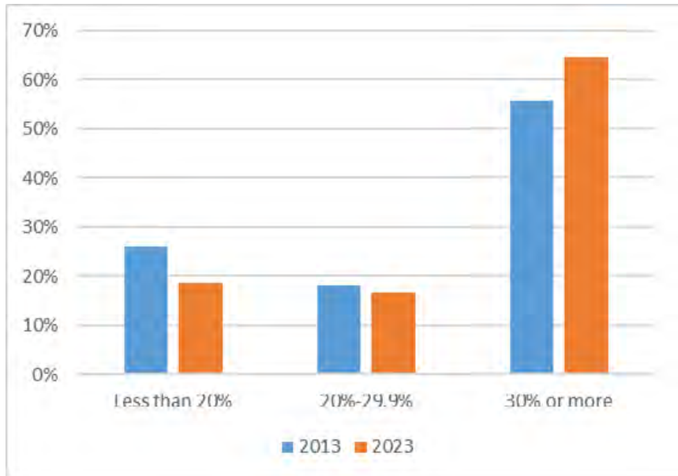
during this period on par with the overall rate of inflation, but far slower than housing cost growth, at 27%. Notably, strong income growth may partially reflect shifting demographics, as low-income households are increasingly priced out of the city limits, rather than true wage gains. Inflation in any sector can cause financial hardship. Because housing accounts for the largest share of most households' monthly budgets, price increases in this category tend to be particularly painful. During the past decade, as housing costs outstripped income, an increased share of the population has become financially vulnerable, unable to comfortably afford rent. Nearly two-thirds of renters in Ann Arbor were considered cost-burdened (defined as spending 30% or more of their income on housing costs) in 2023, an increase of approximately 10 percentage points over 2013. Cost-burdened renters may struggle to save for a future down payment, prolonging the period of renting and preventing the transition to homeownership altogether.

Figure 3: Growth in Income vs. Housing Costs in Ann Arbor, 2013-2023



Source: Census 1-Yr ACS for all years except 2020, which uses the 5-yr ACS data due to data collection issues during the pandemic. (While writing this plan, 2023 ACS data was published and used for the appendix to maintain a consistent time frame as the other graphs.) Michigan State Tax Commission (Bullet 14 of 2024)

Figure 4: Renters, Percent of Income Spent on Housing Costs, 2013 & 2023

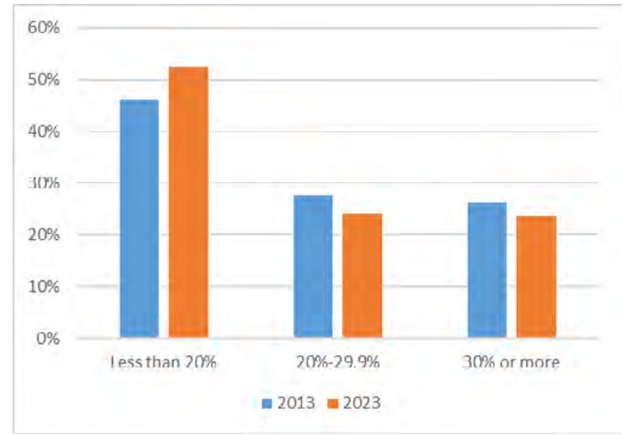


Note: Figures do not round up to 100%, as units where GRAPI cannot be computed were excluded. Source: Census (1-yr ACS)

By contrast, homeowners were much less likely than renters to be cost-burdened. Slightly less than one-quarter of homeowners with an active mortgage were spending 30% or more of their income on housing costs. This likely reflects the fact that many homeowners purchased their homes when prices and interest rates were lower. Households attempting to purchase a home in the current environment face significantly steeper monthly costs and are more likely to become cost-burdened. For example, consider a family who purchased a home in the summer of 2019, when the average price was $400,000 [22] and the average 30-year mortgage rate was 3.80%.[23] After a conventional 20% down payment, their monthly payment would be approximately $2,100. In the current environment, the average home price is $530,000 and the average mortgage rate is 6.80%, leading to an estimated monthly payment of $3,600.[24] In less than six years, the monthly cost of the same home grew more than 70%, by $1,500 per month, while the down payment also increased by $26,000.

22 https://www.zillow.com/home-values/8097/ann-arbor-mi/
23 https://fred.stlouisfed.org/series/MORTGAGE30US
24 https://smartasset.com/mortgage/mortgage-calculator#g5MSXchXMQ

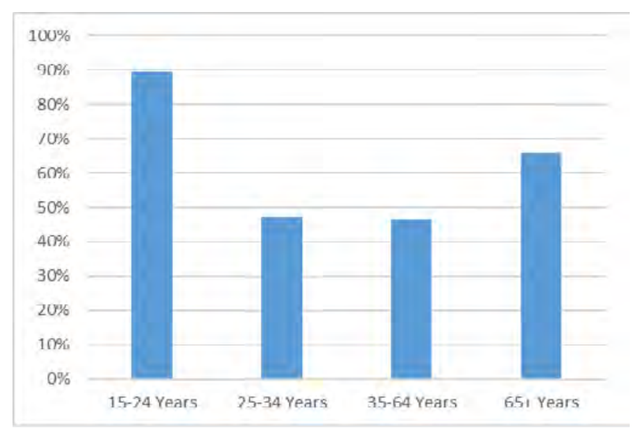
Figure 5: Homeowner, by Proportion of Income Spent on Housing Costs, 2013 & 2023



Note: Figures may not round up to 100%, as units where SMOCAPI cannot be computed were excluded; data only includes homeowners with a mortgage. Source: Census (1-yr ACS)

A common perception is that most cost-burdened households in Ann Arbor are students, who may have family support, scholarships, or student loans to help them with living costs. Notably, however, cost-burdens are high across all age categories. Even among households in their peak earning years (35-64), nearly 50% of renters struggle to afford their housing. Two-thirds of senior citizen renters are cost-burdened.

Figure 6: Share of Cost-Burdened Renter Households, by Age, 2023

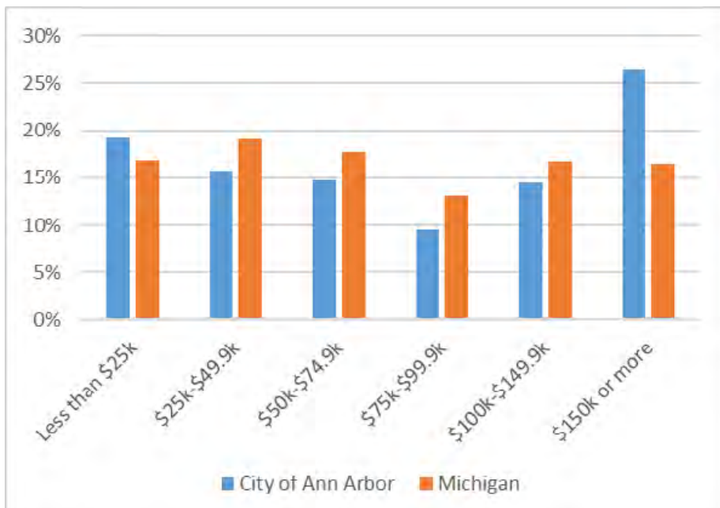


Source: Census (1-yr ACS)

Missing Middle Income

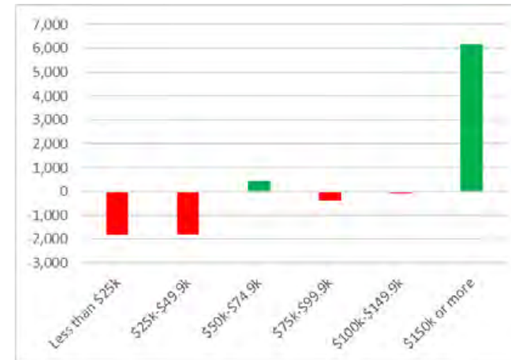
Ann Arbor has become financially unfeasible for many working and middle-class families. Relative to the state average, residents in Ann Arbor are disproportionately likely to be very low income (earning less than $25,000 per year), or very high income (earning more than $150,000 per year). While this inequality may partially be explained by the university's higher wages and the large student population, the trend has worsened over time. Since 2013, the number of households in each income category declined or stagnated, except the highest-income bracket of $150,000 or more, which nearly doubled in size, increasing by more than 6,000 households. Despite lower and middle-income workers being the backbone of the local economy, and providing vital services to the community, many households in this income category cannot afford to live where they work.

Figure 7: Income Distribution, 2023



Source: Census (1-yr ACS)

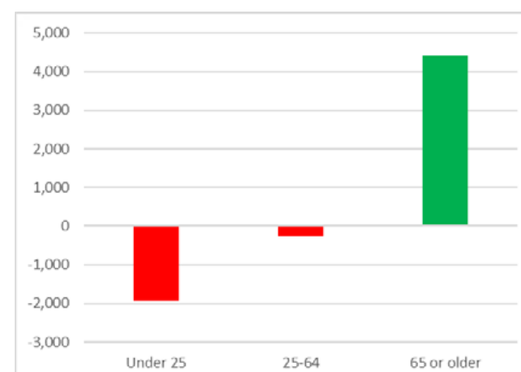
Figure 8: Change in Households by Income Category in Ann Arbor, 2013-2023



Source: Census (1-yr ACS)

As middle-income households are increasingly priced out of Ann Arbor, there is a risk that this income category could hollow-out over time. Already, many individuals in the prime "working age" category (25-64) are leaving Ann Arbor with their families, some for an attainable housing market. This is a likely factor in population stagnation and may be a contributor to the enrollment decline in Ann Arbor Public Schools.[25] If this trend continues, the loss of essential workers could skew the population towards the retirement-aged cohort could result in economic stagnation.

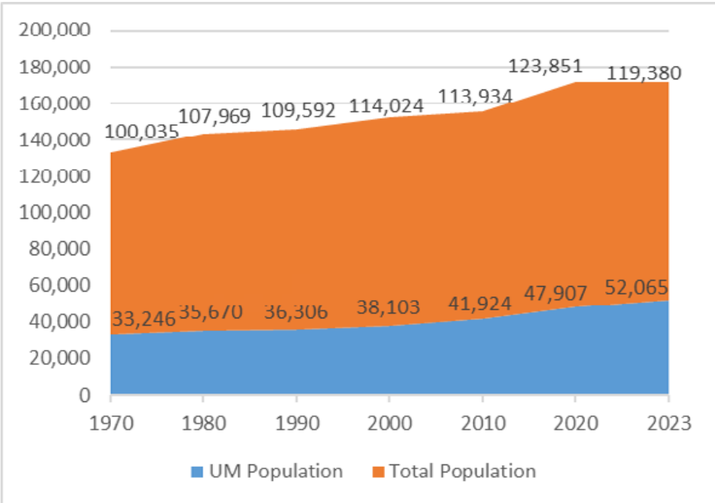
Figure 9: Residents by Age Category in Ann Arbor, 2013-2023



Source: Census (1-yr ACS)

25 https://www.mlive.com/news/ann-arbor/2024/12/enrollment-decline-slowing-in-ann-arbor-schools-now-they-want-to-know-why-families-leave.html

Figure 10: Ann Arbor Population Over Time



Note: UM enrollment data includes undergraduates, graduates, and professional degree students. Sources: Census (1-yr ACS 2023), Decennial Census, University of Michigan Enrollment Reports
https://obp.umich.edu/wpcontent/uploads/pubdata/factsfigures/enrollment_umaa.pdf

While there are some housing options available for the very lowest and highest income brackets – through the city's affordable housing millage and the market's propensity to build at the very top end of the market – there are a dearth of middle-range, market-rate options for middle-income households. These middle-income households (defined as those earning $46,000 to $138,000 annually for the state of Michigan)[26] are those who could benefit the most through the development of missing middle housing.

What is Missing Middle Housing?

Missing middle refers to housing structures that fill the gap between single-family detached homes and high-rise buildings. These are often market-rate units that are compatible in scale and form to detached single-family homes. They may include structures such as duplex, triplexes, quadplexes, ADUs, cottage housing, row houses, garden apartments and other smaller single-family homes.

Source: https://missingmiddlehousing.com/

26 https://smartasset.com/data-studies/middle-class-2025

Housing Type and Household Characteristics

Not only is there a shortage of housing, but the existing housing stock is misaligned with demographic realities. As of 2023, the average household size was only 2.1 for renters and 2.3 for homeowners, a decline from previous years. Changes to household size and composition in recent years partially reflect young adults opting for smaller family sizes compared to previous generations and households becoming empty nesters.

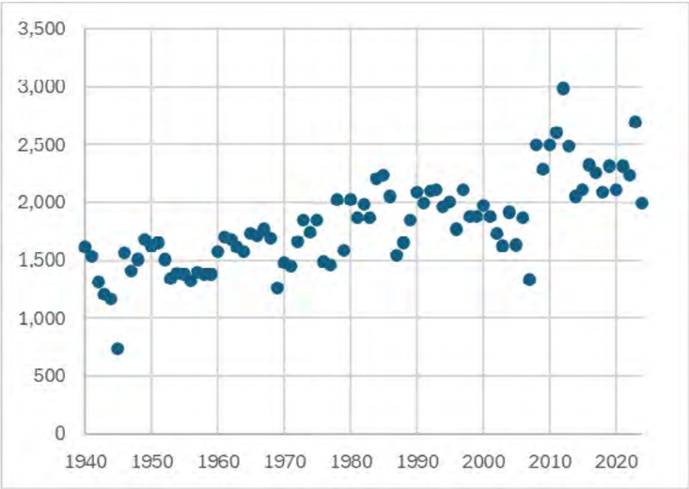
Figure 11: Household Size in Ann Arbor, 2013 & 2023

Source: Census (1-yr ACS)

Despite that household size for both homeowners and renters has been shrinking over time, home sizes have increased during the same period. The highest proportion of housing stock in Ann Arbor remains detached single-family homes, and the average size of those homes has increased by several hundred square feet between 1940 and 2024.[27] As household composition changes, different types of housing units are needed to suit a household's needs, for example, the type and size of unit, lot size and maintenance, stairs, proximity to different services, among many other factors, based on age, income, ability, and household composition.

27 Ann Arbor Assessing Data

Figure 12: Average Size of Single-Family Homes, 1940-2024

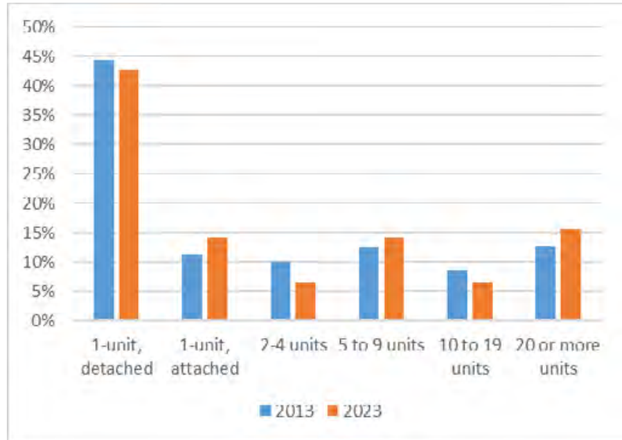


Source: City of Ann Arbor Assessor's Office

Shrinking household size often stems from household growth. Imagine, when a child leaves his/her/their family home for college. Two units are now needed to house three people, instead of one unit. This is known as household formation. Census data shows that since the onset of the pandemic, the number of households in Ann Arbor increased by 7.1%. Yet during the same period (2019-2023), the number of housing units built in a year declined by 2.3%. Even as population growth stagnates, household formation continues to put pressure on the housing market. Figure 13 illustrates two-to-four-unit homes have shrunk as a percentage of the city's housing stock. Under the current zoning regulations, three or more units are considered multi-family and are permitted in only about 14% of the city's land.[28] This is a trend moving away from the missing middle options that could be more favorable to smaller households.

28 *City of Ann Arbor, Land Use Zoning – Zoning and FLU Breakdown Spreadsheet*

Figure 13: Homes by Structure Type in Ann Arbor, 2013 & 2023

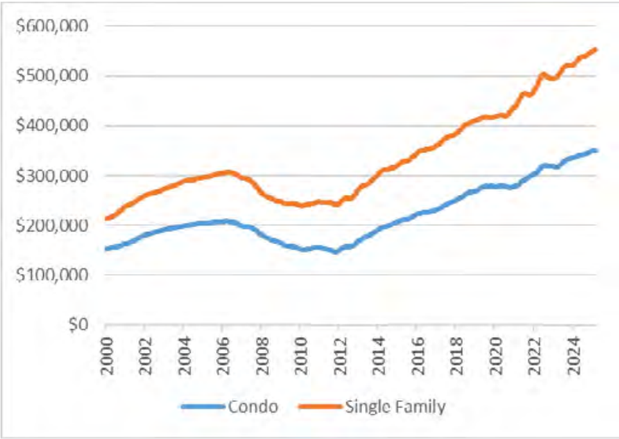


Note: Figures do not round up to 100% due to the "other" category, including RVs, boats, etc. 1-unit attached has one or more walls extending from ground to roof separating it from adjoining structures. Each house is a separate, attached structure if the dividing or common wall goes from ground to roof, for example, row houses, or houses attached to nonresidential structures. (Source: Census (1-yr ACS)

Two-to-four-unit homes offer advantages that may be appealing to smaller households with less need for space. They are generally easier and less expensive to maintain. Purchase prices of multi-family units are also generally lower than single-family homes. Figure 14 shows that early 2025, the median condo in Ann Arbor was nearly 40% less expensive than the median single-family home. While this discrepancy may partially reflect selection bias, as condos and single-family homes are often located in different neighborhoods. Single-family homes are generally still more expensive than multi-family options when controlling for the neighborhood.

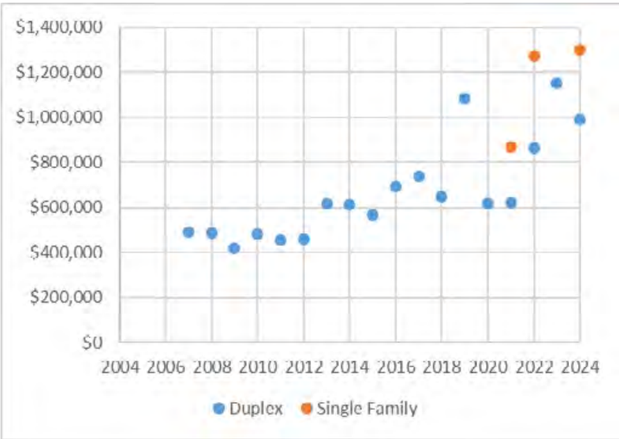
Figure 15 also shows that turnover for multi-family options is generally higher than single-family homes, even as homeowners. From 1990 to 2024, 23 units in multi-family structures sold 35 times, whereas the 11 single-family homes in the neighborhood sold five times. Higher turnover rates may indicate that households are using multi-family units, such as duplexes and condos, as starter homes to build equity before eventually moving on to their forever home. Multi-family homes might therefore be an important first step in helping households get on the property ladder.

Figure 14: Sales Prices of Condos and Single-Family Homes in Ann Arbor, 2000-2024



Source: Zillow

Figure 15: Average Duplex and Single-Family Home Sale Price, West Side, 2004-2024



Source: City of Ann Arbor Planning Department

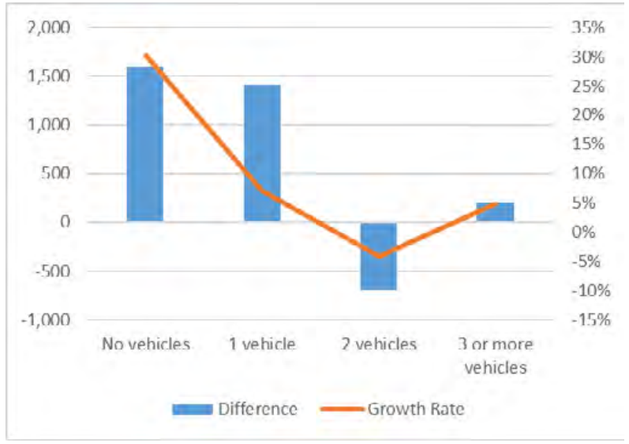
Transportation Preferences

In addition to household size and structure, other preferences have also changed. A growing number of households in Ann Arbor have zero or one car. The number of households with two cars has decreased and the number of households with three cars has remained stable. This change partially reflects generational preferences, as Millennials and Gen Z are growing more

interested in car-free or car-minimal lifestyles.[29] In fact, more teenagers and young adults are eschewing driver's licenses altogether; in the state of Michigan, only 56% of age-eligible teenagers had a driver's license in 2021, compared with 66% in 2000.[30]

While the transition away from cars is driven by the younger generations, it is also true that a significant portion of this population stop driving as they age (11% of those over age 65, and 41% of those over age 85).[31] Worse, there may be some individuals who can no longer drive safely but continue to do so, potentially due to lack of alternative transportation options. An excessively car-centric environment can immobilize elderly and disabled people. To ensure that the city remains accessible to all residents, it is important to offer a variety of transportation options, including driving, walking, cycling, and public transit, that suit a variety of needs, ages, and preferences.

Figure 16: Households in Ann Arbor by Number of Vehicles Owned, 2013 & 2023



Source: Census (1-yr ACS)

Emissions

There are also environmental concerns related to suburban style development. Due to high housing costs, workers employed within the city are increasingly seeking housing outside the city limits with longer commutes. These long commutes result in higher emissions. According to

29 https://theweek.com/tech/gen-z-cars-driving-less
30 https://bridgemi.com/talent-education/more-michigan-teens-hit-brakes-learning-drive/
31 https://www.nhtsa.gov/book/countermeasures-that-work/older-drivers

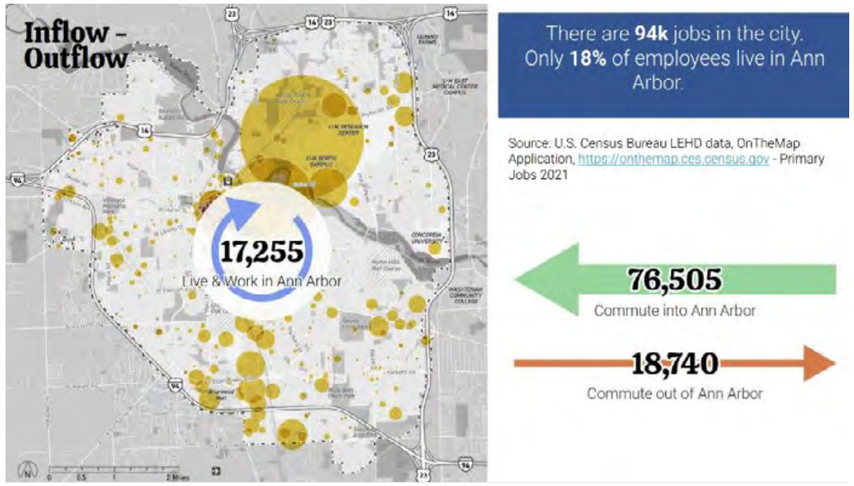
data from the Housing + Transportation Affordability Index from The Center for Neighborhood Technology (CNT), the average household in Ann Arbor emits 4.05 tonnes annually from auto use.[32] In comparison to cities that generate the most commuters to Ann Arbor, Ann Arbor households have the lowest emissions, except Detroit. Emissions are commonly lower in larger cities largely due to the availability of other transit modes and shorter commutes. In accordance with the A2ZERO goals of reducing vehicle miles traveled by 50%, increased density helps achieve that.

Table 17: Emissions from Auto Use

Commuter Cities	Emissions from Auto Use by Tonnes
Ann Arbor	**4.05**
Detroit	3.53
Livonia	6.00
Saline	6.36
Westland	4.81
Ypsilanti	4.15

Source: On the Map and Center for Neighborhood Technology Fact Sheet

Figure 18: Ann Arbor Commuters, 2021



Source: On the Map

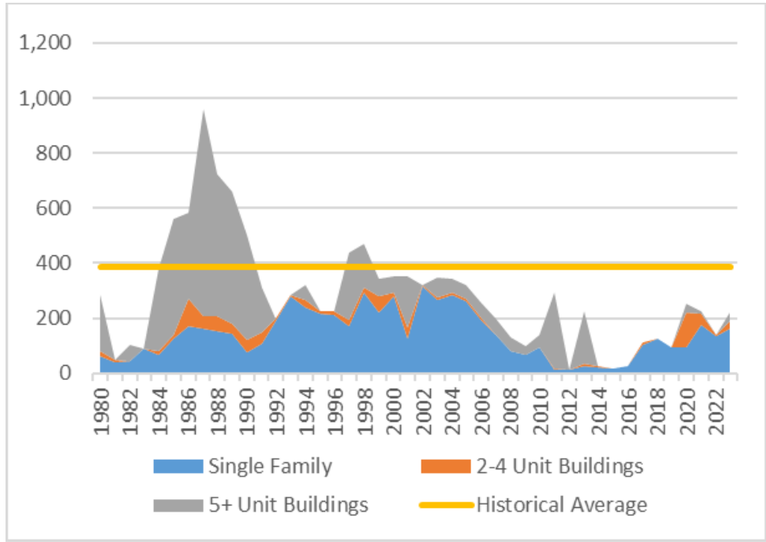
32 https://htaindex.cnt.org/fact-sheets/?lat=42.281424&lng=-83.748499&focus=place&gid=13121#fs

Housing Permits

As of 2022, the vacancy rate for owner-occupied units is only 1.1%; for renter-occupied units, the vacancy rate is 3.1%. Tight market conditions contribute to rapid cost growth, as prospective buyers and renters have to compete to access the limited number of available homes. In a healthy housing market, vacancy rates are typically between 5%-8%.

Looking at the city's development history, residential permit issuance in Ann Arbor began to drop off after the turn of the 21st century, with a steeper decline after 2008. From 1980 to 1999, the City of Ann Arbor permitted an average of 385 new housing units per year; from 2000 to 2023, the city permitted an average of only 193 units, leading to a deficit of about 4,000 housing units. While permitting has increased somewhat in the past decade, the pace of permit issuance is still far below the historical average.

Figure 19: Permitting History in Ann Arbor, 1980-2023

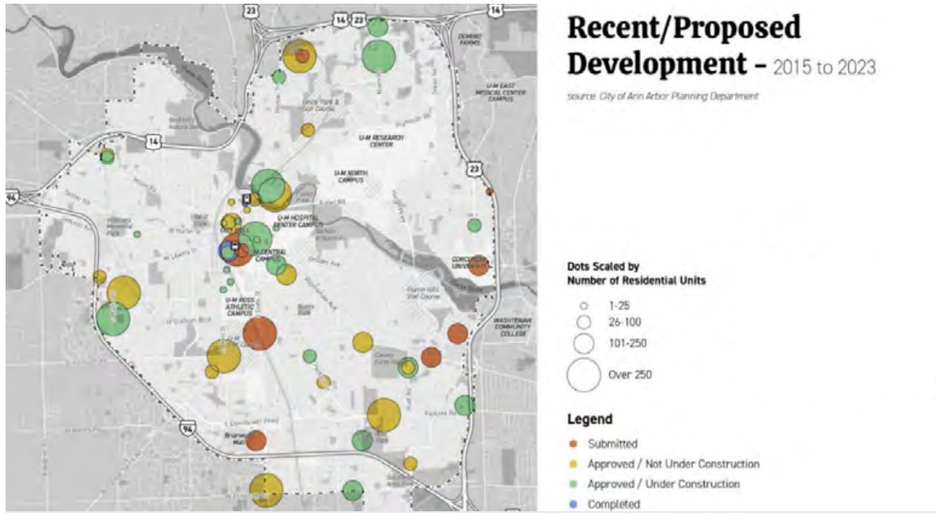


Note: "Historical average" refers to 1980-1999 Source: HUD

Recent development activity has primarily been concentrated in the downtown area near the University of Michigan campus, with some additional activity in hub areas. There is still opportunity to add new housing units throughout the entire city.

DRAFT

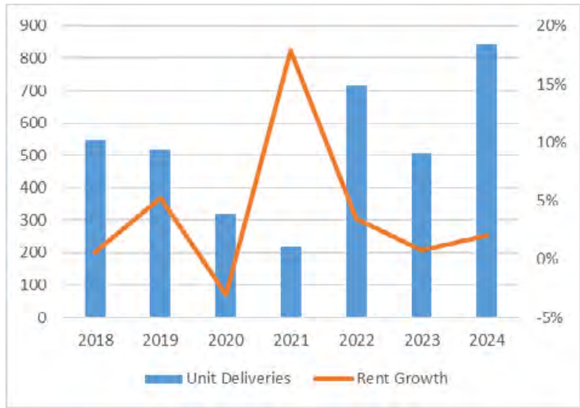
Figure 20: Recent/Proposed Development, 2015-2023



New housing units will likely, at first, be priced higher than the average market-rate unit. Due to financial feasibility concerns of low-end and middle-range projects, developers have typically prioritized building high-end units. Subsequently, when communities experience new development, many of these new units are likely to be concentrated in the high-end market, which may lead to higher average housing costs in the short-term. Even still, recent history has shown that more housing construction of *all types* – from single-family homes to luxury apartments – is associated with a slower pace of rent increases. While there are many other factors that influenced rental pricing in recent years, including pandemic-related changes to demand, higher supply generally helps moderate housing costs, holding all else equal.

DRAFT

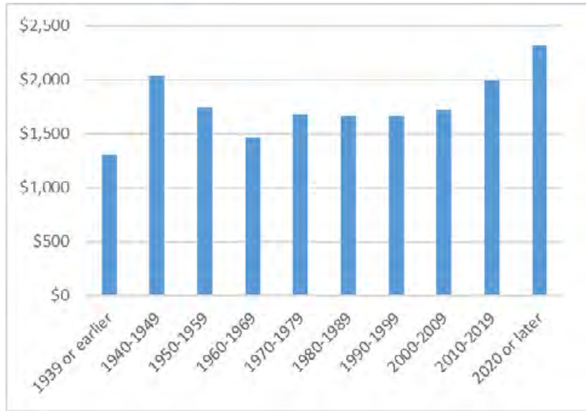
Figure 21: Annual Number of Units Built and Apartment Rent Growth, 2018-2024



Sources: ApartmentList, City of Ann Arbor Certificate of Occupancy data

As these high-end units age, they tend to become less expensive over time. Notably, according to 2023 Census data, rental units that were built between 2010 and 2019 were, on average, 14% less expensive than units built after the year 2020. In fact, one reason why housing costs are high in Ann Arbor is that very few units were built between 2006 and 2016. Some of those units would have aged into financial attainability for differing income groups. Creating more development now is a long-term investment in the affordability of the city.

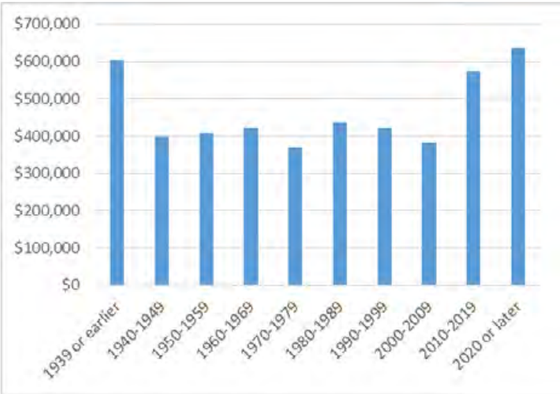
Figure 22: Median Gross Rent by Year Structure Built, 2023



Note: Renter-occupied housing units only. Source: Census 1-yr ACS

DRAFT

Figure 23: Median Value by Year Structure Built, 2023



Note: Owner-occupied housing units only. Source: Census 1-yr ACS

Proposed Action

As a part of the Comprehensive Land Use Plan, a set of recommendations are outlined to achieve the plan's goals. The recommendations will be based on data, best practices, studies, and community input. Below is a summary of studies and reports; for a more detailed summary, please visit the Summary of Housing Literature Review.

Literature Review

The evidence is clear. Housing in Ann Arbor is out of reach for many people who would like to live here. Questions remain: Is housing unaffordability a land use problem? How have zoning and other land use policies contributed to creating it? How might rezoning and other reform help mitigate it? According to the most up-to-date research, overly restrictive land use policies have increased the cost of housing in the US by keeping cities smaller than they would otherwise have been. As cities experiment with lifting those restrictions, those experiments have sparked a burst of scholarship on important questions that come up in community conversations over land use reform:

- Does building additional housing supply at market rates make housing more affordable?
- How does the addition of housing supply at various scales–duplexes, triplexes, or row-house style in detached single-family districts, or taller apartment buildings along transit corridors–affect the surrounding neighborhood?

DRAFT

- Are today's skyrocketing housing costs an effect of overly restrictive zoning codes? If they are, why assume that reducing zoning restrictions would *reverse* those effects?

Overview of Research Findings

This literature review surveys recent, frequently cited US-based research on housing affordability and land use reform. There is widespread, evidence-based agreement among researchers that building new market-rate housing commonly stabilizes and sometimes reduces housing prices *across a metro area*. The neighborhood-level effects of supply-side housing policy require further study; researchers have only recently developed sufficiently fine-grained data and complex models to observe them. Studies of different contexts have yielded varying results.

Overview of Policy Suggestions from Peer-Reviewed Research

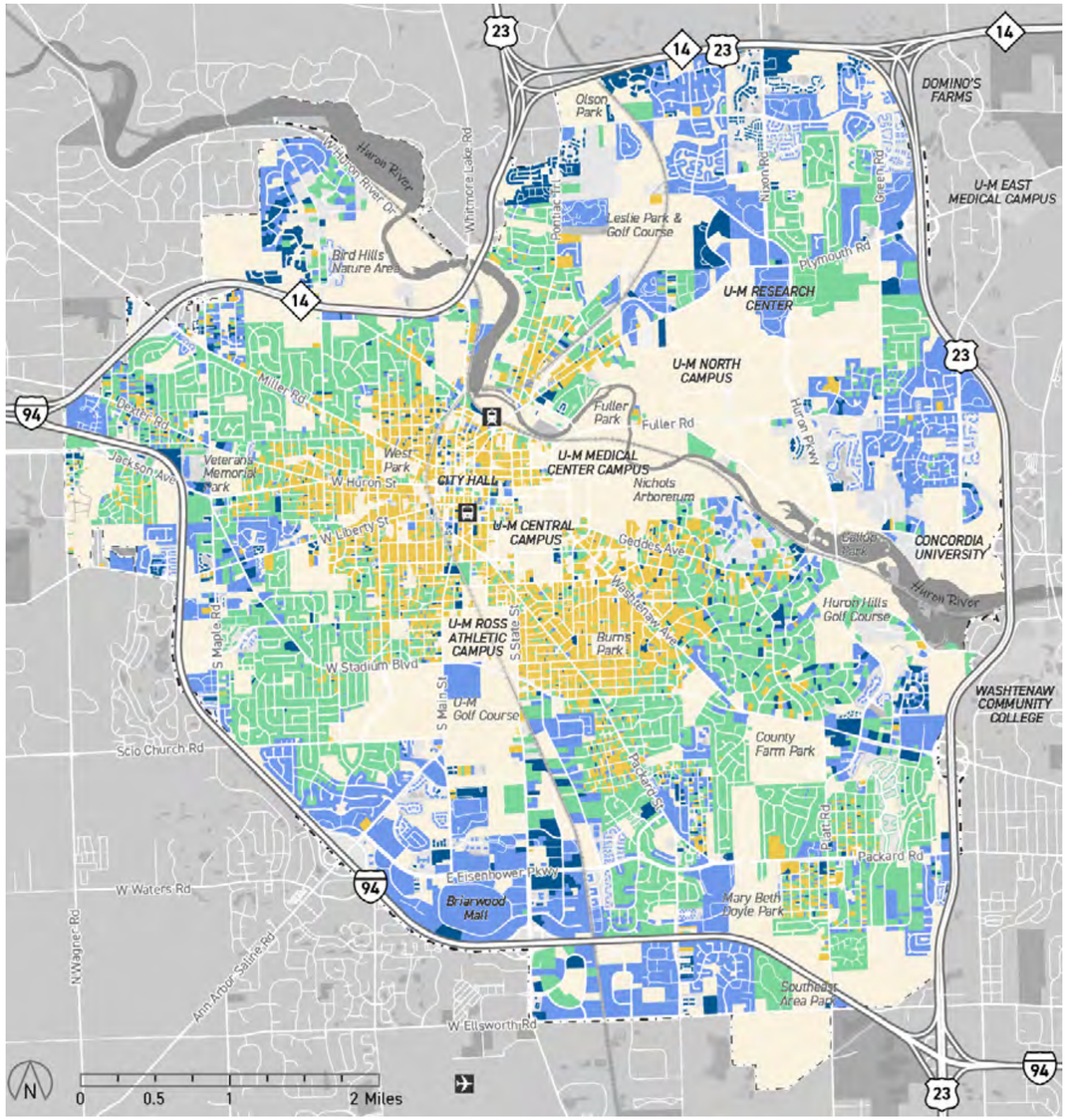
While experts acknowledge that the housing market is subject to many forces that lay outside of a city's control, they also agree on the following:

Doing nothing is not an option. When cities decline to reform overly restrictive zoning codes, or when they add new restrictions, supply declines and housing becomes even less affordable.

Zoning is not enough. Cities that value economic diversity cannot rely *exclusively* on zoning to address affordability concerns. They must also provide direct, immediate relief from rent inflation for the lowest-income households by funding the creation of income-eligible affordable housing and protecting those households against displacement. Additional measures beyond zoning include re-evaluating fees, building codes, and review processes that also slow housing production and raise costs that are passed on as rents or cost increases.

Increasing housing supply helps. Increasing density is one way to increase supply. When more housing options are available, rents and housing prices stabilize. Even when new units are built at higher prices, they eventually age into affordability over time.

Change is slow: zoning amendments can make change possible but cannot make it happen. When cities zone for greater housing density, many fewer parcels see redevelopment than are rezoned for it, especially where parcels are already developed; when the costs of loans, labor, and material are high; and when building codes and permitting processes are not aligned with pro-housing policy.



Map
Year Structure Built - By Property

- *N/A (including tax-exempt)*
- *Up to 1939*
- *1940 to 1969*
- *1970 to 1999*
- *2000 to 2022*

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

The pace of housing has slowed in recent decades, according to an analysis of both census data and the city's assessor's data. Housing is also shifting from single family housing to large apartment building construction.

Chart
Year Structure Built by Use (pre-1939 - 2022)

source: City of Ann Arbor's Assessor's Office

- *Residential*
- *Commercial (including apartment buildings with 5 or more units)*

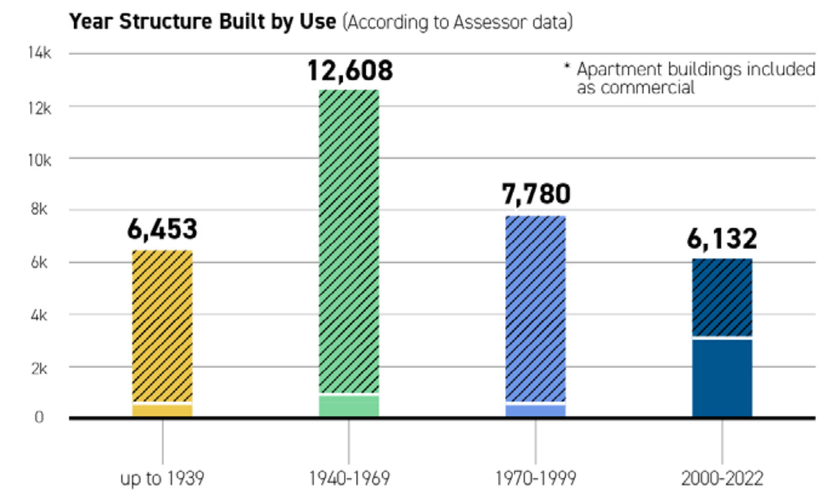
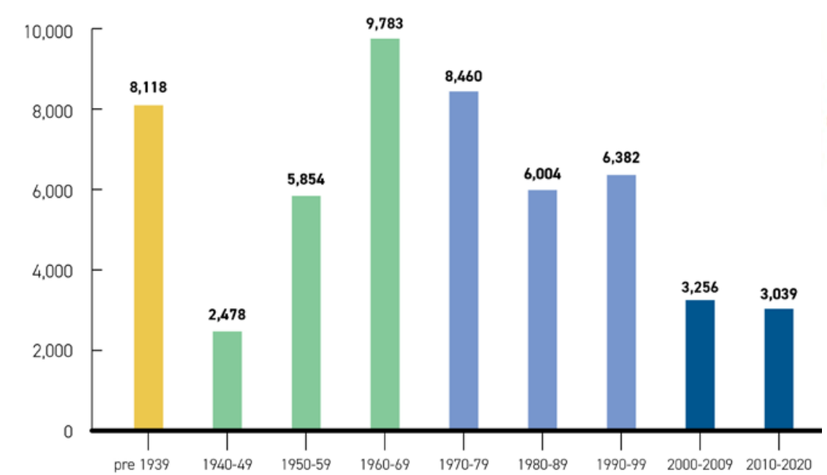


Chart
Number of Housing Units by Year Built (pre-1939 - 2020)

source: U.S. Census ACS 5-year Estimates (2018-2022)



53,374
Total Housing Units

Note: Previously, in the first draft of the plan, American Community Survey 1-year estimates were used which resulted in slightly different numbers for this chart. In subsequent drafts, American Community Survey 5-year data (2018-2022) have been used for consistency. The 1-year estimates resulted in a total of 53,133 housing units, while the 5-year estimates resulted in a total of 53.374 housing units. In both cases, the numbers provided are estimates.

Housing Units

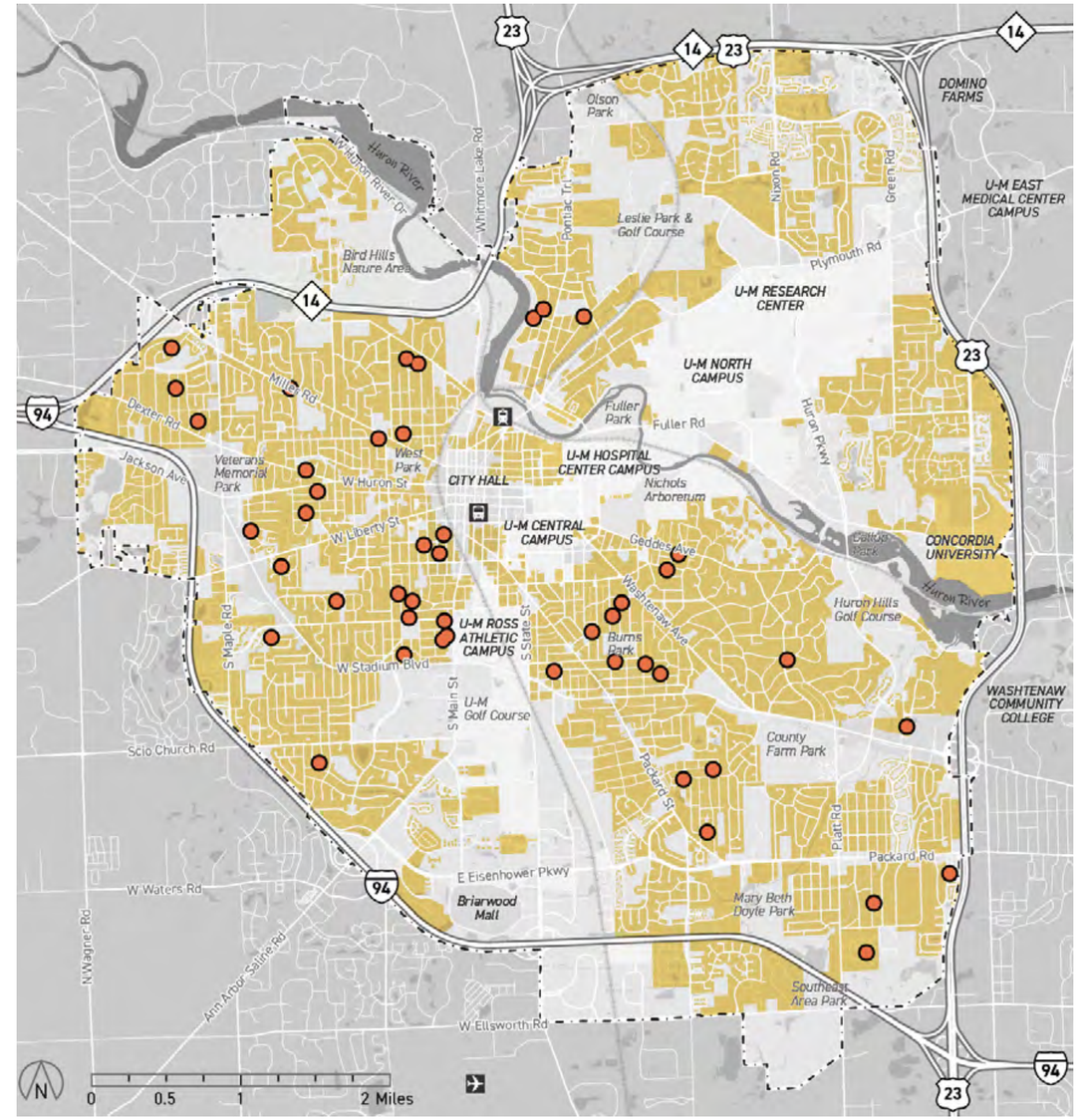
source: U.S. Decennial Census, ACS 5-year Estimates, 2018-2022 via Social Explorer

Statistics	Ann Arbor City		Washtenaw County	
Housing Units:	53,636		157,103	
Occupied	50,110	93.40%	148,704	94.70%
Vacant	3,526	6.60%	8,399	5.40%
SE:A10047. Vacancy Status by Type of Vacancy				
Vacant Housing Units:	3,526		8,399	
For Rent	932	26.40%	2,124	25.30%
For Sale Only	231	6.60%	589	7.00%
Other Vacant	2,363	67.00%	5,686	67.70%

ACS22_5yr:B25004. Vacancy Status	Estimate		MOE	Estimate		MOE
Total:	3,526		475.00	8,399		743.00
For Rent	932	26.40%	263.00	2,124	25.30%	350.00
Rented, Not Occupied	1,032	29.30%	252.00	1,517	18.10%	316.00
For Sale Only	231	6.60%	124.00	589	7.00%	211.00
Sold, Not Occupied	66	1.90%	72.00	607	7.20%	225.00
For Seasonal, Recreational, Or Occasional Use	517	14.70%	184.00	1,402	16.70%	314.00
For Migrant Workers	0	0.00%	26.00	0	0.00%	26.00
Other Vacant	748	21.20%	264.00	2,160	25.70%	414.00

SE:A10057. Median Year Structure Built				
Median Year Structure Built	1,971		1,978	

SE:A10032. Housing Units in Structure				
Housing Units:	53,636		157,103	
1 Unit:	27,731	51.70%	100,349	63.90%
1, Detached	22,323	41.60%	89,959	57.30%
1, Attached	5,408	10.10%	10,390	6.60%
2	2,315	4.30%	3,774	2.40%
3 or 4	3,486	6.50%	6,694	4.30%
5 to 9	7,565	14.10%	14,944	9.50%
10 to 19	4,288	8.00%	11,894	7.60%
20 to 49	2,504	4.70%	5,320	3.40%
50 or More	5,573	10.40%	8,351	5.30%
Mobile Home	174	0.30%	5,764	3.70%
Boat, Rv, Van, Etc.	0	0.00%	13	0.00%



Map

Existing Accessory Dwelling Units (ADUs) and Areas with ADU Zoning Allowance (2023)

Parcels with appropriate zoning designation

Existing ADUs

source: City of Ann Arbor GIS

Ann Arbor's ADU legislation was first passed in 2016, and updated in 2021. Since the initial legislation, 46 ADUs have been created.

There are approximately 30,000 properties within the city that have the proper zoning designation to build an ADU.

Identified Housing Gaps

Statewide Housing Plan

source: Michigan's Statewide Housing Plan, Michigan State Housing Development Authority, 2022

The 2022 Michigan's Statewide Housing Plan identified a citywide housing gap of 2,575 units between 2022-2030

Ann Arbor Gap Analysis

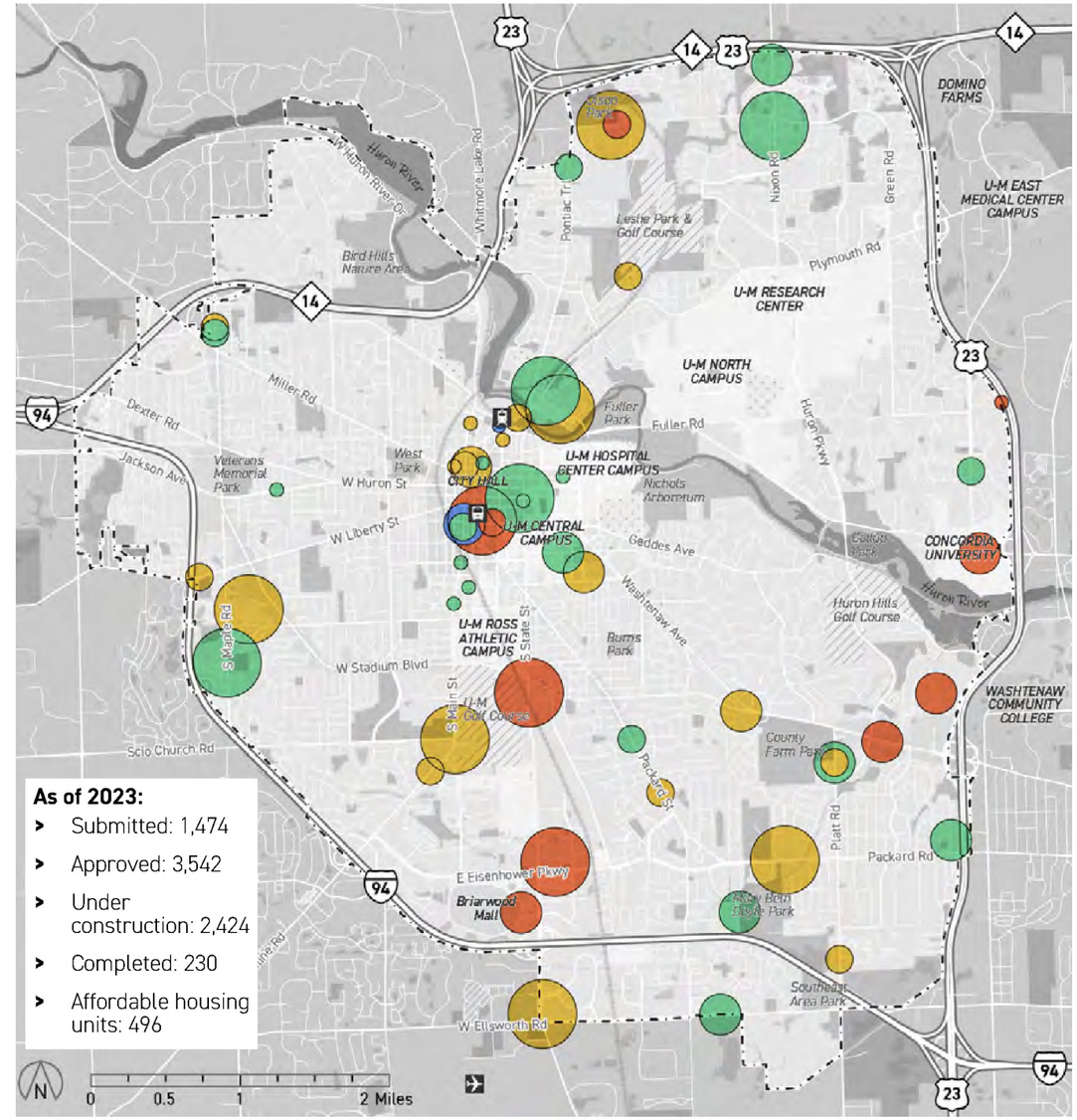
2030 targets	owner units	renter units	owner units per year needed (2023-2030)	renter units per year needed (2023-2030)	total units per year needed (2023-2030)
Demand	424	2,684			
Supply	111	422			
Gap?	313	2,262	39	283	322

Downtown Housing Needs Assessment

source: Housing Needs Assessment: Downtown Ann Arbor, Ann Arbor Downtown Development Authority, 2020

The 2020 Housing Needs Assessment identified a downtown housing gap of 2,500 to 2,750 units between 2020 and 2025

		Downtown Ann Arbor Rental Housing Gap Estimates (2020-2025)		
	Income Level (% AMI)	<30%	31%-60%	61%-100%
	Low	$0	$34,451	$60,901
	High	$34,450	$60,900	$101,500
	Low (Rent)	$0	$861	$1,523
	High (Rent)	$860	$1,522	$2,537
Household Growth	2020	10,885	6,757	5,846
	2025	9,475	6,474	6,330
	New HHs	**-1,410**	**-283**	**484**
Units Needed for Balanced Market	Required Vacancy	544	338	292
	Actual Vacancy *	33	61	199
	Units Needed	**511**	**277**	**93**
Replacement Housing	2020	10,885	6,757	5,846
	Substandard %**	5.6%	2.8%	1.4%
	Replacement Housing	**610**	**189**	**82**
External Market Support from Commuters	Commuter Renters	47,007	47,007	47,007
	Income %	38.3%	23.8%	20.6%
	Commuter Base	18,014	11,183	9,675
	Capture Rate^	5.0%	5.0%	5.0%
	Commuter Support	**901**	**559**	**484**
Total Base of Support (City)		**612**	**742**	**1,143**
Downtown Market Share (30%-40%)		**184-245**	**223-297**	**343-457**
Cost Burdened Households (DSA)	Total Cost Burden	1,893	1,893	1,893
	Share of Income	61.4%	29.5%	9.1%
	Cost Burdened Households	1,162	559	172
Less Units in Pipeline (Downtown)		**0**	**0**	**138**
Overall Units Needed (Downtown)		***1,346-1,407***	***782-856***	***377-491***



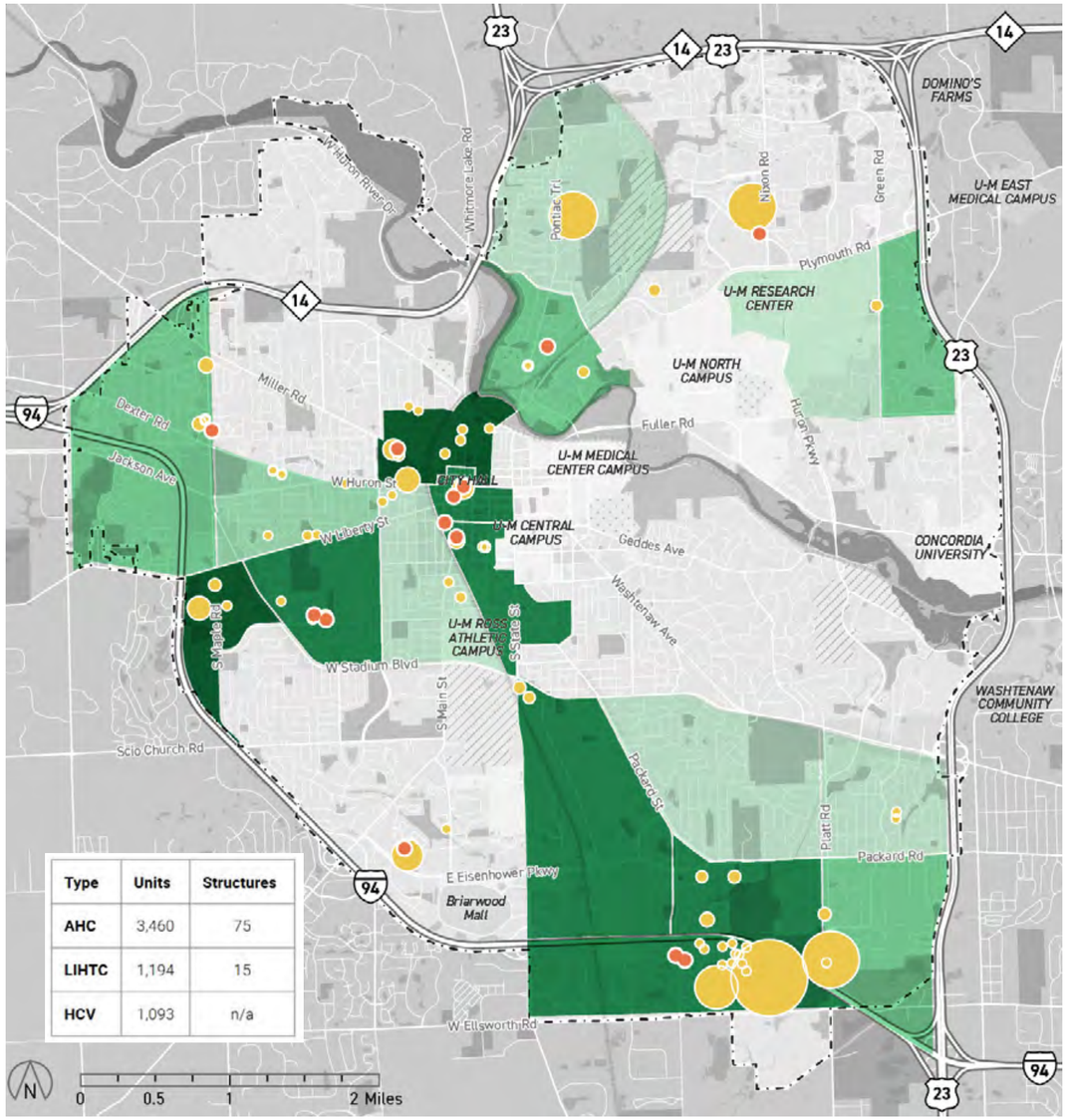
Map

Proposed Housing Development (2019-2023)

source: City of Ann Arbor Planning Department

DRAFT

Income-eligible Affordable Housing



Type	Units	Structures
AHC	3,460	75
LIHTC	1,194	15
HCV	1,093	n/a

Map

Existing Income-Eligible Affordable Housing (2023)

source: Ann Arbor Housing Commission, U.S. Department of Housing and Urban Development (HUD)

Low Income Housing Tax Credit (LIHTC) Units

Housing Choice Voucher Units (Census Tract):

94-156 *34-46* *13-23*

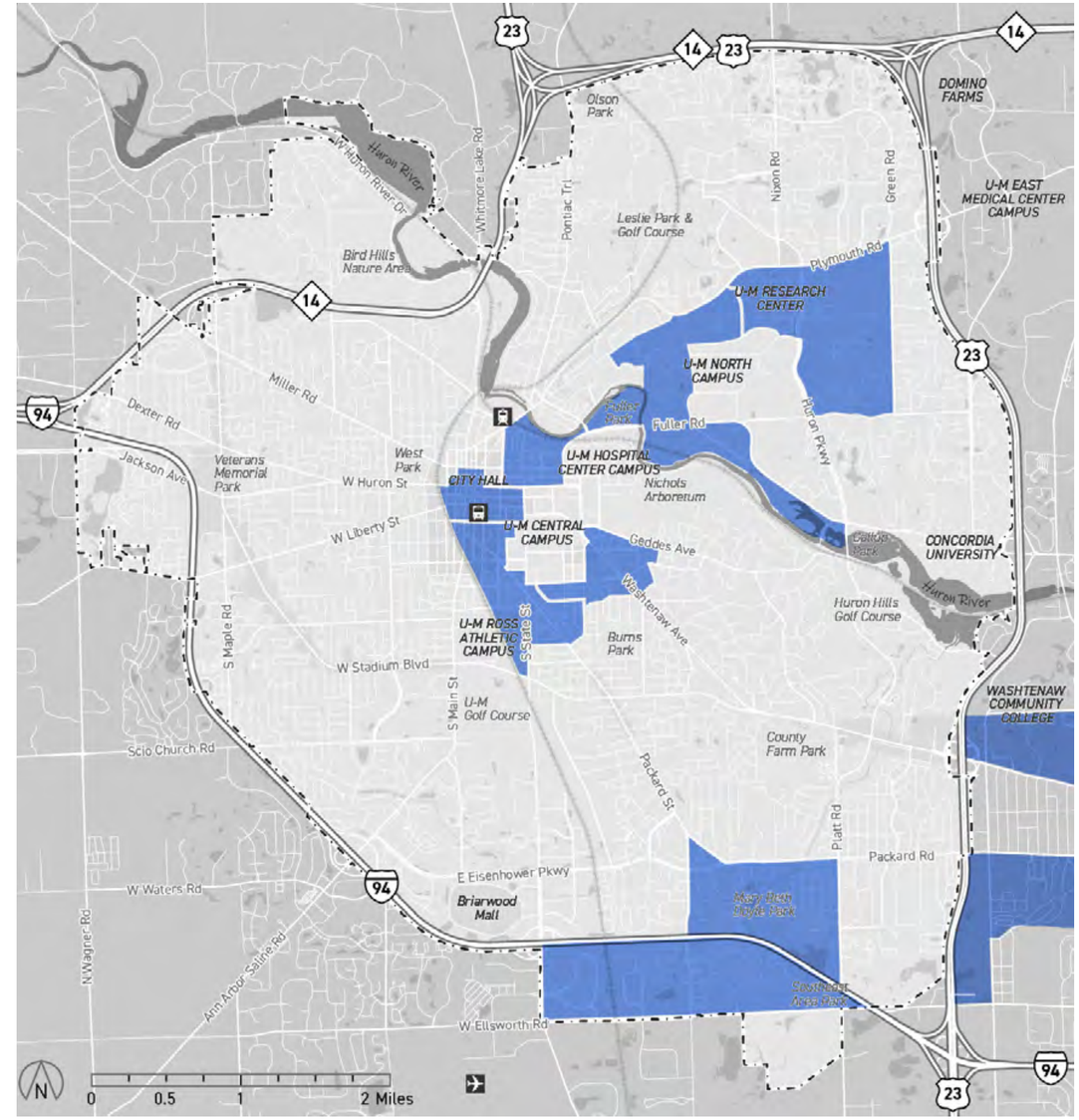
47-93 *24-33*

Ann Arbor Housing Commission Units (scaled by number of units):

1 *10* *50* *100* *1,000*

DRAFT

Income-eligible Affordable Housing



Map

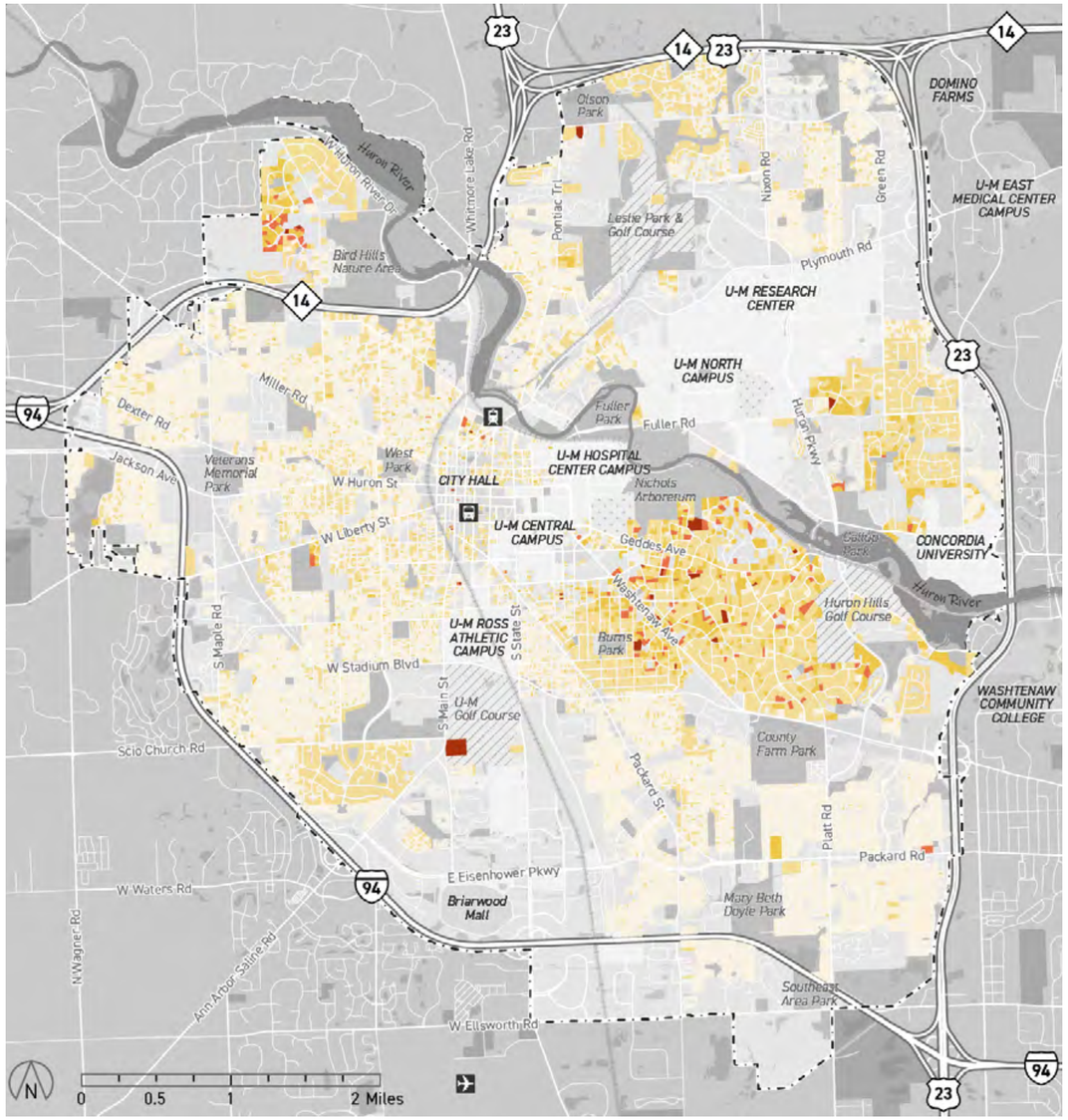
Census Tracts Eligible for Low Income Housing Tax Credits (LIHTC) (2023)

source: U.S. Department of Housing and Urban Development (HUD)

Qualified Census Tracts

DRAFT

Housing Value



Map

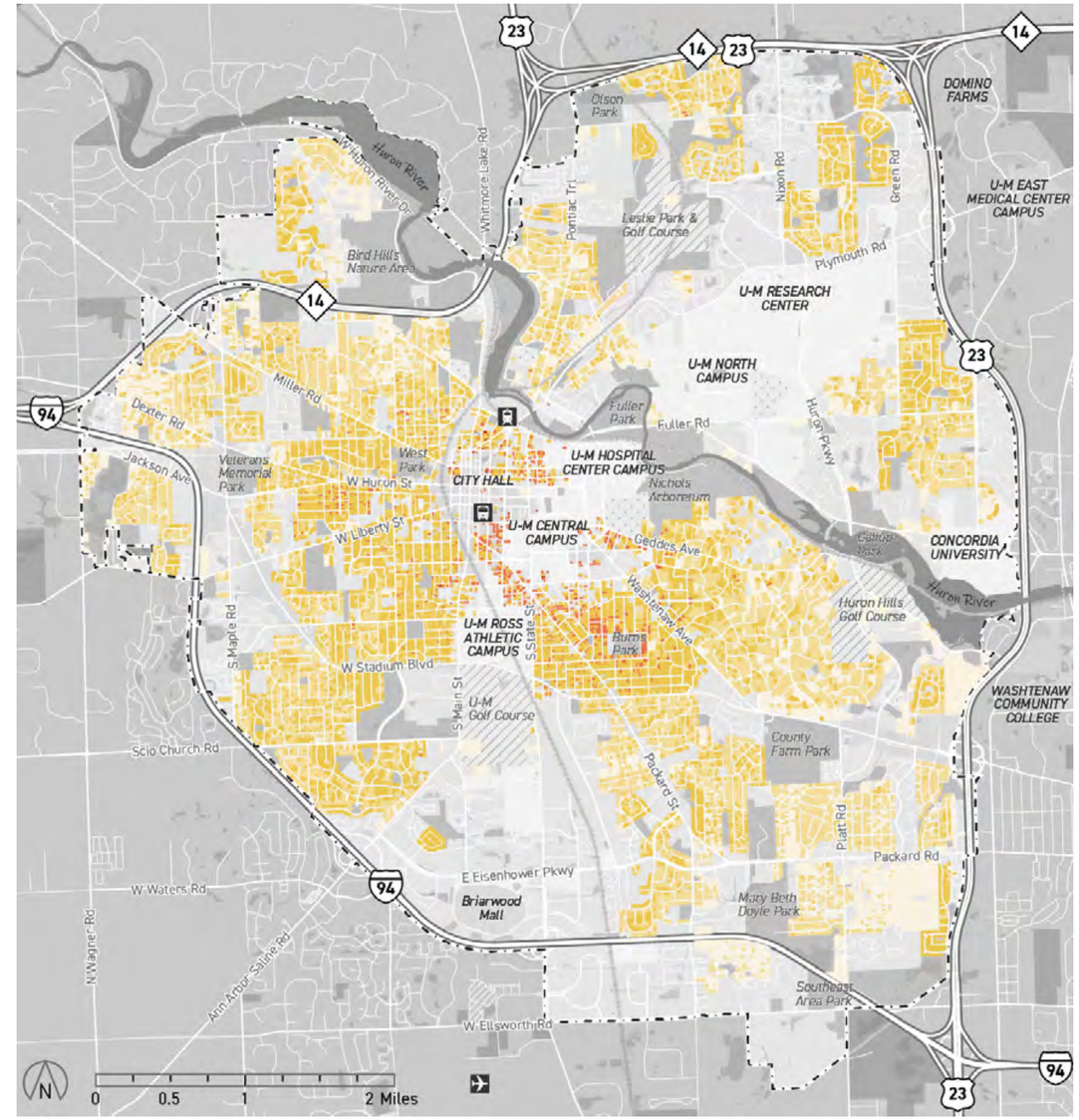
Total Assessed Property Value - Residential (2023)

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

- *$1 - $250K*
- *$250K - $500K*
- *$500K - $750K*
- *$750K - $1M*
- *Over $1M*

DRAFT

Housing Value



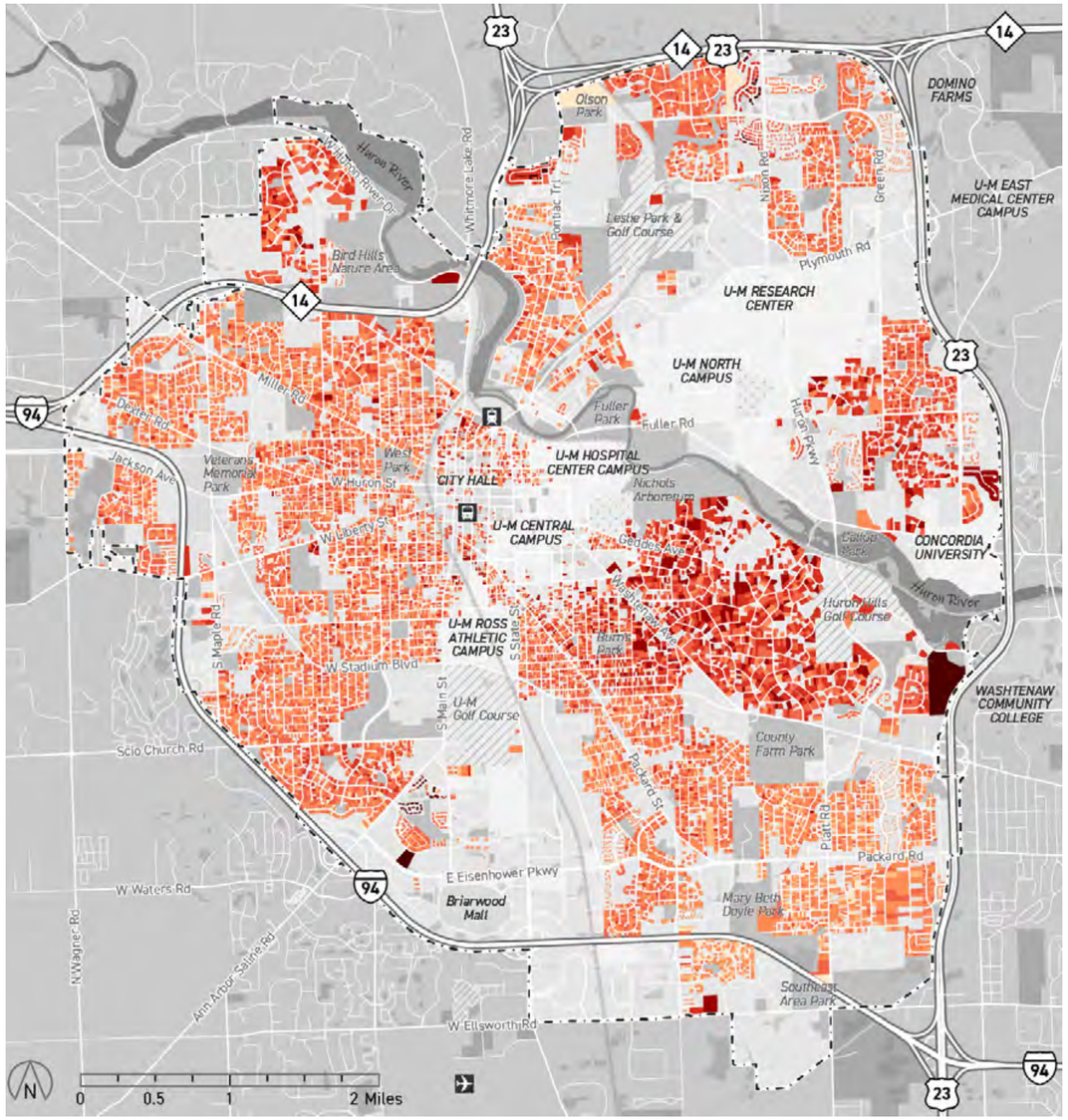
Map

Property Value per Acre - Residential (2023)

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

- *$1 - $500K*
- *$500K - $1M*
- *$1M - $2.5M*
- *$2.5M - $5M*
- *Over $5M*

Downtown-adjacent properties have the highest assessed value per acre



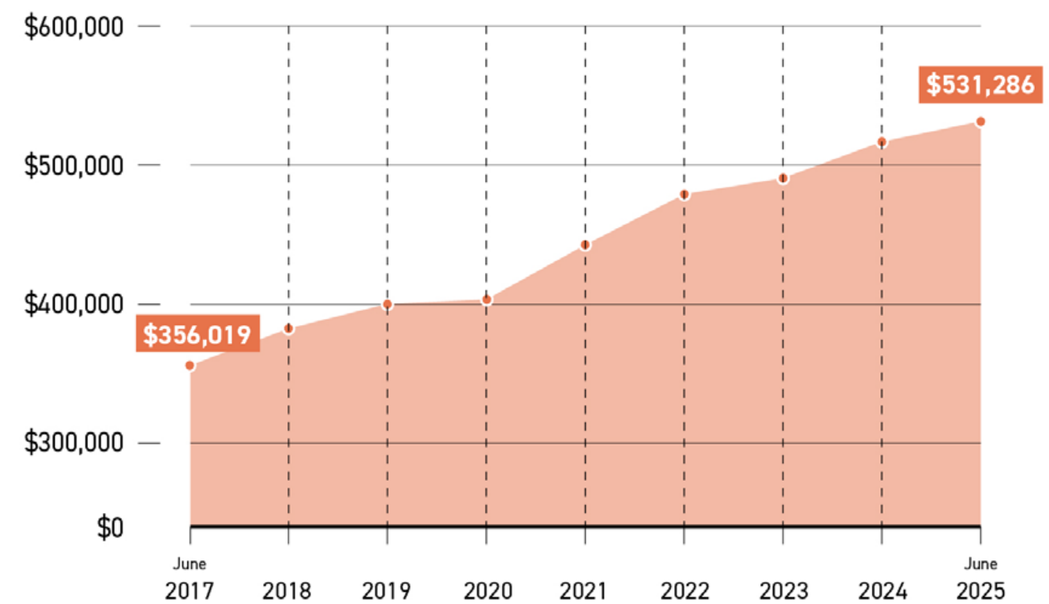
Map
Last Sale Price - Residential (2023)

- *Less than $50K*
- *$50K - $100K*
- *$100K - $250K*
- *$250K - $500K*
- *$500K - $1M*
- *$1M - $5M*
- *Over $5M*

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

Chart
Ann Arbor Median Home Sale Price (2017-2025)

source: Interface Studio with data from Zillow Home Value Index for All Homes



DRAFT

Housing Costs

Household Demographics

source: U.S. Census ACS 5-Year Estimates (2018-2022)

Cost-burdened households are defined as those spending 30% or more of their income on housing costs.

Over half (51%) of cost-burdened renters fell within the student-age cohort (15 to 24 years old).

Statistics	Ann Arbor City		Washtenaw County	
SE:A18009. Median Gross Rent				
Median Gross Rent	$1,472		$1,335	
SE:A18005. Average Gross Rent				
Average Gross Rent for Renter-Occupied Housing Units	$1,603		$1,418	
SE:B10040. Residents Paying More Than 30% or at				
Owner-Occupied Housing Units:	22,529		91,057	
Homeowners Who are Paying at Least 30% of Income	4,303	19.10%	17,694	19.40%
Homeowners Who are Paying at Least 50% of Income	1,808	8.00%	7,091	7.80%
SE:B18002. Residents Paying More Than 30% or at				
Renter-Occupied Housing Units:	27,581		57,647	
30 to 49 Percent	5,619	20.40%	12,480	21.70%
50 percent or More	8,929	32.40%	16,375	28.40%
SE:A10027. Housing Units by Monthly Housing Costs				
Occupied Housing Units:	50,110		148,704	
Less than $100	158	0.30%	335	0.20%
$100 to $199	138	0.30%	549	0.40%
$200 to $299	332	0.70%	1,629	1.10%
$300 to $399	328	0.70%	1,677	1.10%
$400 to $499	510	1.00%	2,819	1.90%
$500 to $599	819	1.60%	4,031	2.70%
$600 to $699	1,608	3.20%	5,882	4.00%
$700 to $799	1,515	3.00%	5,605	3.80%
$800 to $899	2,110	4.20%	7,616	5.10%
$900 to $999	1,887	3.80%	7,538	5.10%
$1,000 to $1,499	14,089	28.10%	40,969	27.60%
$1,500 to $1,999	10,820	21.60%	29,444	19.80%
$2,000 to $2,499	6,827	13.60%	16,393	11.00%
$2,500 to $2,999	3,182	6.40%	9,038	6.10%
$3,000 or More	5,386	10.80%	13,717	9.20%
No Cash Rent	401	0.80%	1,462	1.00%

Housing Cost Burden by Householder

ALL HOUSEHOLDS

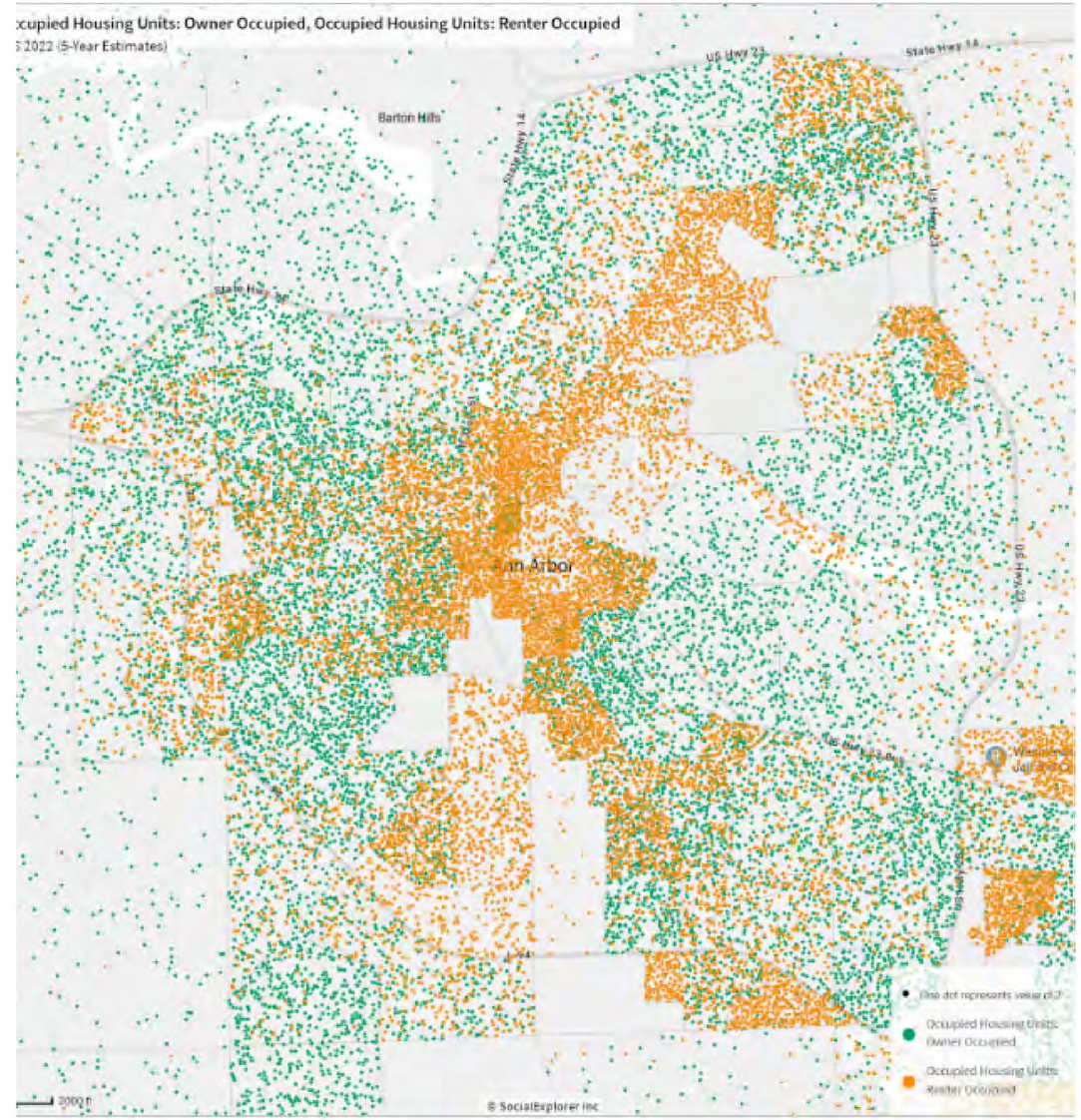
	A2 City	Ann Arbor Metro	Detroit Metro
Over 30% of Household Income on Housing	**38%**	**31%**	**28%**
Householder 15 to 24 yrs:	41%	24%	4%
Householder 25 to 34 yrs:	22%	20%	16%
Householder 35 to 64 yrs:	24%	35%	48%
Householder 65 yrs +:	12%	21%	31%

RENTERS

	A2 City	Ann Arbor Metro	Detroit Metro
Over 30% of Household Income on Housing	**53%**	**50%**	**45%**
Householder 15 to 24 yrs:	51%	36%	8%
Householder 25 to 34 yrs:	26%	27%	22%
Householder 35 to 64 yrs:	17%	26%	46%
Householder 65 years +:	6%	11%	24%

DRAFT

Tenure

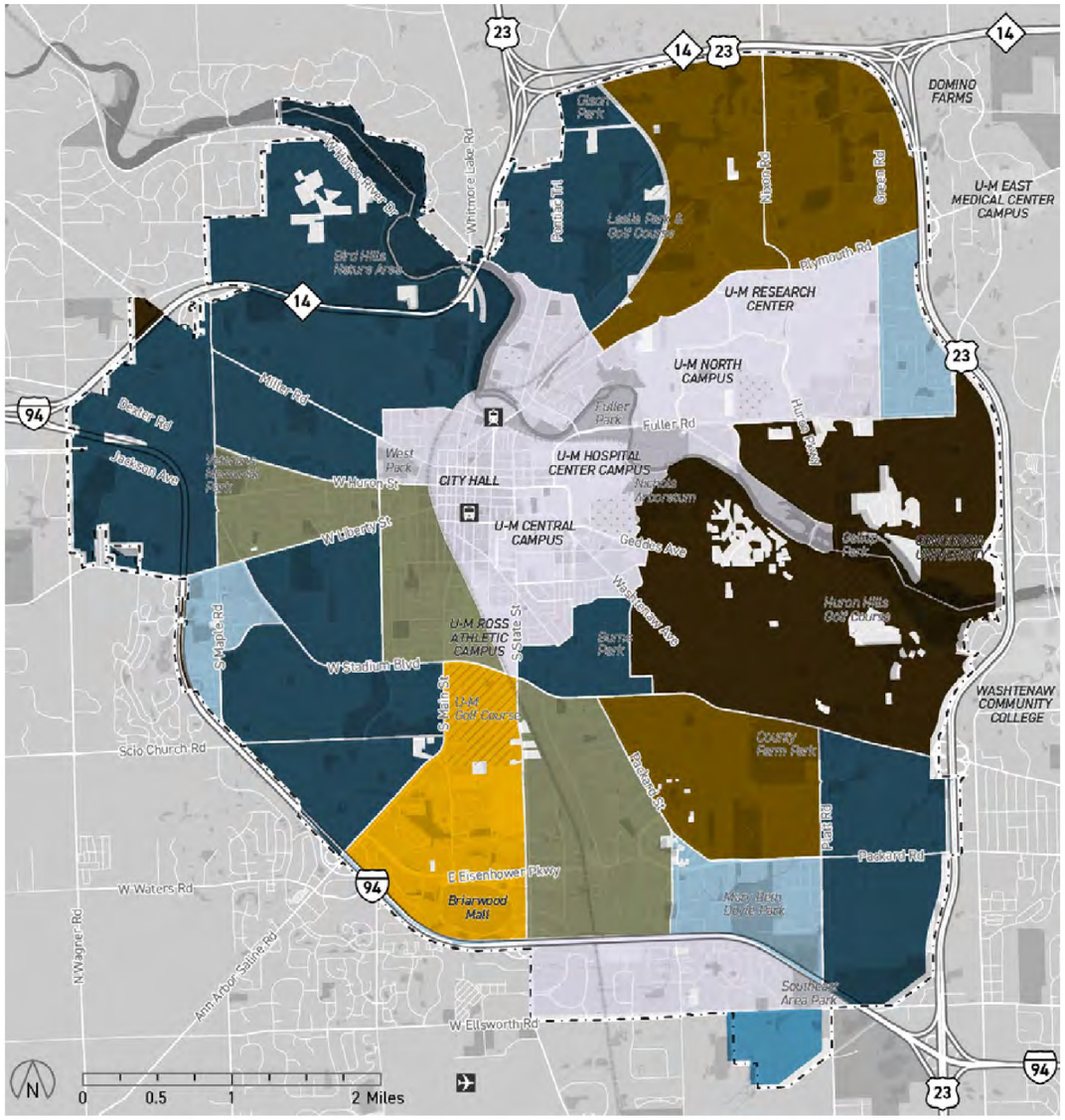


Map

Housing Tenure: Occupied Units

- *Renter-occupied housing units*
- *Owner-occupied housing units*

source: U.S. Census ACS 5-Year Estimates (2018-2022)

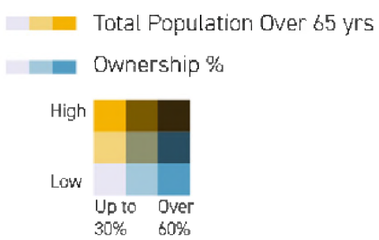


Map

Propensity to Change

Defined as having owner occupancy above 30% and larger populations of older adults (65+).

source: Age and Ownership variables from U.S. Census ACS 5-Year Estimates (2019-2023)



Chart

Tenure by Age

source: U.S. Census ACS 5-Year Estimates (2018-2022)

Over the next 20 to 30 years, single-family homes will go through generational turnover as 54% of homeowners are over the age of 55 and 34% are over the age of 65.

	A2 City	Ann Arbor Metro	Detroit Metro
Owner occupied:	22529	91057	1229518
Householder 15 to 24 years	2%	1%	1%
Householder 25 to 34 years	10%	9%	10%
Householder 35 to 44 years	17%	17%	15%
Householder 45 to 54 years	16%	20%	20%
Householder 55 to 59 years	9%	11%	11%
Householder 60 to 64 years	10%	12%	12%
Householder 65 to 74 years	19%	19%	18%
Householder 75 to 84 years	11%	9%	9%
Householder 85 years and over	4%	3%	4%

	A2 City	Ann Arbor Metro	Detroit Metro
Renter occupied:	27581	57647	513025
Householder 15 to 24 years	39%	27%	7%
Householder 25 to 34 years	31%	30%	25%
Householder 35 to 44 years	10%	14%	18%
Householder 45 to 54 years	7%	10%	16%
Householder 55 to 59 years	2%	4%	7%
Householder 60 to 64 years	3%	4%	7%
Householder 65 to 74 years	3%	5%	11%
Householder 75 to 84 years	2%	3%	5%
Householder 85 years and over	1%	2%	3%

Propensity to Change Methodology

The Propensity to Change analysis highlights census tracts with both high homeownership rates and a large share of residents over 65 as areas that are therefore more likely to undergo generational change.

The homeownership rate is symbolized at 30% and 60% (with the full range going from 0 to 99.5%) and the full range of total population over 65 going from 0 to 1,390 people, with breaks at 350 (considering up to 350 people as low in the range) and 800 (considering over 800 people as high in the range).

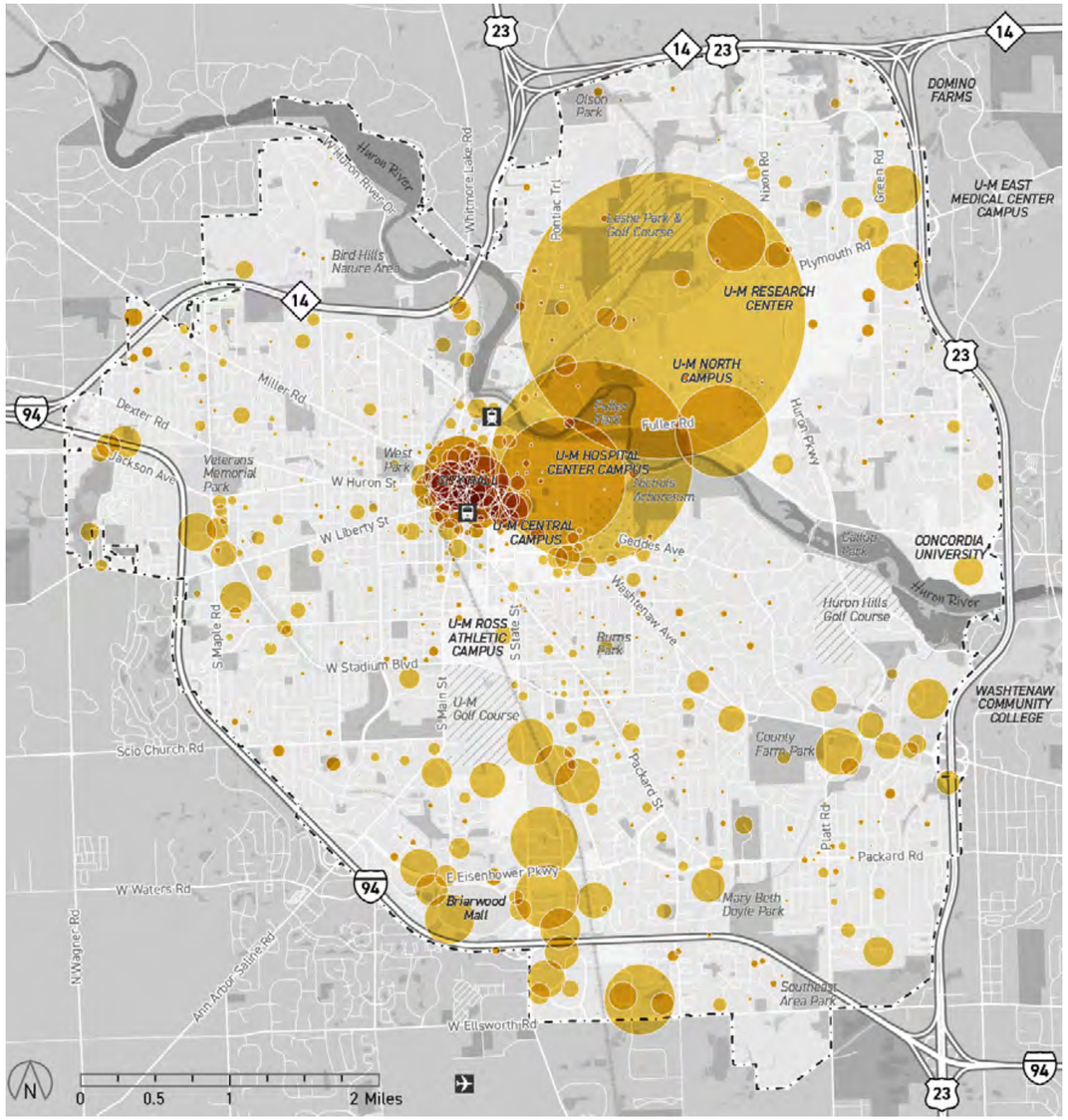
The city will need to be prepared for how this generational change could impact the availability of single-family housing, need for accessibility retrofits, and impacts on affordability. Property tax resets impact the ability of these homeowners to downsize and will play a significant role in the cost of this type of housing.

04 Economic Development

Employment

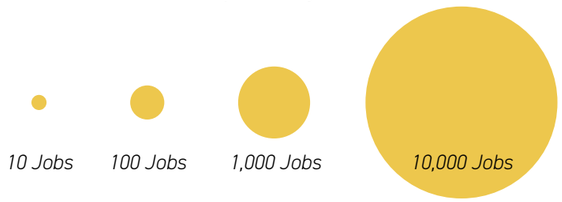
Tax Revenue

Retail Analysis



Map
All Primary Jobs (2021)

Number of Jobs Scaled Proportionally



source: City of Ann Arbor GIS, Washtenaw County GIS, Census LEHD - On The Map data - Primary Jobs 2021

Chart
Top Employers in Ann Arbor Area (2023)

sources:
U-M Faculty & Staff Numbers (Ann Arbor Campus & Hospital):
University of Michigan Faculty and Staff Headcount Summary

Non U-M Employee Counts:
City of Ann Arbor Annual Comprehensive Financial Report, Ann Arbor Spark 2023

Top Employers in Ann Arbor Area

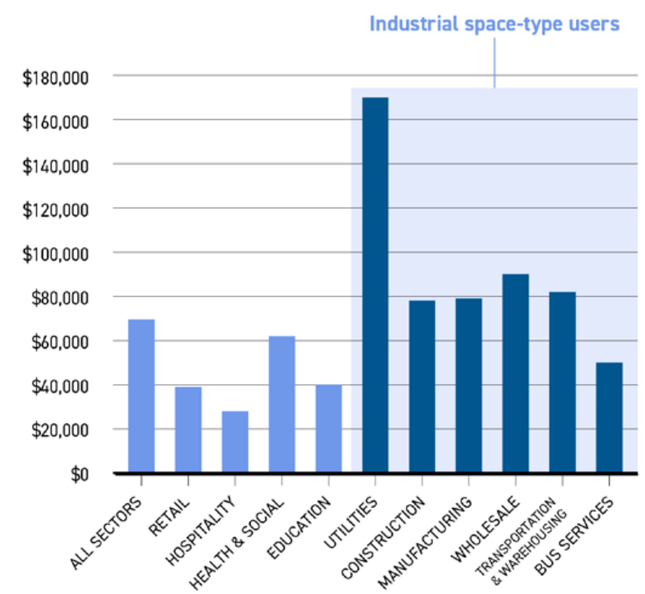
Principal Employers - 2023	Employees
University of Michigan Faculty & Staff	*31,987*
University of Michigan Medicine	*21,475*
Trinity Health System	*5,900*
Veterans Administration	*3,500*
Ann Arbor Public Schools	*2,500*
Integrated Health Associates	*1,600*
Toyota	*1,400*
Washtenaw County Government	*1,200*
Domino's Pizza	*1,100*
Thompson-Reuters	*1,100*
City of Ann Arbor	*700*

Chart
Average Annual Wages by Sector

source: U.S. Census Bureau LEHD data, OnTheMap Application - Jobs by Sector, 2021

Jobs in the manufacturing, construction, storage, industrial, repair/circular economy sectors that utilize industrial-type space do not require advanced degrees, are higher paying and significant employment in these industries are BIPOC.

- Ann Arbor has 53% of the primary jobs in the metro; jobs are dispersed across the metro area
- 21% of the "industrial space" type jobs are in Ann Arbor
- 20% of employment in these industries are BIPOC/Latino (1)
- 29% of the jobs in the region are held by people with high school or less education, construction (40%) and manufacturing (36%) (1)
- Wages in the goods producing sector (manufacturing and construction) are also substantially higher than many of largest sectors in Ann Arbor (1)

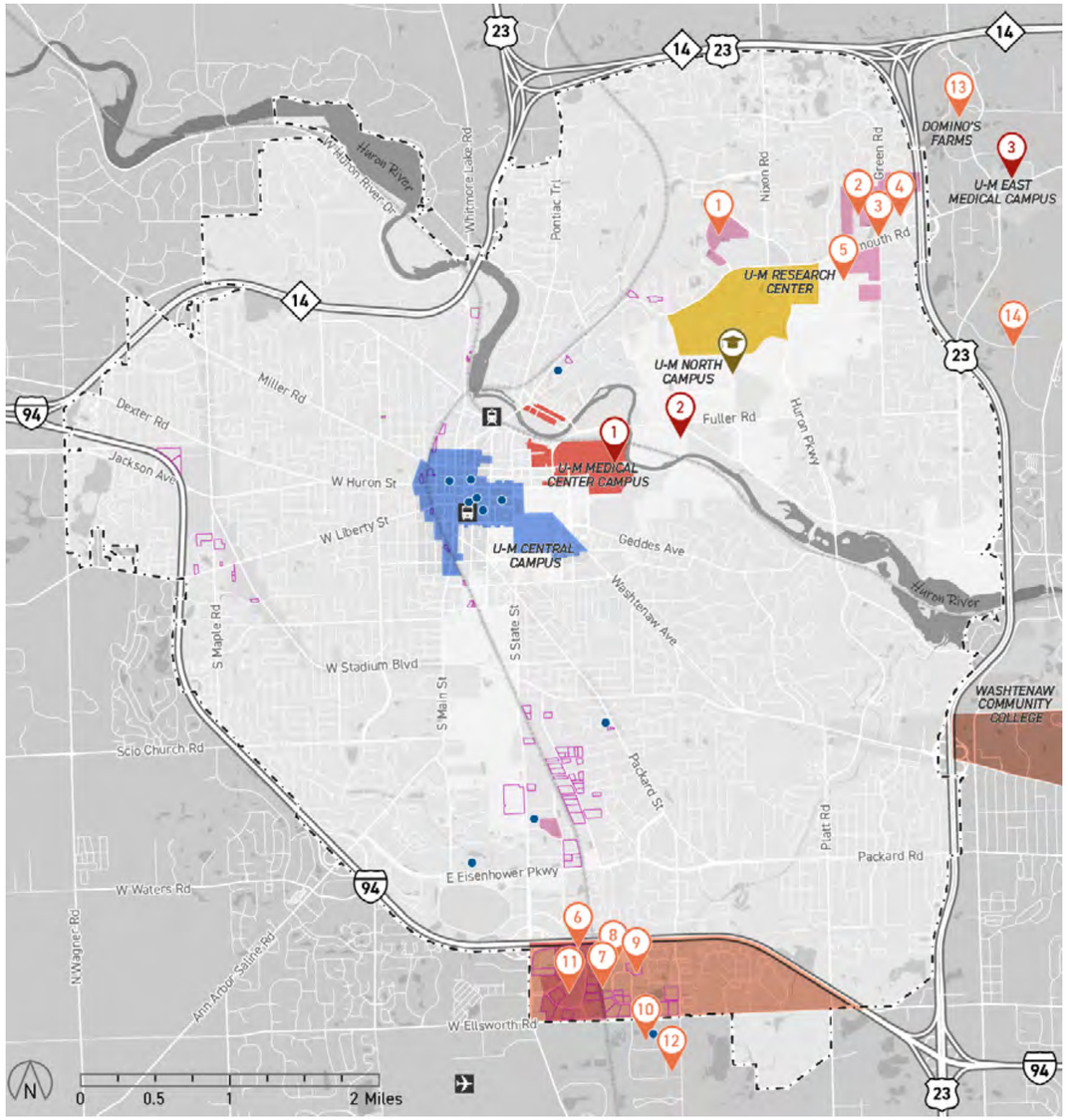


(1) Based on LEHD 2021 QWI indicators for metro Ann Arbor

source: Ninigret Partners analysis of OnTheMap data - typical building typologies for industry employment.

DRAFT

Employment



Map
Technology Development Locations

source: City of Ann Arbor GIS, Washtenaw County GIS, University of Michigan Campus Plan 2050, DDA, City of Ann Arbor's Assessor's Office

- *SmartZone Incentive District*
- *Incubators, Accelerators, Coworking Spaces*
- *Future UM Innovation District (In Active Planning)*
- *University of Michigan School of Engineering*
- *University of Michigan Hospital Center Campus + Medical Area*
- *Opportunity Zones*
- *Land Zoned for Research*
- *Parcels with Industrial Buildings (by Use Code)*

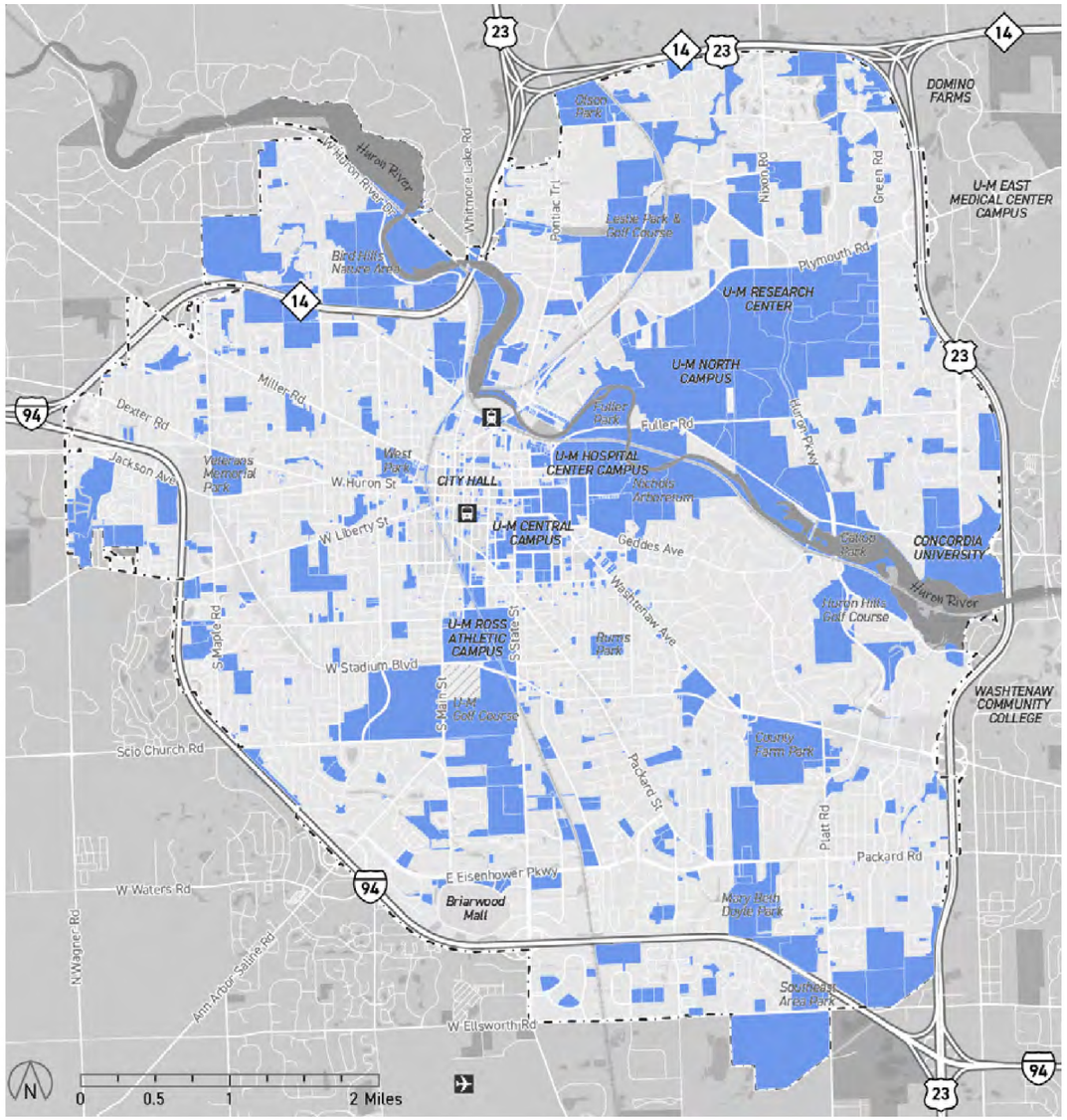
DRAFT

Employment

There are relatively few places in Ann Arbor to locate any substantial jobs, particularly jobs in the manufacturing, construction, storage, industrial, repair/circular economy sectors. These types of uses are sensitive to land values and cannot compete in the market against multifamily housing and hotels.

Hospitals
1 University of Michigan Hospital Center Campus
2 Lieutenant Colonel Charles S. Kettles VA Medical Center
3 University of Michigan East Medical Center Campus

Noted Engineering and Tech Companies
1 Google
2 Toyota Research Institute
3 Foresee
4 Siemens
5 MCity Test Lab
6 AAPharmasyn Chemistry
7 Mercedez-Benz Research and Development
8 Zomedica
9 Bio-Rad Laboratories
10 Cayman Chemical
11 Sartorious
12 Treetown Tech
13 Domino Farms
14 Toyota North American Research & Development



Map

Land with Tax-exempt Status

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

Tax-exempt Property

Parcel Area (excludes condos from calculation):

- Tax Exempt Acres: 6,151 (42%)
- Total Acres: 14,593
- UM Acres: 1,751 (28% of exempt parcels)

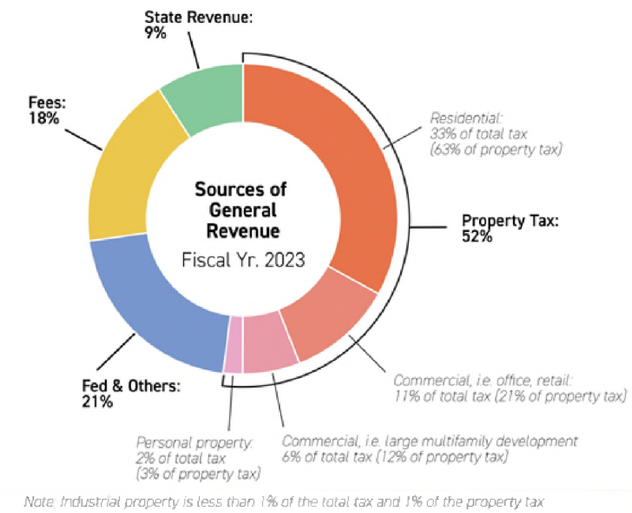
Parcel Number (excludes condos from calculation):

- Tax Exempt Parcels: 963 (4%)
- Total Parcels: 23,415

Chart

Ann Arbor Budget Revenue

source: NP analysis 2023 Comprehensive Annual Financial Report (CAFR) and Ann Arbor Municipal Disclosure form downloaded from Municipal Securities Rulemaking Board (MSRF) EMMA database



Chart

Ann Arbor Major Taxpayers

source: City of Ann Arbor 2023 Bond Disclosure via EMMA

CITY OF ANN ARBOR

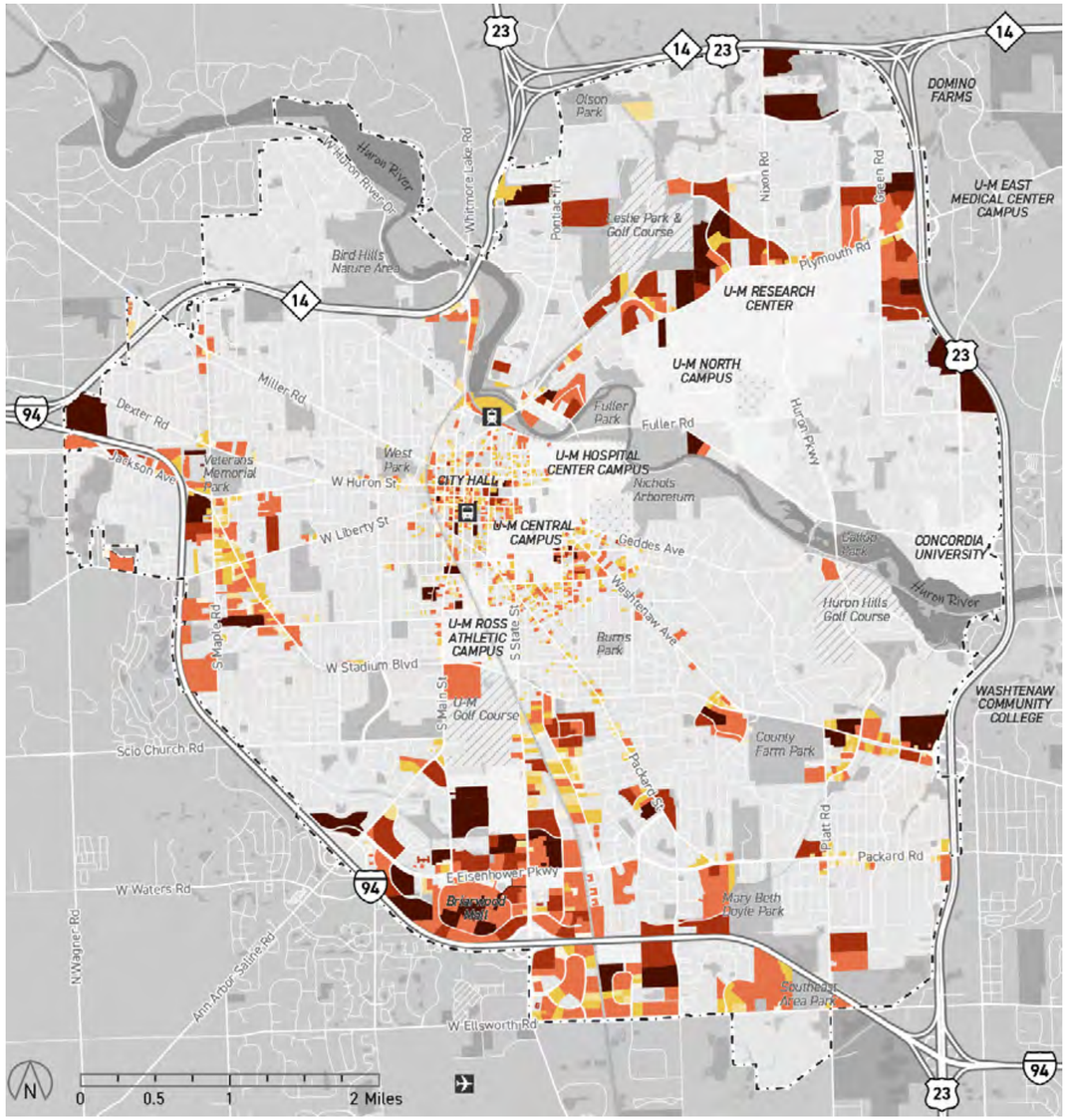
MAJOR TAXPAYERS

Taxpayer	Product/Service	2023 Taxable Valuation
Detroit Edison	Utility	$79,839,600
CCSHP Ann Arbor I & II, LLC	Apartments	56,181,169
GEDR Landmark LLC 1300 S. University	Apartments	49,896,108
Brixmor Arborland LLC	Shopping Center	44,733,809
BVK HSRE Ann Arbor, LLC	Apartments	43,865,000
CPI Foundry, LLC	Apartments	41,202,600
Briarwood Shopping Complex*	Shopping Mall	40,794,100
The Standard at Ann Arbor, LLC	Apartments	36,233,200
Northstar Fund IV LLC	Apartments	31,709,308
MI-UM Holdings, LLC	Apartments	30,501,800
TOTAL		$454,956,694
2023 Taxable Value		$7,506,560,375
Top 10 Taxpayers as a % of Total Taxable Value		6.06%

**Appeal pending with the Michigan Tax Tribunal*
Source: City of Ann Arbor

DRAFT

Tax Revenue



Map

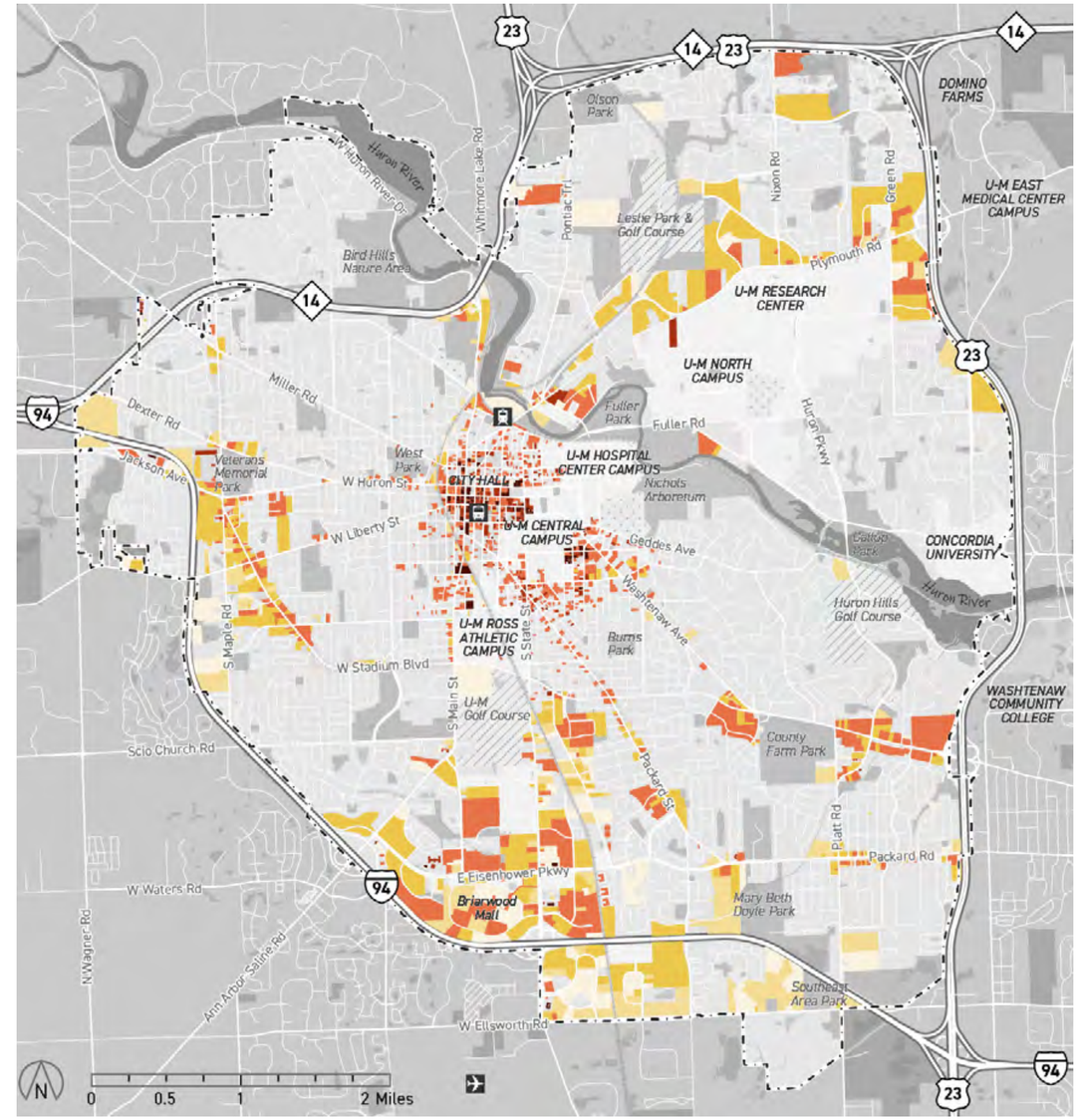
Total Assessed Property Value - Commercial and Industrial (2023)

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

- *$1 - $250K*
- *$250K - $500*
- *$500 - $1M*
- *$1M - $5M*
- *$5M - $10M*
- *$10M plus*

DRAFT

Tax Revenue



Map

Property Value per Acre - Commercial and Industrial (2023)

source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

- *$1 - $250K*
- *$250K - $500*
- *$500 - $1M*
- *$1M - $5M*
- *$5M - $10M*
- *$10M plus*

On a per acre basis, some of the commercial properties generate values not much higher than low density residential.

Driving more property value out of commercial (office and retail) real estate will be important to generate revenue that does not add to the burden on residential taxes.

DRAFT

Tax Revenue

Chart

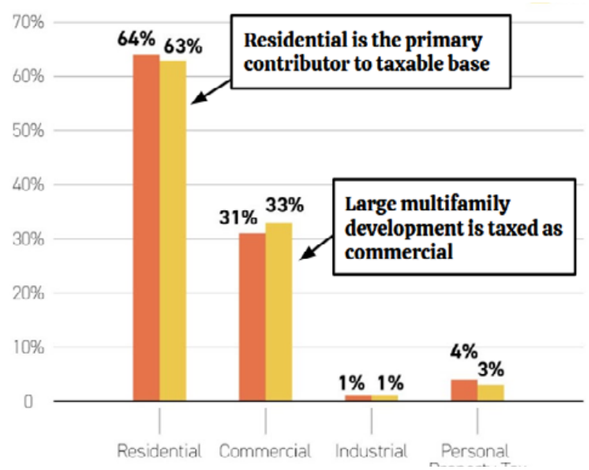
Percent Taxable Value by Taxable Property

2023

2013

While residential is still the primary contributor to the taxable base, commercial property (which includes multifamily development) is growing.

source: NP Analysis 2023 CAFR and Washtenaw County Taxable Values report various years



Chart

Property Value Change (2014-2023)

source: NP Analysis 2023 CAFR and Washtenaw County Taxable Values report various years

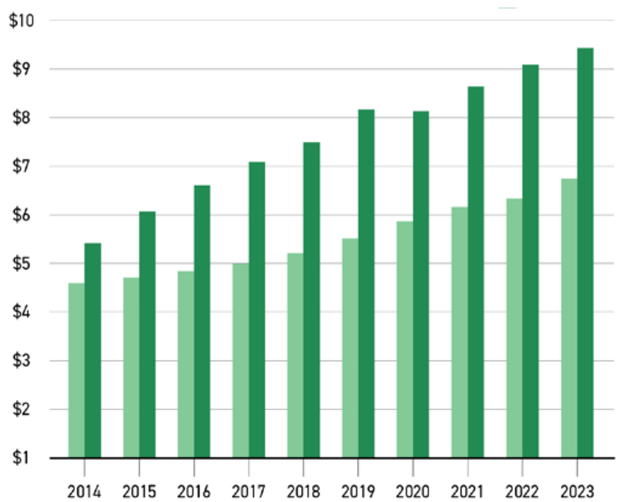
Assessed Value

Taxable Value

Property values have grown substantially over the last several years, but the taxable value has not grown as fast. Residential taxable values have been the primary driver of tax base growth (accounting for 57% of growth) but commercial values (which include multifamily development) are growing faster.

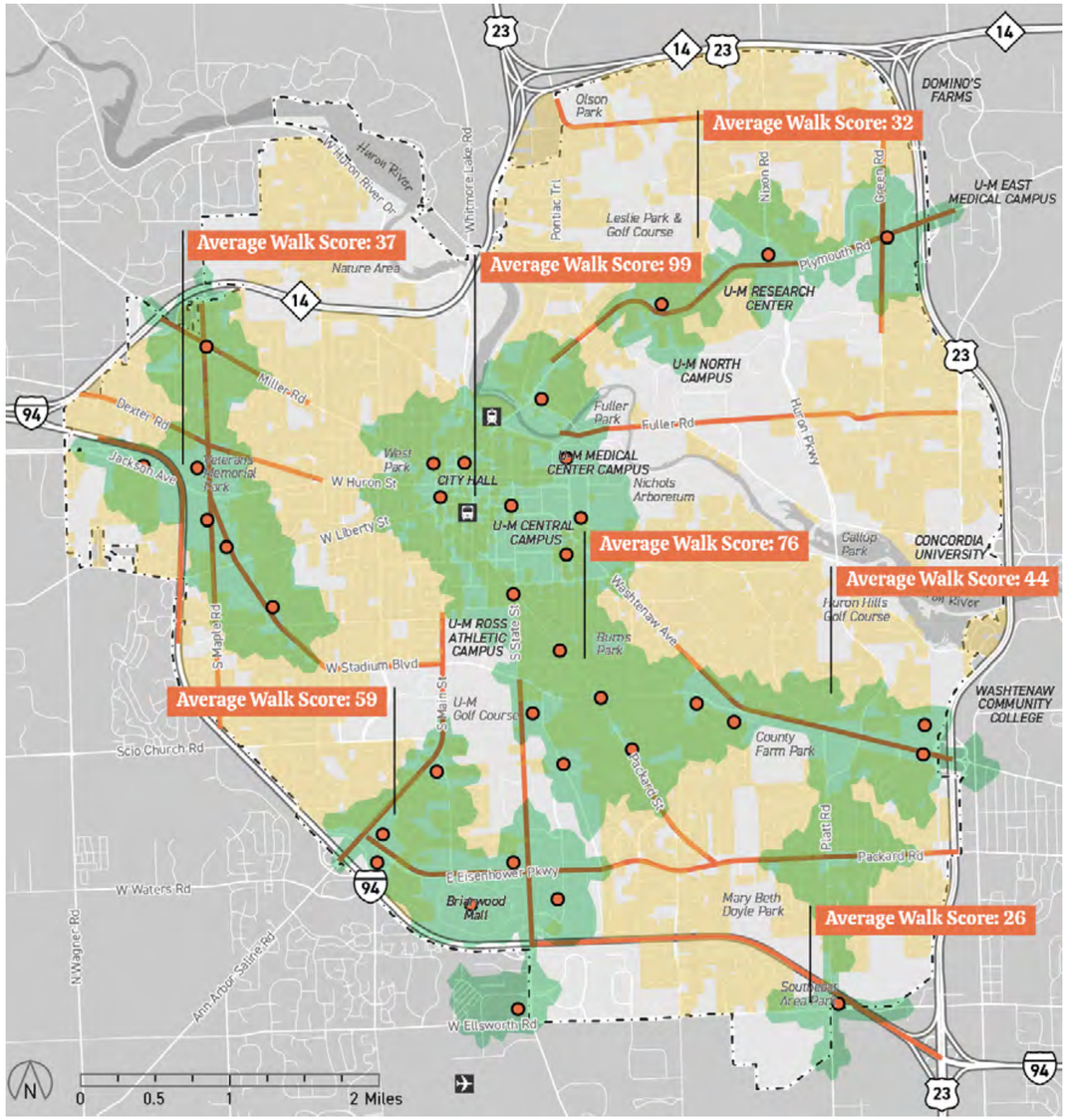
Taxable Value increased $2.6B between 2014-2023:

- Residential Taxable Values increased $1.5B (a 47% increase) between 2014-2023
- Commercial Taxable Values increased $1.1B (a 67% increase) between 2014-2023



DRAFT

Retail Analysis



Map

Access to Commercial Amenities & Walk Score

source: Walk Score, City of Ann Arbor GIS

Shopping Center / Major Commercial Node

10 Minute Walkshed from Shopping Center/ Node

Residential Areas

Major Walking Barriers (thoroughfares of at least four lanes)

NOTE ON METHODOLOGY: Shopping centers and major commercial nodes were identified based on key intersections located within city-designated commercial areas, as well as the presence of larger shopping centers.

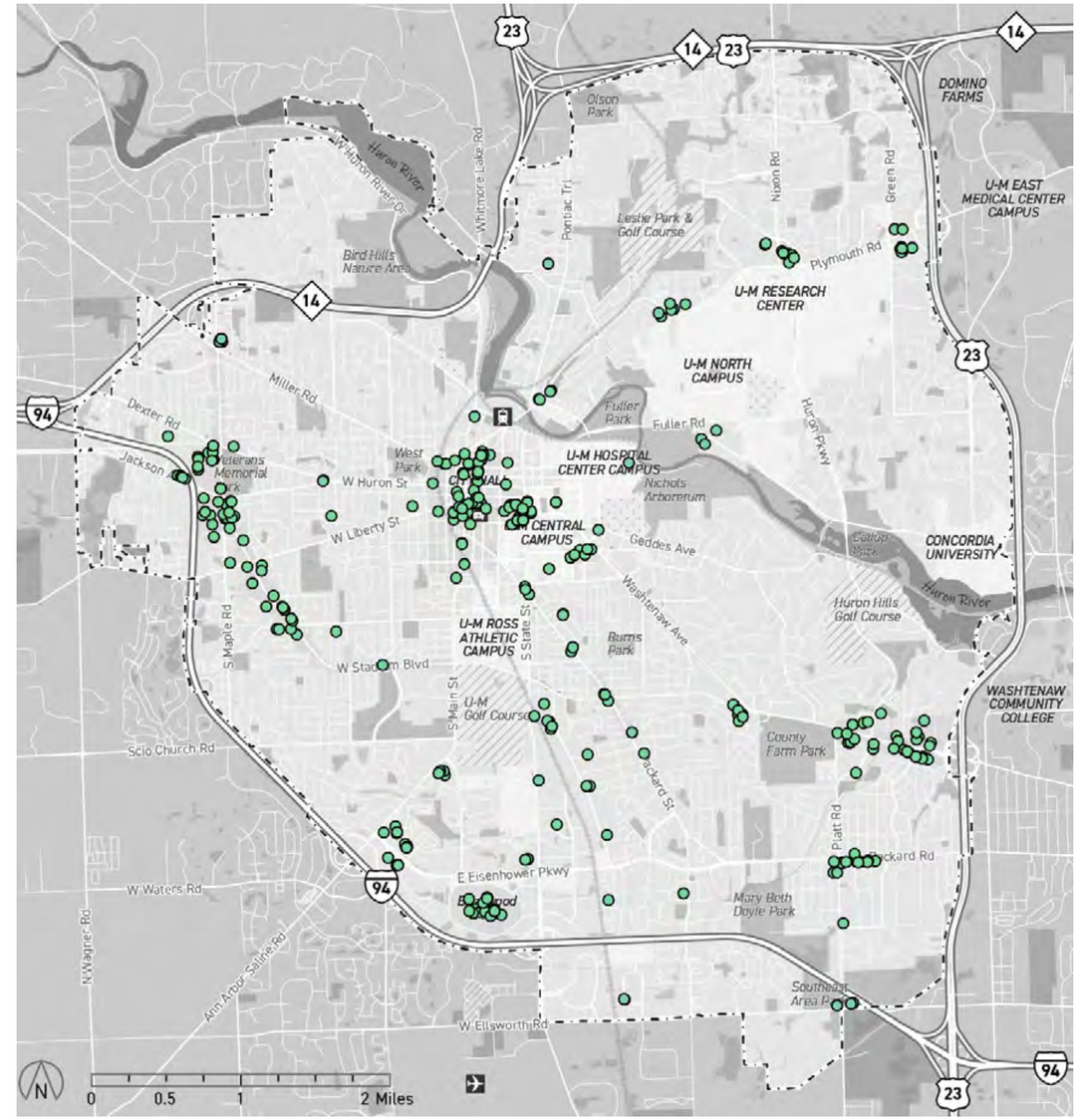
Retail Types and Breakdown

In Ann Arbor, retail is clustered along corridors and in shopping centers and districts.

Neighborhood Goods & Services (NGS)
This category includes establishments that heavily depend on the patronage of residents, such as grocery stores, drugstores, florists, bakeries, specialty food stores, delicatessens, butchers, dry cleaners, laundromats, hair and nail salons, day space, printers, pet salons, machine repair shops, shoe repair shops, and similar uses.

Food & Beverage (F&B)
This category includes establishments that serve food and/or alcohol consumed on-premises, serving a range of customers and trip purposes. Retailers in the F&B category include sit-down restaurants, cafes, bars, coffee shops, sandwich shops, ice cream shops, "quick-bite" establishments, fast-food restaurants, and similar uses.

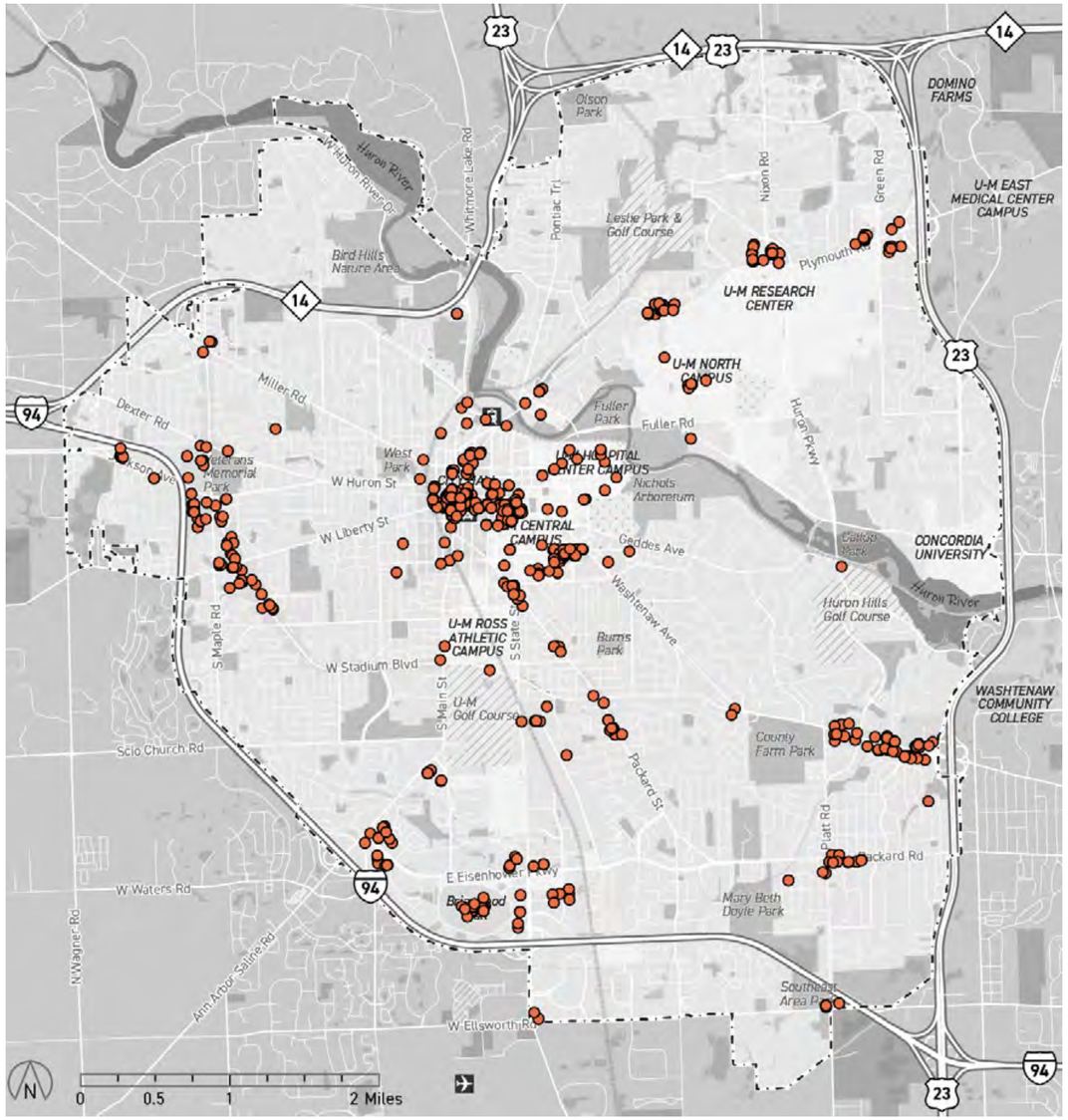
General Merchandise, Apparel, Furniture & Other (GAFO)
Customers are often comparison shoppers in this category, seeking best quality, price or overall value to meet their need. This category includes clothing stores, furniture stores, bookstores, jewelry stores, gift boutiques, pet stores, sporting goods stores, home goods stores, craft stores, antique shops, electronics stores, auto parts stores, and similar uses.



Map
Existing Retail – Neighborhood Goods and Service Establishments

Neighborhood Goods and Service Establishments **373 businesses**

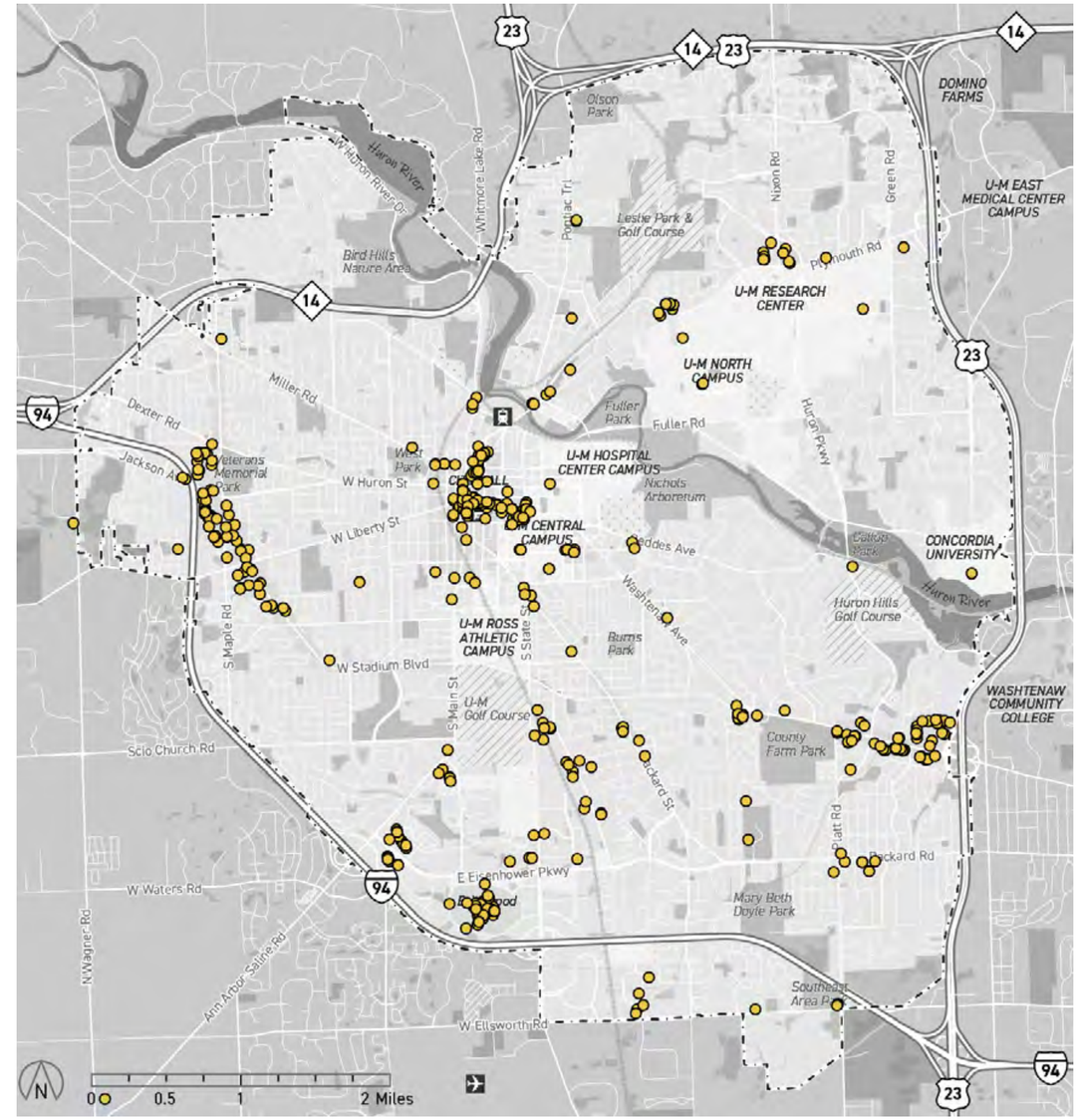
source: Google, AndAccess, June 2023



Map
Existing Retail - Food and Beverage Establishments

Food and Beverage Establishments **646 businesses**

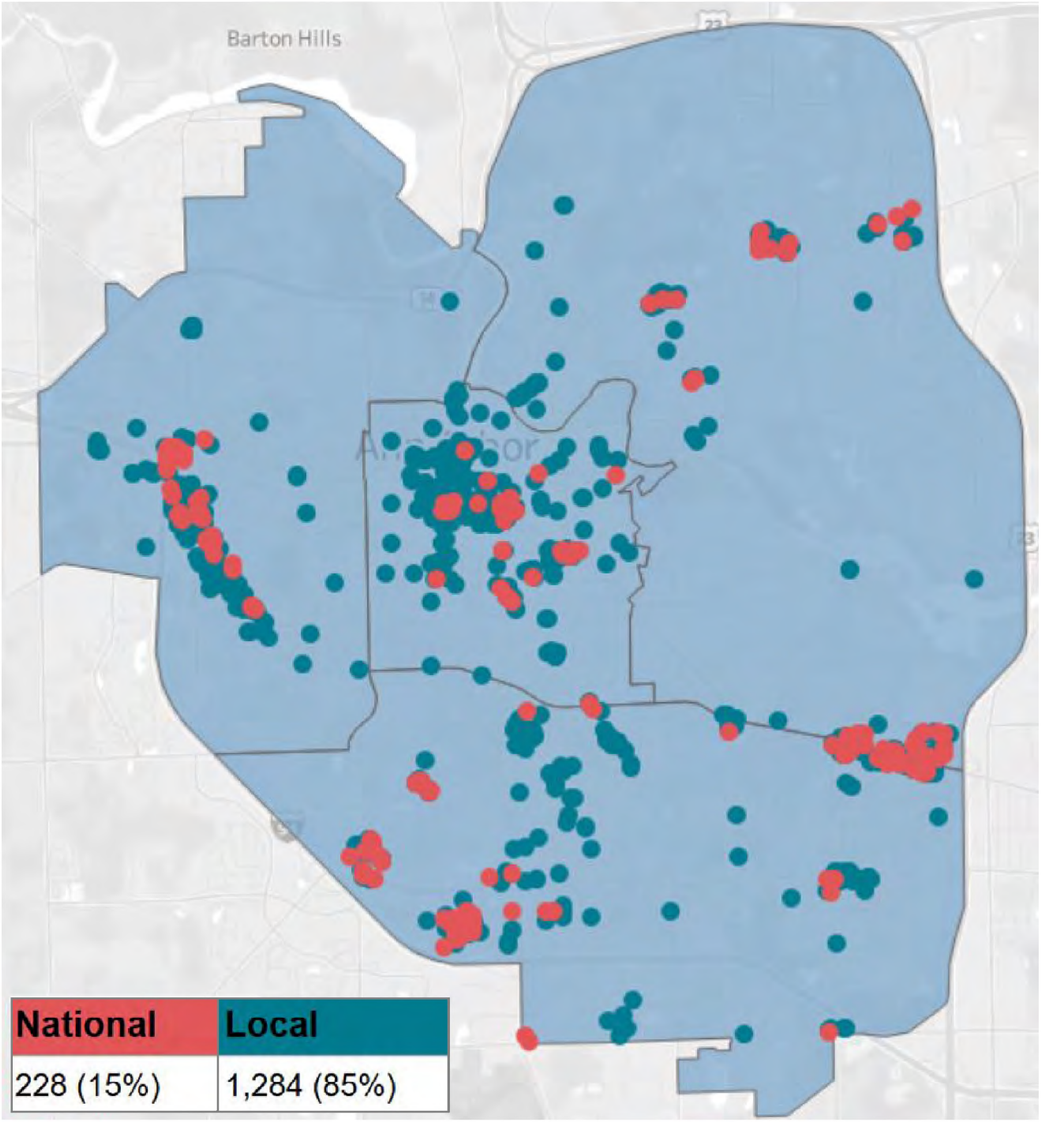
source: Google, AndAccess, June 2023



Map
Existing Retail - General Merchandise, Apparel, Furniture, and Other Retail Establishments

General Merchandise, Apparel, Furniture, and Other Retail Establishments **493 businesses**

source: Google, AndAccess, June 2023



Map
Local and National Retail Mix

National
Local

METHODOLOGY: AndAccess leveraged Innovating Commerce Serving Communities (ICSC) national brand database to code national businesses in the city. The businesses that did not fall in the "national" category were coded as local.

source: Google, AndAccess, June 2023

Local businesses are more geographically spread, serving neighborhood needs. The national retail locations are clustered in densely packed retail nodes and shopping centers across the city while local businesses are spread throughout many neighborhoods in addition to being in those dense retail nodes.

Retail Expenditures and Demand

Retail is supported by a range of customers with different needs.

(Illustrative as other user groups are present within Ann Arbor's customer base.)

Retail across categories co-locate to serve **FAMILIES** needs with greater concentration in the NG&S and F&B categories

COLLEGE STUDENTS generally demand F&B uses, as limited budgets and meal plans decrease NG&S and GAFO expenditures.

OFFICE WORKERS demand quick and nearby retail uses in the NG&S and F&B categories, which are diminishing in employment centers.

Chart
Household Expenditures

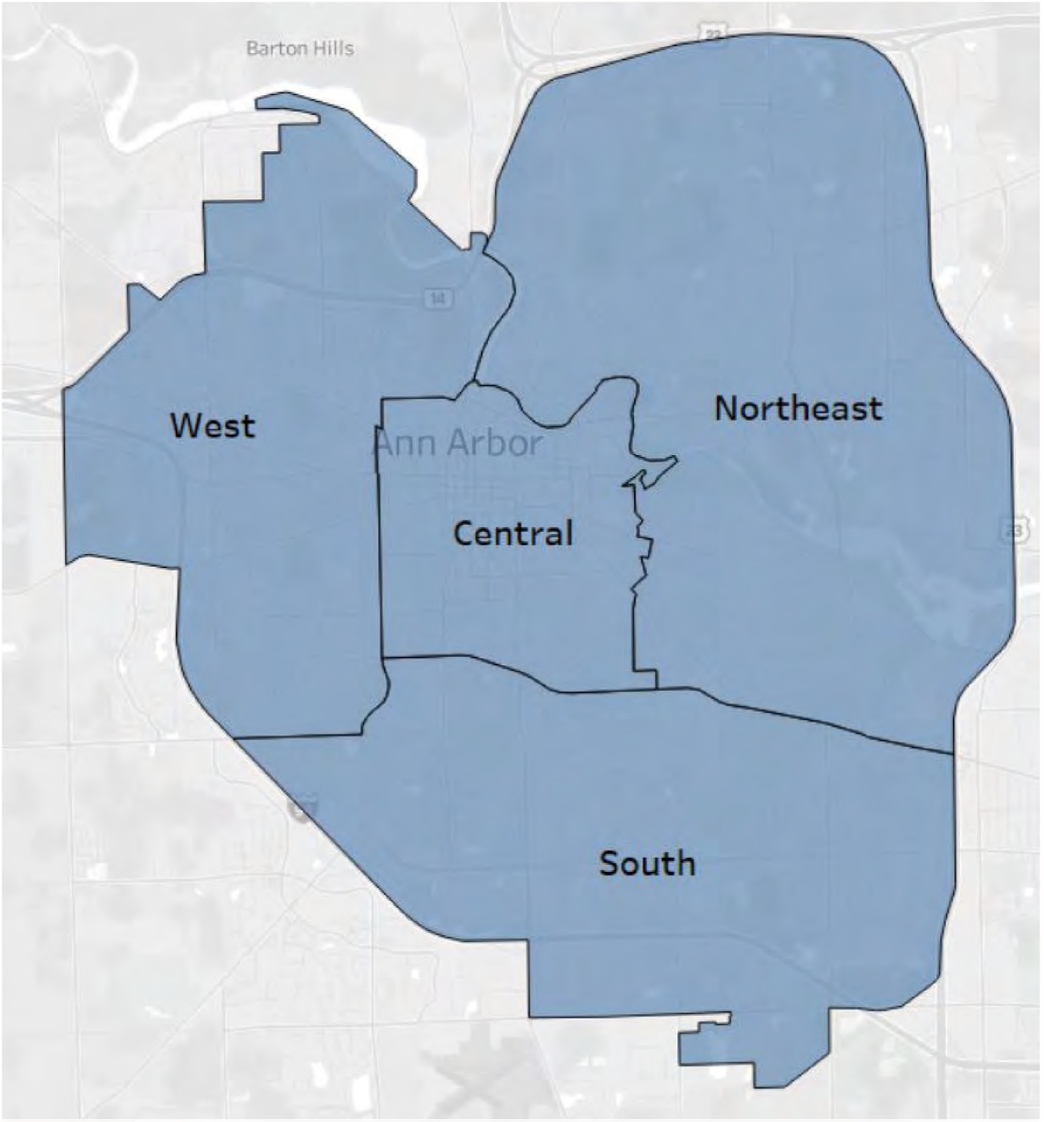
source: ESRI Business Analyst Online, CoStar, AndAccess, Reports Generated: December 2023; Google, July 2023

	Retail Expenditures per Household	Total Household Expenditures	Count of Businesses	Est. Average Size (sq.ft.)
Neighborhood Goods & Services (NG&S)	$11,700	$598 mil	373	4,900
Food & Beverage (F&B)	$4,400	$237 mil	646	2,500
General Merchandise... (GAFO)	$6,800	$346 mil	493	7,400
Total	**$22,900**	**$1.2 bil**	**1,512**	**4,700**

Household expenditures bolster occupancy across categories.

NG&S represent the highest expenditures and has the fewest establishments. F&B establishments occupy smaller spaces, which is why the high count of businesses are sustainable. GAFO establishments have the greatest reliance on a regional customer base to support larger spaces and increased counts.

DRAFT



Planning Area Boundary

Map
Retail: Planning Area Districts

source: AndAccess, June 2023

DRAFT

Chart
Expenditures per Household

source: ESRI Business Analyst Online, AndAccess, Reports Generated: December 2023

Expenditures per Household				
	NG&S	F&B	GAFO	Total
Central	$8,825.16	$3,674.31	$5,160.56	$17,660.03
Northeast	$13,541.89	$5,379.19	$7,843.44	$26,764.52
South	$10,514.54	$4,072.88	$5,999.12	$20,586.54
West	$13,881.62	$5,319.40	$8,018.71	$27,219.73
City of Ann Arbor	$11,692.78	$4,639.65	$6,759.41	$23,091.84
Washtenaw County	$11,886.37	$4,591.97	$6,848.53	$23,326.87
South East MI	$10,405.62	$3,818.59	$5,831.91	$20,056.12
Michigan State	$9,702.96	$3,470.10	$5,358.48	$18,531.54

Household expenditures in the Ann Arbor are comparable to Washtenaw County but exceed the region and state.

Retail expenditures per household correlate to household incomes in each planning area. The Central area, dominated by student population, has lower household expenditures on retail goods and services, while more affluent households in the Northeast and West neighborhoods have high expenditures. Household composition also impact expenditures, as larger families spend more than single person households.

DRAFT

Chart

Residential Retail Demand

source: ESRI Business Analyst Online, CoStar, AndAccess, Reports Generated: December 2023

Residential Demand	Total
Est. Current Retail Sq.Ft.	8.94 mil
Total Calculated Residential Demand	2.35 mil
Net - Surplus of Retail Space	**(6.59 mil)**

Ann Arbor's retail serves the region and are major contributors to the tax base.

Arborland Shopping Center (403,000 sq.ft.) and Briarwood Shopping Center (983,000 sq.ft.) are among the city's major taxpayers, as the 4th largest (Arborland) and 7th largest (Briarwood) taxpayers in 2023. Visitors and residents originating outside of Ann Arbor contribute to the viability of Ann Arbor's retail space. Places like Briarwood Mall and restaurants cater to the region, but some neighborhoods are missing locally serving establishments. Changes in market conditions and new developments outside of the city can easily disrupt this balance.

A retail leakage analysis was conducted to assess the relationship between local demand and existing retail supply in the City of Ann Arbor. The results indicate that resident-generated demand supports approximately 6.59 million fewer square feet of retail space than what currently exists, based on Mideast regional sales volume benchmarks provided by ICSC. Approximately 143,000 households would be needed to reach equilibrium given the retail surplus (assuming each household supports 46.15 sq. ft of retail). This discrepancy suggests that Ann Arbor's retail sector functions as a regional destination, drawing a significant share of spending from consumers who live outside the city limits.

DRAFT

Chart

Retail Gap Analysis

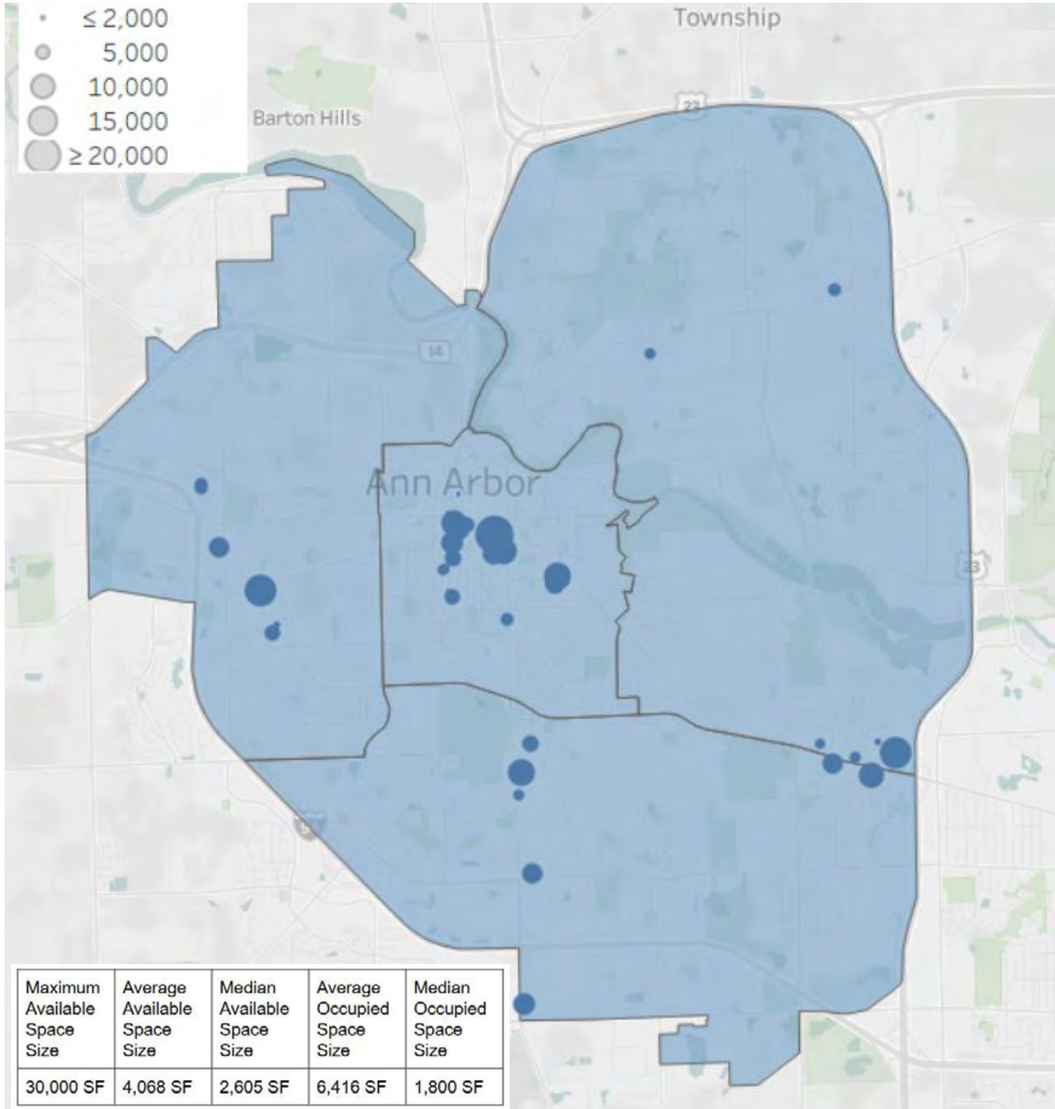
source: Google, Costar, ESRI Business Analyst Online, ICSC, AndAccess, Reports Generated: December 2023

	Central	Northeast	South	West	Total
Number of Retailers	460	166	363	171	1,160
Average Sq. Ft. per Store	2,681 sq.ft.	9,187 sq.ft.	13,319 sq.ft.	7,927 sq.ft.	7,714 sq.ft.
Estimated Current Retail Sq.Ft.	1.233 mil	1.535 mil	4.835 mil	1.355 mil	8.95 mil
Total Resident Supported Demand	443.8K	806.9K	543.5K	560.9K	2.35 mil
Surplus	789K	718K	4.29 mil	795K	6.59 mil

In each geographic area analyzed, estimated current retail square footage exceeded the space supported by resident demand, indicating a retail surplus. This surplus suggests that the area is attracting spending from outside its boundaries, drawing customers from other parts of the city or region—consistent with the findings detailed on the previous page.

METHODOLOGY: The number of retailers in the study area was determined through a comprehensive Google Maps search, with each identified business assigned a NAICS code and categorized by retail segment. To estimate average store size, Costar tenant data was used, with tenant records matched to businesses identified in the Google dataset. Costar provided square footage information for approximately 35% of all tenants (404 retailers). These square footage figures were then averaged by planning area, and multiplied by the total number of businesses to estimate current retail square footage.

Resident demand was calculated using ESRI Business Analyst Online data, which provides household counts and average household expenditures by retail subcategory. By multiplying household counts by expenditure levels, the analysis produced total estimated expenditures for each planning area. These totals were then divided by Innovating Commerce Serving Communities (ICSC) sales per square foot benchmarks by retail type to estimate the total amount of retail space supportable by local residents.



Maximum Available Space Size	Average Available Space Size	Median Available Space Size	Average Occupied Space Size	Median Occupied Space Size
30,000 SF	4,068 SF	2,605 SF	6,416 SF	1,800 SF

Map

Retail: Large Vacant Spaces

Large vacant spaces in TC1 Zoning Districts represent an opportunity for short-term repositioning.
Few vacancies (outside of Downtown) are suitable for modern tenant needs. New leases call for smaller spaces, a national trend, which limits opportunities for independently owned businesses who relied on smaller space for affordability.

source: CoStar, 2023

How might we encourage redevelopment to meet housing goals while preserving affordable space for local businesses?

Each parcel will yield a different outcomes, and policy, programmatic, and funding tools to support retail provision and business growth are required.

- Scenario 1: Preserve Space and Businesses - Typical of smaller parcels with disparate ownership
- Scenario 2: Phased Redevelopment and Business Relocation - Opportunity for equitable growth practices
- Scenario 3: Redevelopment with Business Exit Strategies - Responding to changes in market conditions and business owners' interests

How might we increase retail provision in low-income and/or minority (and in other gentrifying) communities?

- Develop and align tools to bolster successful business operations. The tools right sized for Ann Arbor's needs have to be defined, but samples include:
- Investing in local and independent business starts and growth
- Promoting and incentivizing smaller space sizes
- Leverage CDBG dollars in low-income communities for retail provision
- Subsidizing development to limit pass through construction costs
- Developing legacy business owner programs
- Encouraging the development of live/work units to leverage residential mortgage products
- Proactively developing structures for community ownership of commercial assets
- Retail should not be required in every district

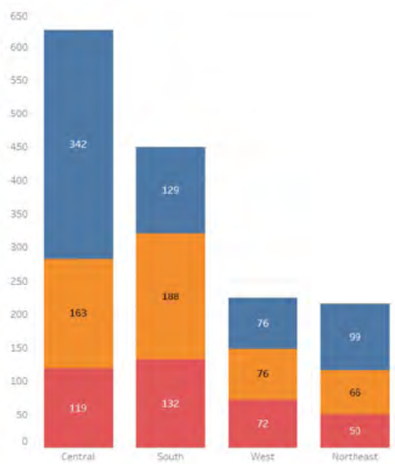
DRAFT

Retail Types and Breakdown

See map on p. 68 for planning area districts.

Chart
Retail Overall

source: Google, AndAccess, July 2023



- The Central district contains the highest number of occupied retail spaces with 624 businesses.
- The Southern district closely follows with 449 businesses.
- The Western and Northeast districts have the lowest number of occupied retail spaces with 224 and 215 retail businesses respectively.

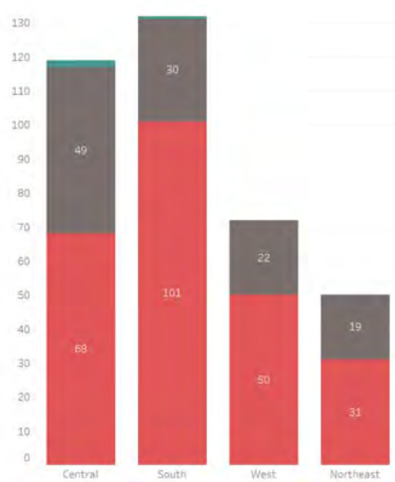
Food & Beverage (F&B)

General Merchandise, Apparel, Furniture and Other Retail (GAFO)

Neighborhood Goods and Services (NG&S)

Chart
Neighborhood Goods & Services (NG&S)

source: Google, AndAccess, July 2023



- The Southern district contains the highest number of Neighborhood Goods and Service establishments with Personal Care and Goods Services making up 77% of the total NG&S 132 businesses within the district.
- The Central District closely follows with a total of 119 NG&S Spaces.
- The West District Has a total of 72 NG&S Establishments
- The Northeast District has the lowest number of NG&S Spaces with just 50.

Cannabis Retail

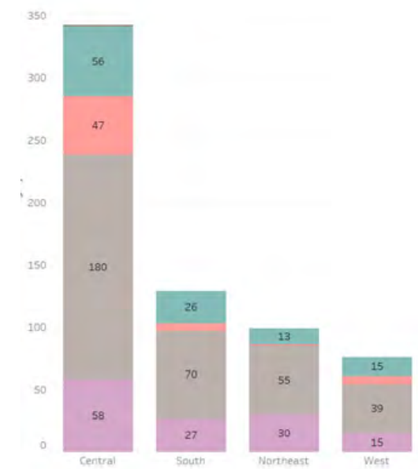
Food and Beverage At Home Retailers

Personal Care Goods and Services

DRAFT

Chart
Food & Beverage (F&B)

source: Google, AndAccess, July 2023



- The Central District significantly exceeds all other districts in terms of the number of food and beverage establishments within its boundaries. It contains a total of 342 F&B establishments, 53% of which are full service restaurants.
- The Southern District contains 129 occupied food and beverage retail spaces.
- The Northeast and West Districts contain 99 and 76 occupied F&B establishments respectively.

Mobile Food Services

Full Service Restaurants

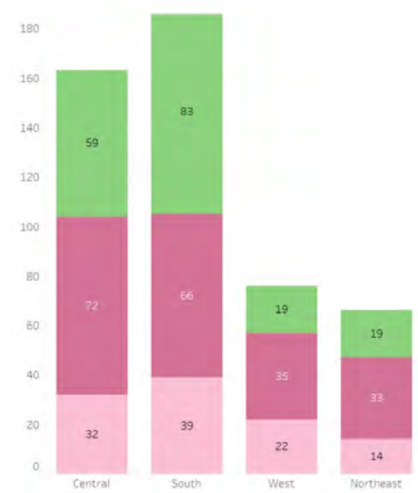
Cafes, Bakery, Desserts, Snacks and Other

Limited Service Restaurants

Drinking Establishments

Chart
General Merchandise, Apparel, Furniture and Other (GAFO)

source: Google, AndAccess, July 2023



- The Southern district contains the highest number of general merchandise stores with a total of 188 establishments.
- The Central District closely follows with 163 GAFO establishments.
- The West and Northeast District have a similar GAFO and subcategory composition with a total of 76 and 66 establishments respectively. Additionally they share the same number of apparel retail locations.

Apparel, Footwear, and Jewelry

General Merchandise and Other Retailers

Home Improvement and Furnishings

DRAFT

Other Active Uses

Informs clustering of retail assets

Tourism
This category contains spaces which are often frequented by residents and visitors alike, including historic sites, museums, parks, recreational venues, and accommodations.

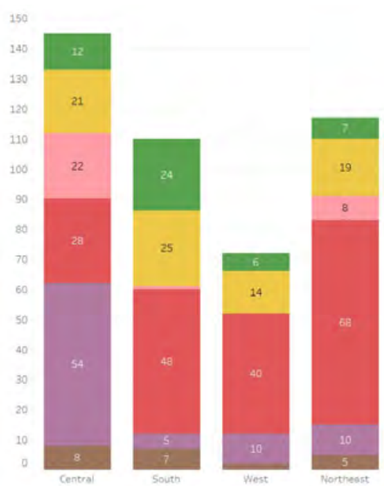
Civic
Civic spaces are integral to fostering community and include educational establishments and community services in addition to social and religious organizations.

Services
This category includes a wide range of services that are not considered retail services. This includes legal services, photographers, banks, financial offices, and contractors.

Chart
Tourism

See map on p. 68 for planning area districts.

source: Google, AndAccess, July 2023



- The Central District contains a total of 145 tourism related establishments with theaters and venues making up 37% of the total.
- The Northeast District contains a multitude of parks and recreation spaces which are responsible for 58% of the 117 total tourism spaces.
- The Southern District contains 110 tourism related establishments with 24 accommodation businesses, more than any other district.
- The west contains the least amount of tourism establishments with just 72 total spaces.

Accommodations
Parks and Recreation
Games and Sports
Theaters/Venues
Museums and Historical Sites
Transportation

DRAFT

Chart
Civic

source: Google, AndAccess, July 2023

- The Central District contains the most civic spaces by far with a total of 331. Learning facilities and education related spaces made up the vast majority of civic spaces accounting for 80%
- The Northeast District contains a total of 154 civic spaces, 46% less than the Central District.
- The South District has a total of 128 occupied civic spaces.
- The West District contains a total of 75 occupied civic spaces.

Other
Community
Civic and Social Organizations
Schools and Education

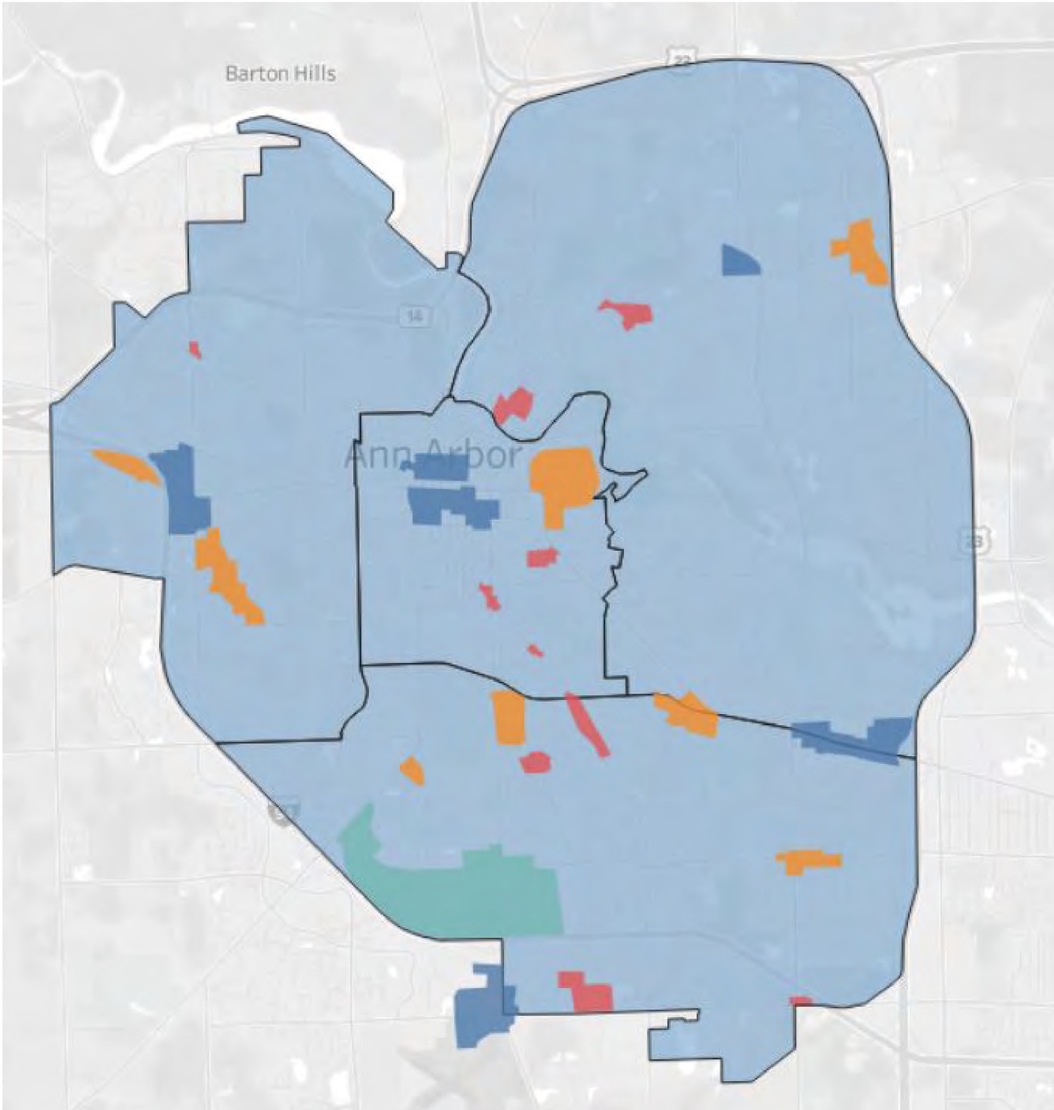
Chart
Services

source: Google, AndAccess, July 2023

- The Central District contains the highest number of spaces in the service category with a total of 447.
- The Southern District closely follows with 426 total service spaces.
- The Northeast and West contain a similar number of service establishments with 171 and 165 respectively. This is approximately between 38% and 40% lower than the two other districts.

Other
Legal and Financial
Photography
Medical
Repair and Maintenance

DRAFT



Map
Retail Real Estate

Strip Center
Neighborhood Center
Community/Power Center
Super Regional Mall

Districts Defined			
Strip Center	Neighborhood Center	Community / Power Center	Super Regional Mall
<30,000 SF	30K - 125K SF	125K - 400K SF	800,000+ SF

source: Costar, ICSC, AnoAccess, July 2023

DRAFT

Chart
Expenditures per Household

source: ESRI Business Analyst Online, AndAccess, Reports Generated: December 2023

Expenditures per Household				
	NG&S	F&B	GAFO	Total
Central	$8,825.16	$3,674.31	$5,160.56	$17,660.03
Northeast	$13,541.89	$5,379.19	$7,843.44	$26,764.52
South	$10,514.54	$4,072.88	$5,999.12	$20,586.54
West	$13,881.62	$5,319.40	$8,018.71	$27,219.73
City of Ann Arbor	$11,692.78	$4,639.65	$6,759.41	$23,091.84
Washtenaw County	$11,886.37	$4,591.97	$6,848.53	$23,326.87
South East MI	$10,405.62	$3,818.59	$5,831.91	$20,056.12
Michigan State	$9,702.96	$3,470.10	$5,358.48	$18,531.54

Household expenditures in the Ann Arbor are comparable to Washtenaw County but exceed the region and state.

Retail expenditures per household correlate to household incomes in each planning area. The Central area, dominated by student population, has lower household expenditures on retail goods and services, while more affluent households in the Northeast and West neighborhoods have high expenditures. Household composition also impact expenditures, as larger families spend more than single person households.

DRAFT

Additional Retail Data

Chart

F&B + NG&S Retail Expenditures per Household

source: ESRI Business Analyst Online, AndAccess, Reports Generated: December 2023

F&B + NG&S Expenditures per Household								
Category	Central	Northeast	South	West	Full Planning Area	Washtenaw County	Southeast MI	Michigan State
Food at Home	$5,674.08	$8,715.87	$6,759.83	$8,871.51	$7,511.12	$7,607.23	$6,599.65	$6,098.15
Alcohol at Home	$360.81	$581.52	$440.78	$581.47	$490.34	$494.21	$422.33	$383.57
Personal/Household Care Goods and Services	$2,126.66	$3,146.99	$2,461.94	$3,276.91	$2,756.65	$2,807.05	$2,498.11	$2,351.87
Pet Food, Supplies, & Services	$563.81	$1,097.51	$851.99	$1,151.73	$934.67	$977.89	$885.53	$869.37
TOTAL - NG&S	**$8,825.16**	**$13,541.89**	**$10,514.54**	**$13,881.62**	**$11,692.78**	**$11,886.37**	**$10,405.62**	**$9,702.96**
Food Away from Home	$3,454.75	$5,042.74	$3,823.56	$4,992.19	$4,355.33	$4,311.85	$3,588.92	$3,264.75
Alcohol Away from Home	$219.56	$336.45	$249.32	$327.21	$284.32	$280.12	$229.67	$205.35
TOTAL - F&B	**$3,674.31**	**$5,379.19**	**$4,072.88**	**$5,319.40**	**$4,639.65**	**$4,591.97**	**$3,818.59**	**$3,470.10**

DRAFT

Additional Retail Data

Chart

GAFO Retail Expenditures per Household

source: ESRI Business Analyst Online, AndAccess, Reports Generated: December 2023

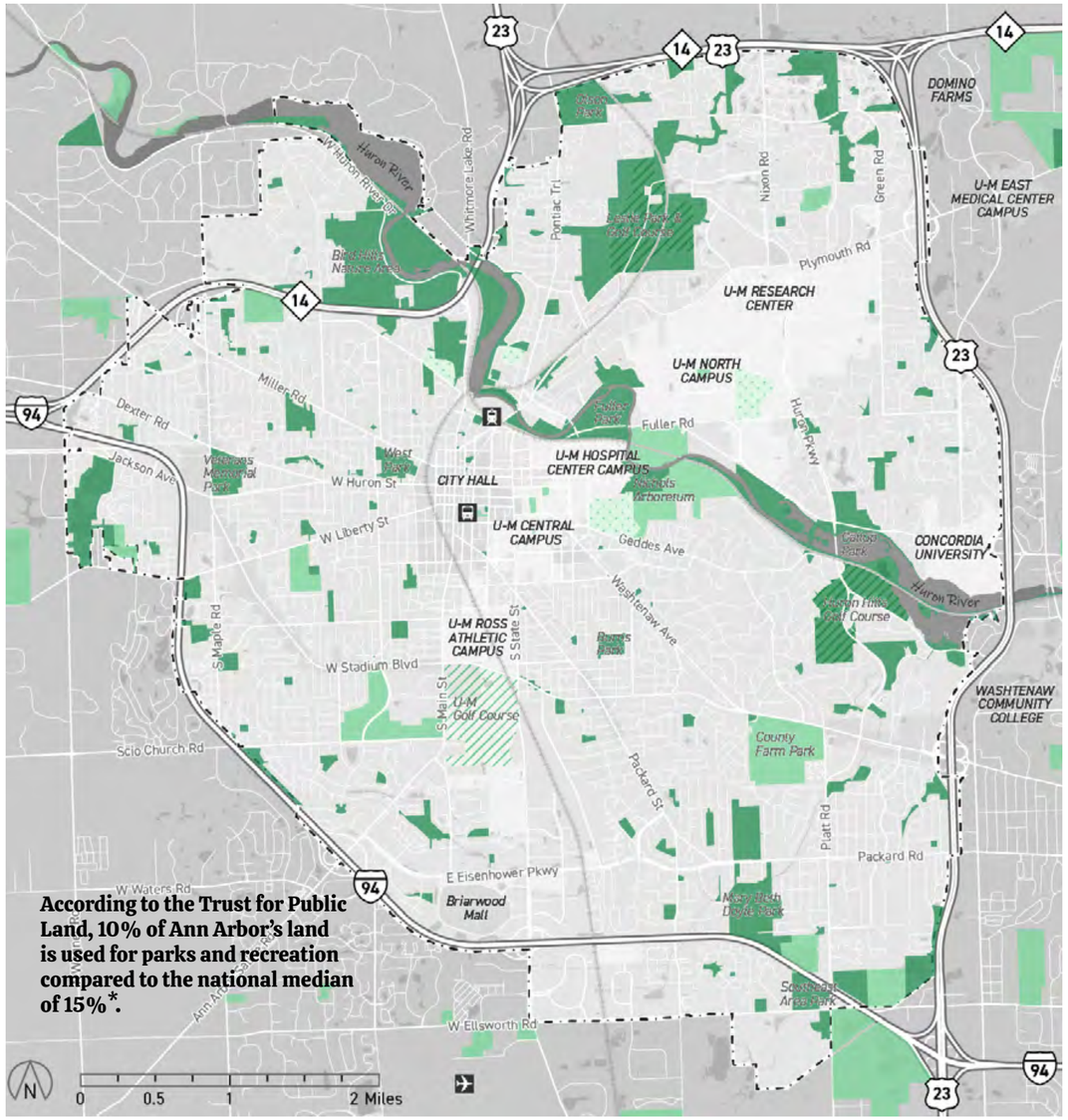
GAFO Expenditures per Household								
Category	Central	Northeast	South	West	Full Planning Area	Washtenaw County	Southeast MI	Michigan State
Women's Apparel	$896.18	$1,017.35	$762.77	$998.25	$874.45	$866.22	$734.24	$663.40
Men's Apparel	$400.95	$570.54	$425.74	$551.65	$492.01	$478.77	$394.31	$355.38
Children's Apparel	$267.82	$417.63	$337.89	$443.00	$365.52	$379.78	$324.11	$295.12
Footwear	$479.62	$686.60	$516.78	$660.87	$591.86	$578.62	$485.05	$436.09
Jewelry + Eyewear	$241.67	$375.06	$276.23	$371.92	$316.54	$316.85	$271.13	$248.64
Home Repair	$377.00	$744.97	$586.18	$847.77	$622.80	$703.71	$654.57	$627.32
Home Equipment + Furnishings	$1,505.21	$2,324.75	$1,789.68	$2,431.51	$2,010.51	$2,061.15	$1,770.38	$1,635.74
Books, Music, Hobby, & Other	$622.61	$929.26	$716.12	$967.62	$809.08	$814.56	$671.07	$618.31
Electronics	$569.50	$777.28	$577.73	$746.32	$676.84	$648.87	$527.05	$478.48

DRAFT DRAFT

05 Parks and Natural Features

Parks

Natural Features



According to the Trust for Public Land, 10% of Ann Arbor's land is used for parks and recreation compared to the national median of 15%*.

Map
Parks

- City Parks
- Non-City Open Space
- Golf Course
- Cemetery

92% of Ann Arbor residents live within a 10-minute walk of a park*.

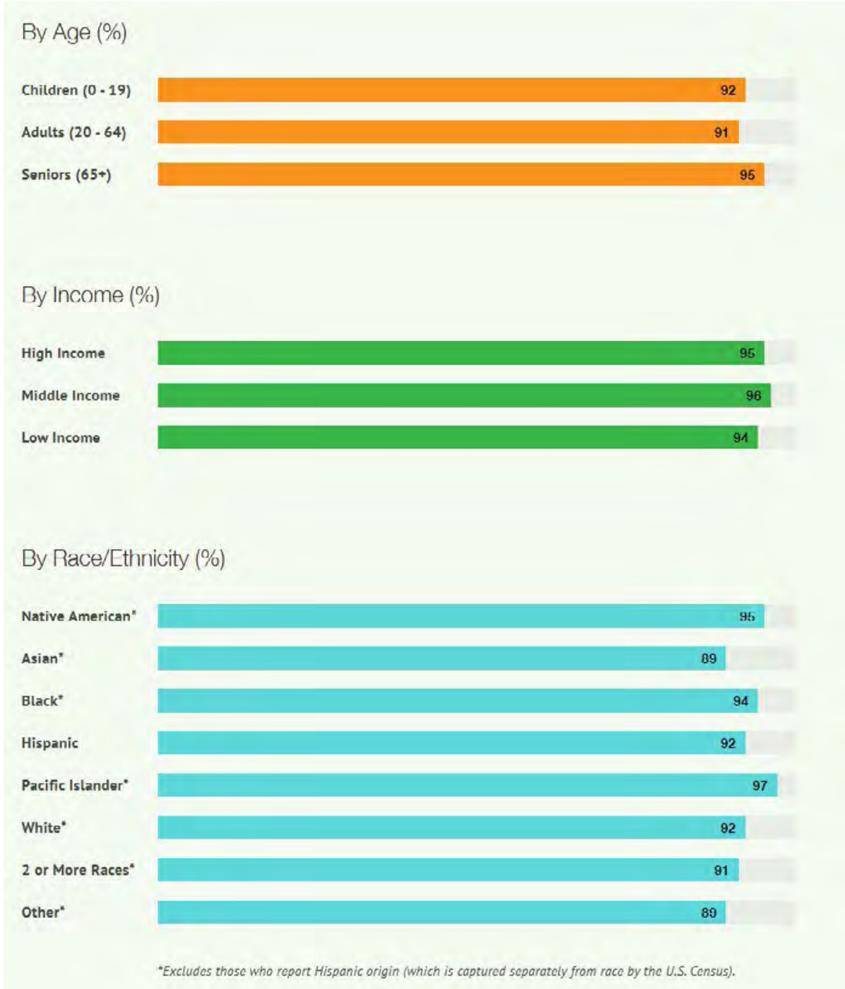
National Average, 100 most populous US Cities: **76%**
National Average, all urban cities and towns in US: **57%**

source: City of Ann Arbor GIS

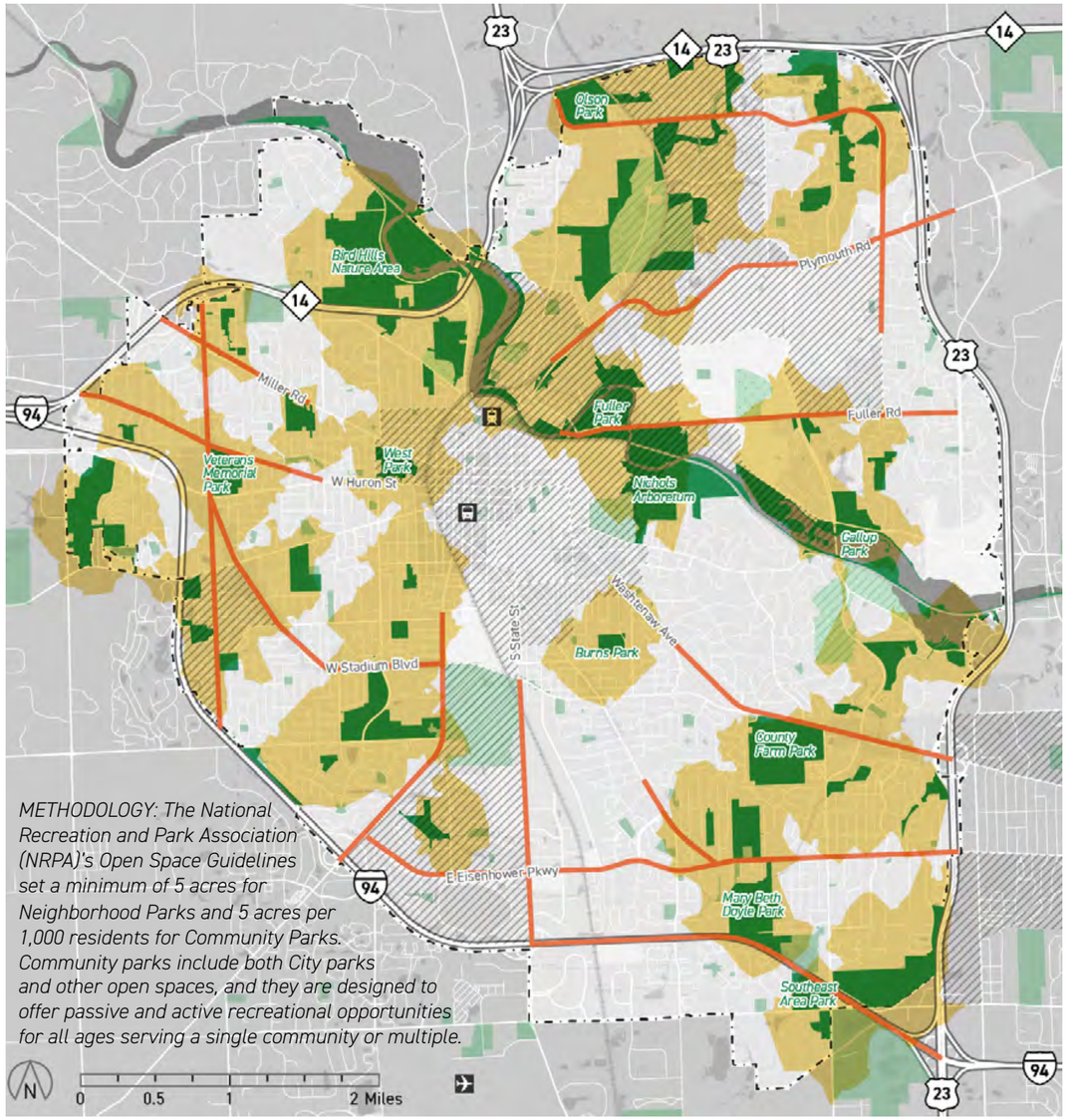
**Trust for Public Land, 2024.*

Chart
Ann Arbor Residents Living Within a 10-min Walk of a Park

source: Trust For Public Land ParkServe® analysis with ESRI demographic data, 2024



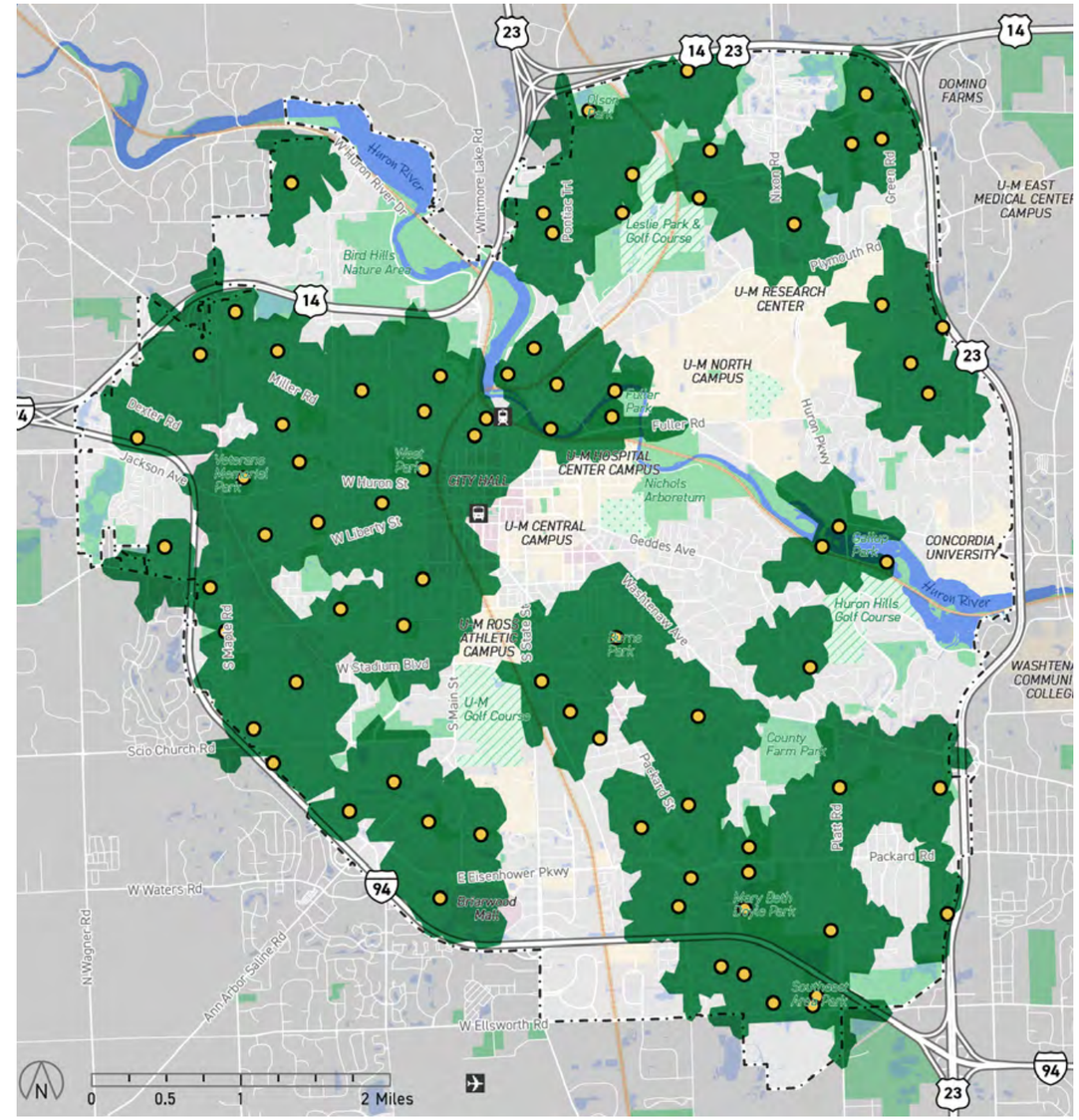
The Trust for Public Land's ParkServe® analysis uses a standard walking distance of 10 minutes or roughly half a mile as "the average distance most people are willing to walk to reach a destination" in order to study the availability of parks close to where people live (Trust for Public Land 24).



Map
Walkabilty: Access to Community Parks & Car Ownership

- *Major Walking Barriers (Thoroughfares of At Least Four Lanes)*
- *Community Parks (Over 5 Acres, Excluding Cemeteries & Golf Courses)*
- *Other Park/Open Space*
- *10% Or More Households Have No Car*
- *10-Minute Walkshed From Parks Over 5 Acres*

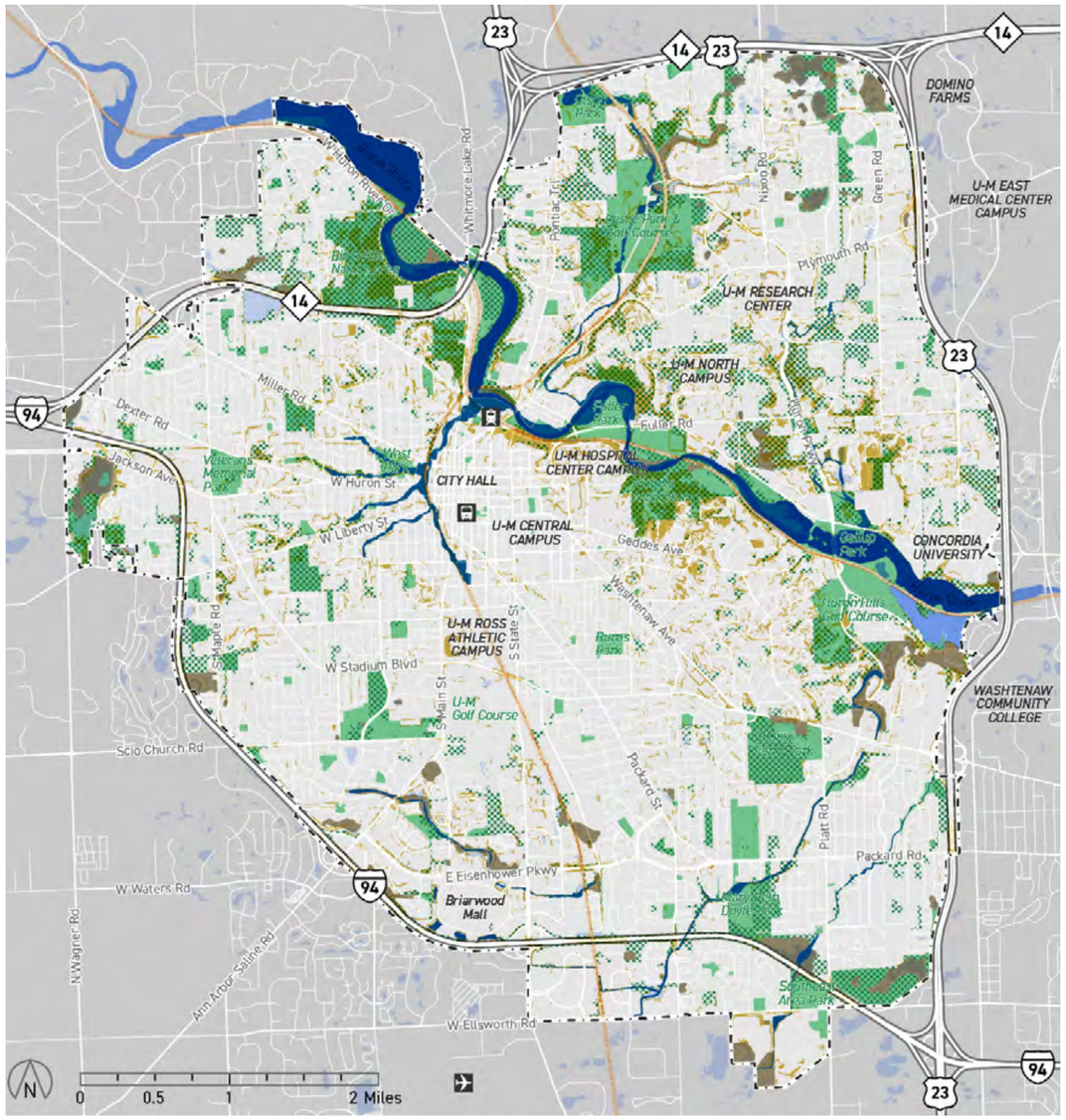
source: City of Ann Arbor GIS, US Census, 2020



Map
Walkability: Access to Playgrounds

- *10-Minute Walkshed From Playgrounds*
- *Playgrounds*

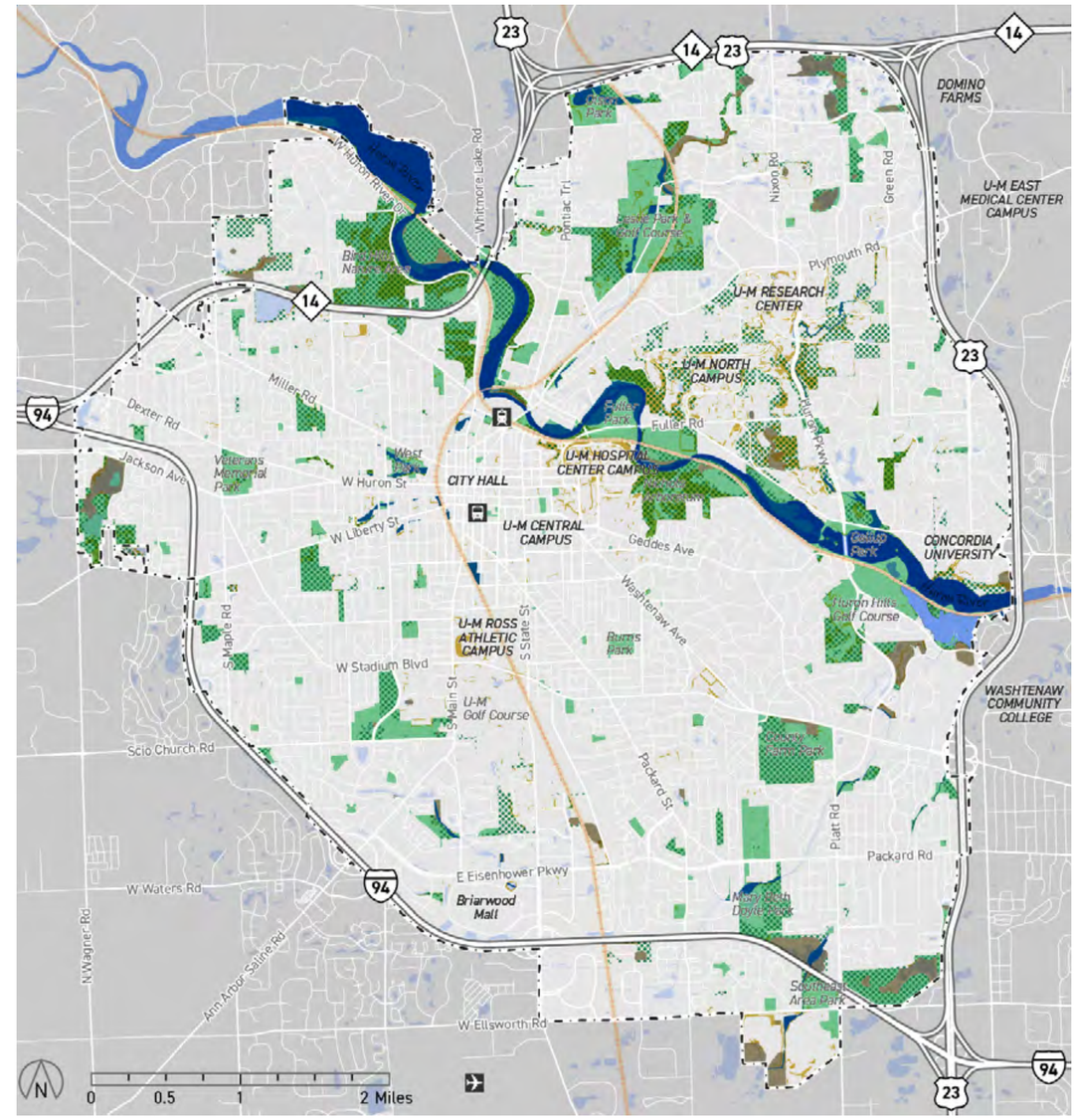
source: City of Ann Arbor GIS, Interface Studio



Map
Natural Features

- *Hydrology*
- *Floodway*
- *Park/Open Space*
- *Woodlands*
- *Wetlands*
- *Steep Slopes*

source: City of Ann Arbor GIS, Washtenaw County GIS, FEMA FIRM maps, U.S. Fish & Wildlife Service

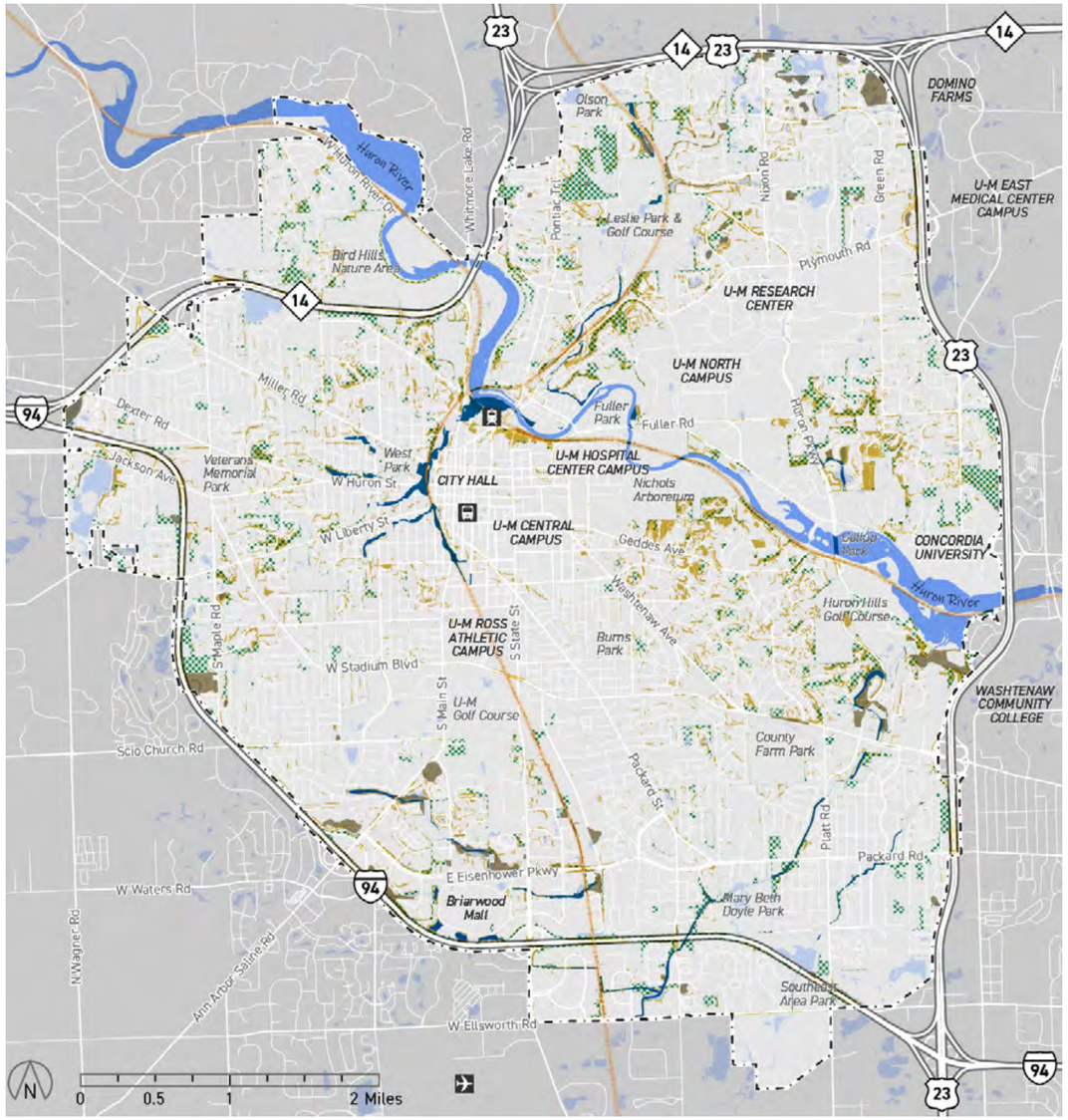


Map
Publicly-owned Natural Features

- *Hydrology*
- *Floodway*
- *Park/Open Space*
- *Woodlands*
- *Wetlands*
- *Steep Slopes*

source: City of Ann Arbor GIS, Washtenaw County GIS, FEMA FIRM maps, U.S. Fish & Wildlife Service

DRAFT



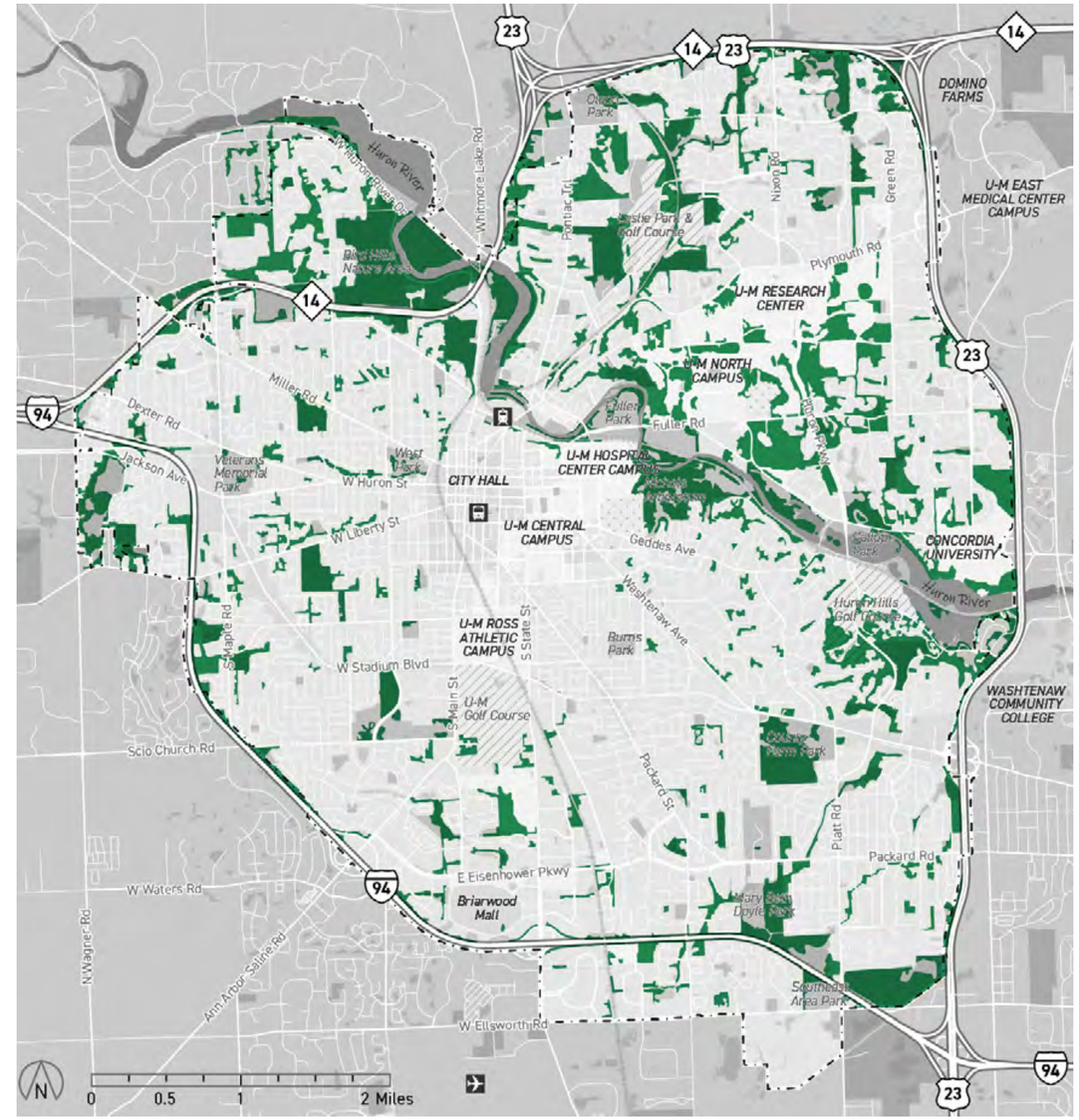
Map
Privately-owned Natural Features

- *Hydrology*
- *Floodway*
- *Park/Open Space*
- *Woodlands*
- *Wetlands*
- *Steep Slopes*

source: City of Ann Arbor GIS, Washtenaw County GIS, FEMA FIRM maps, U.S. Fish & Wildlife Service

DRAFT

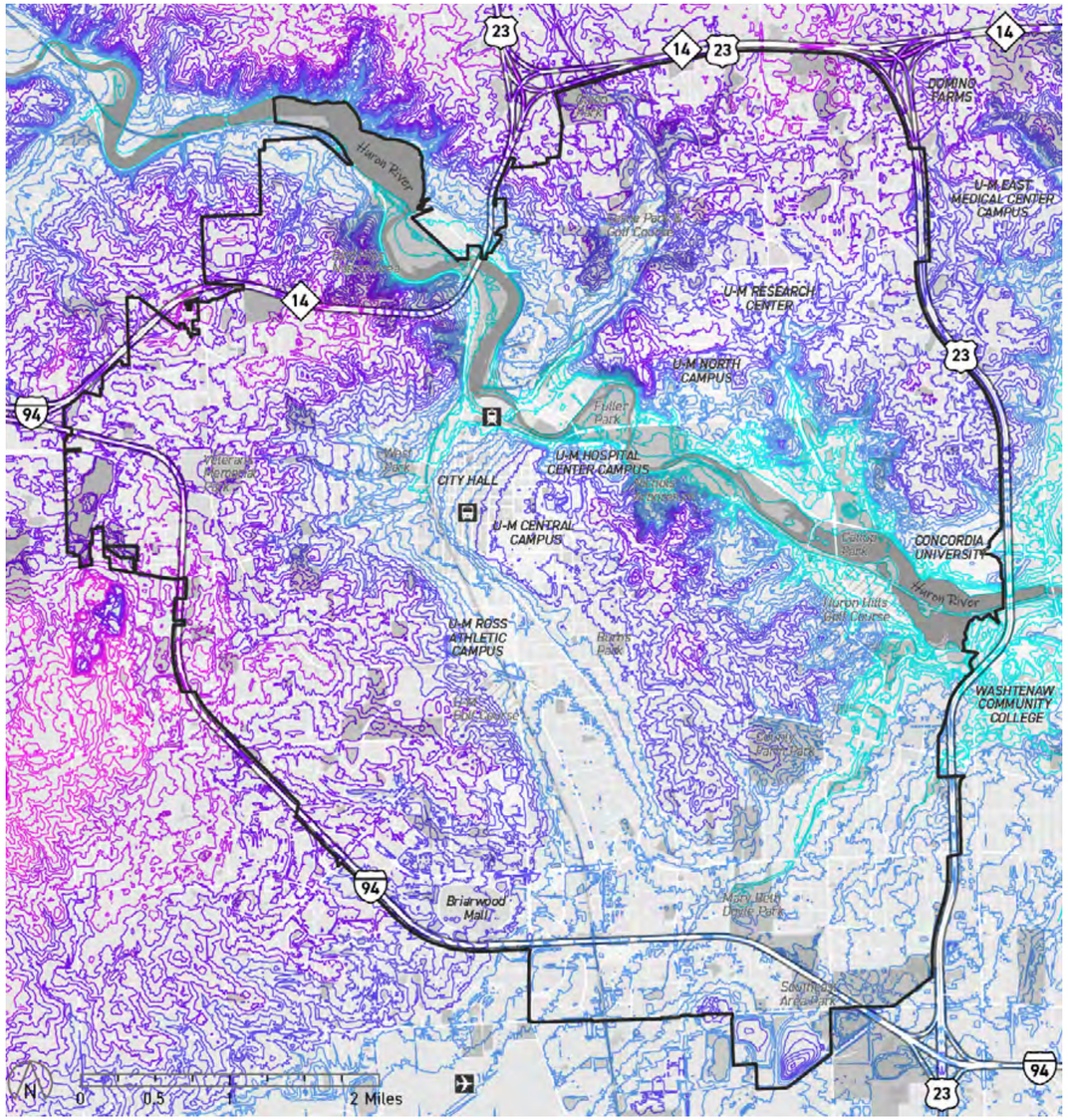
Natural Features



Map
Woodlands

- *Woodlands*

source: City of Ann Arbor GIS



Map

Topography - 10 ft intervals

City Boundary

<800 ft

800-850 ft

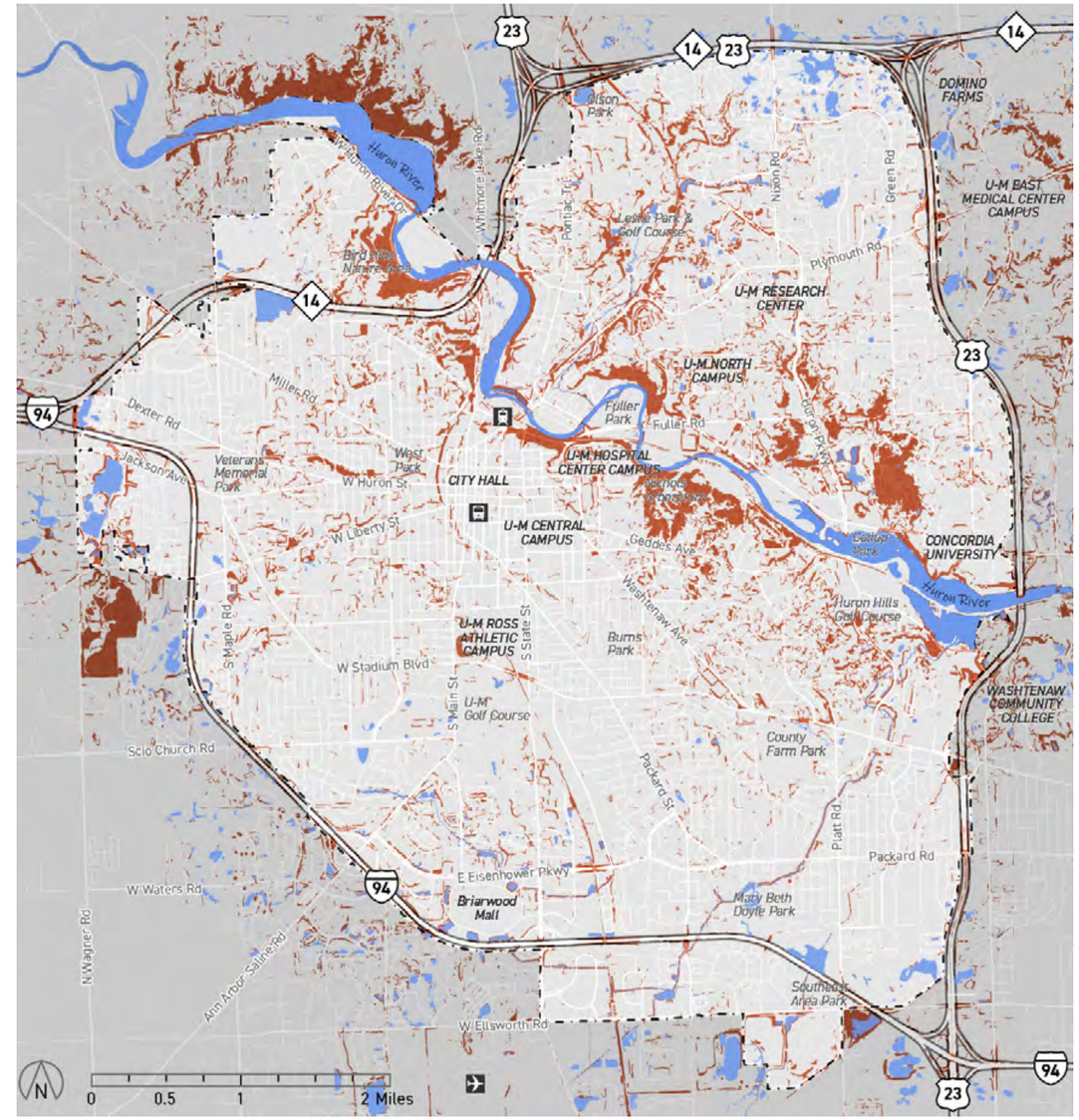
850-900 ft

900-950 ft

950-1,000 ft

Over 1,000 ft

source: City of Ann Arbor GIS, Washtenaw County GIS



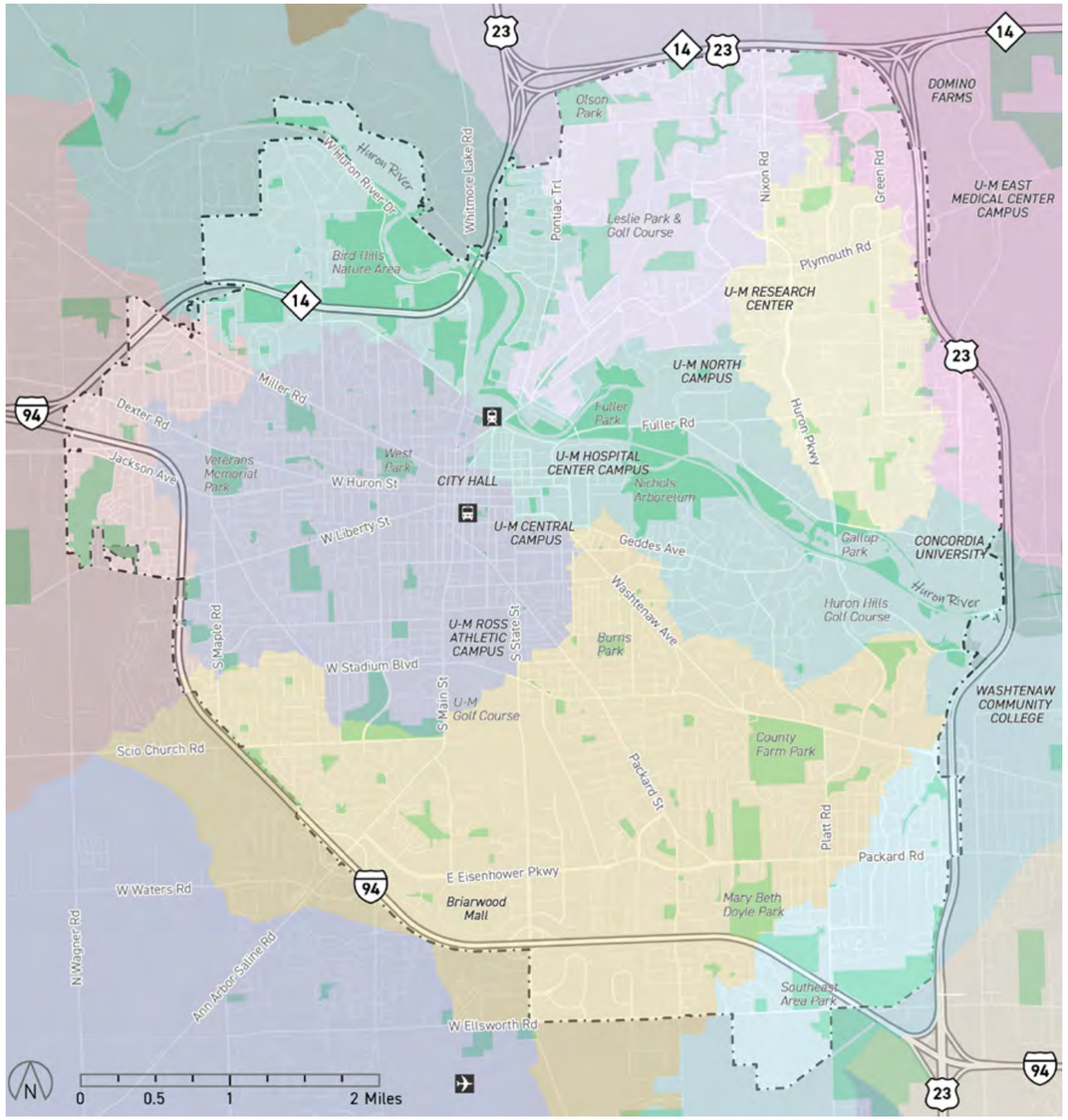
Map

Steep Slopes

Steep Slopes

The City of Ann Arbor's Unified Development Code defines steep slopes as "naturally occurring landforms with a vertical change in elevation of ten feet or more, a slope of 20% or more, and a length of50 feet or more, measured parallel to the contour lines."

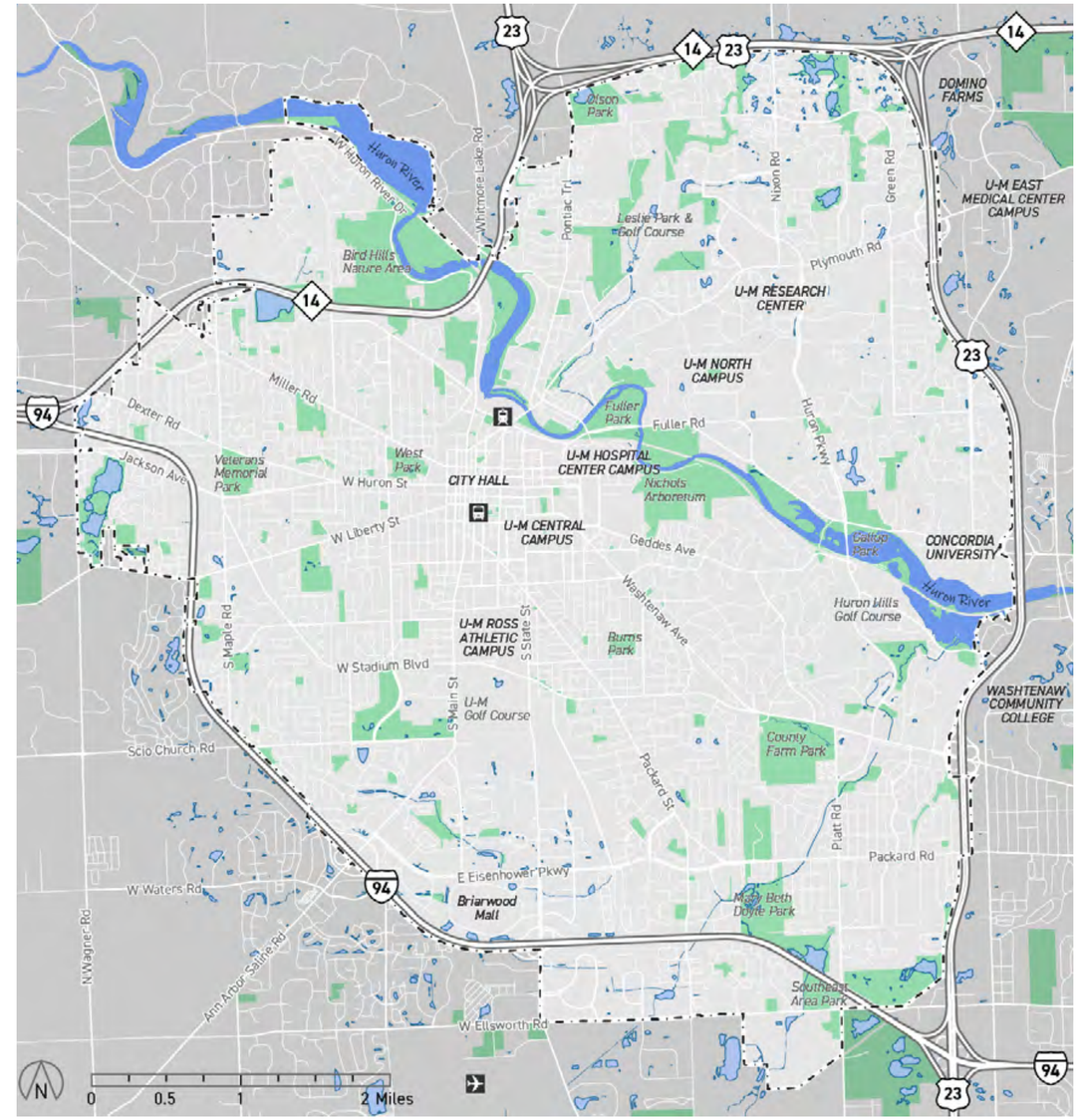
source: City of Ann Arbor GIS



Map
Watersheds

- *Traver Creek*
- *Saline River*
- *Allen Creek*
- *Boyden Creek*
- *Swift Run*
- *Huron*
- *Paint Creek*
- *Millers Creek*
- *Malletts Creek*
- *Honey Creek*
- *Fleming Creek*

source: City of Ann Arbor GIS, Washtenaw County GIS

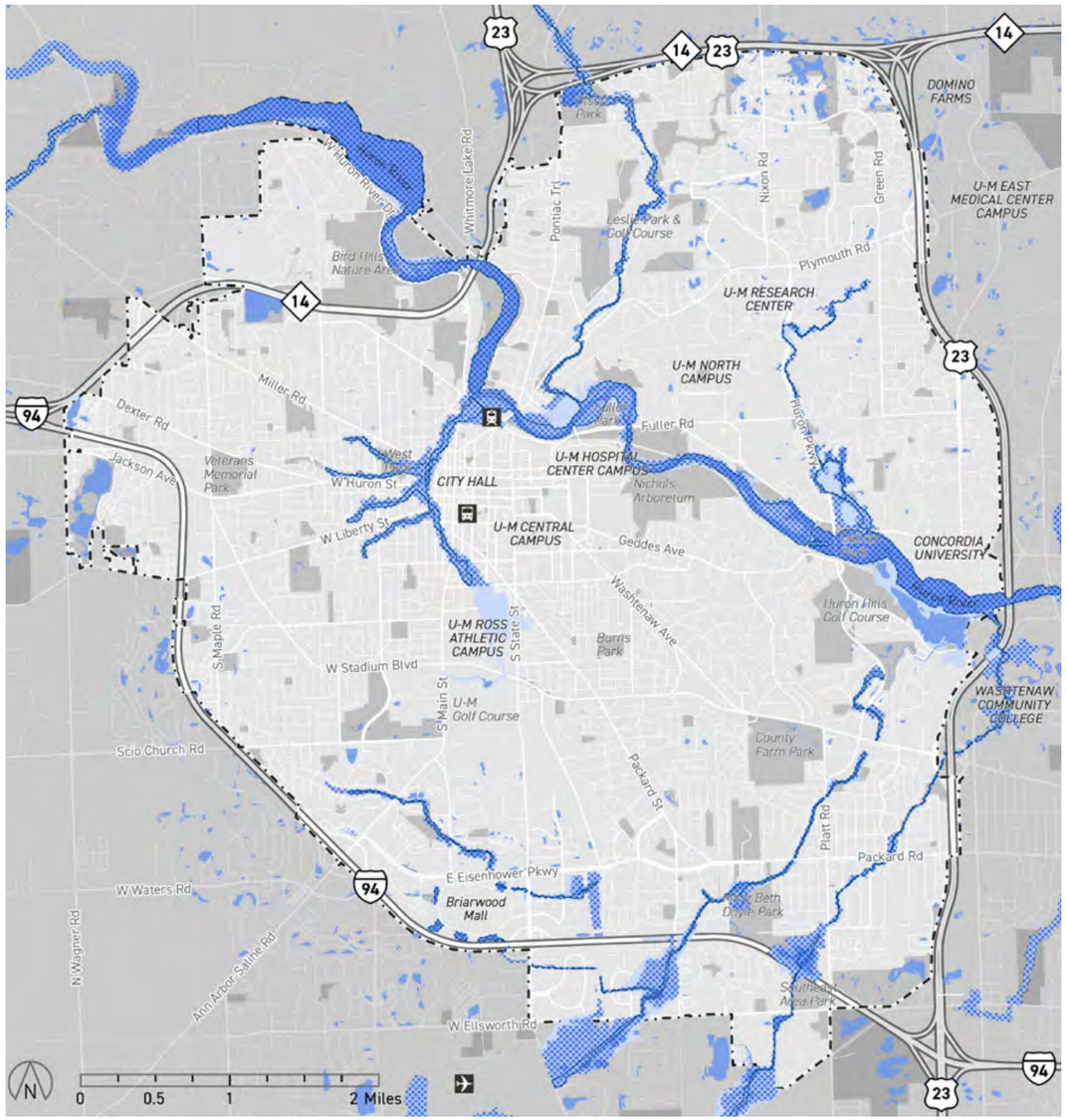


Map
Hydrology

- *Huron River*
- *Other Hydrology and Bodies of Water (Rivers, Creeks, Lakes)*

source: City of Ann Arbor GIS, Washtenaw County GIS

DRAFT



Map

Floodplains and Overlays

source: City of Ann Arbor GIS, FEMA FIRM maps

- *Floodway*
- *Floodplain Zoning Overlay*
- *Hydrology*
- *1% Annual Chance Floodplain*
- *0.2% Annual Chance Floodplain*

According to the City of Ann Arbor's Unified Development Code, the Floodplain Management Overlay District includes "all lots in and within 50 feet of a floodplain." In addition to typical zoning and development regulations, these lots are subject to specific Floodplain Management regulations.

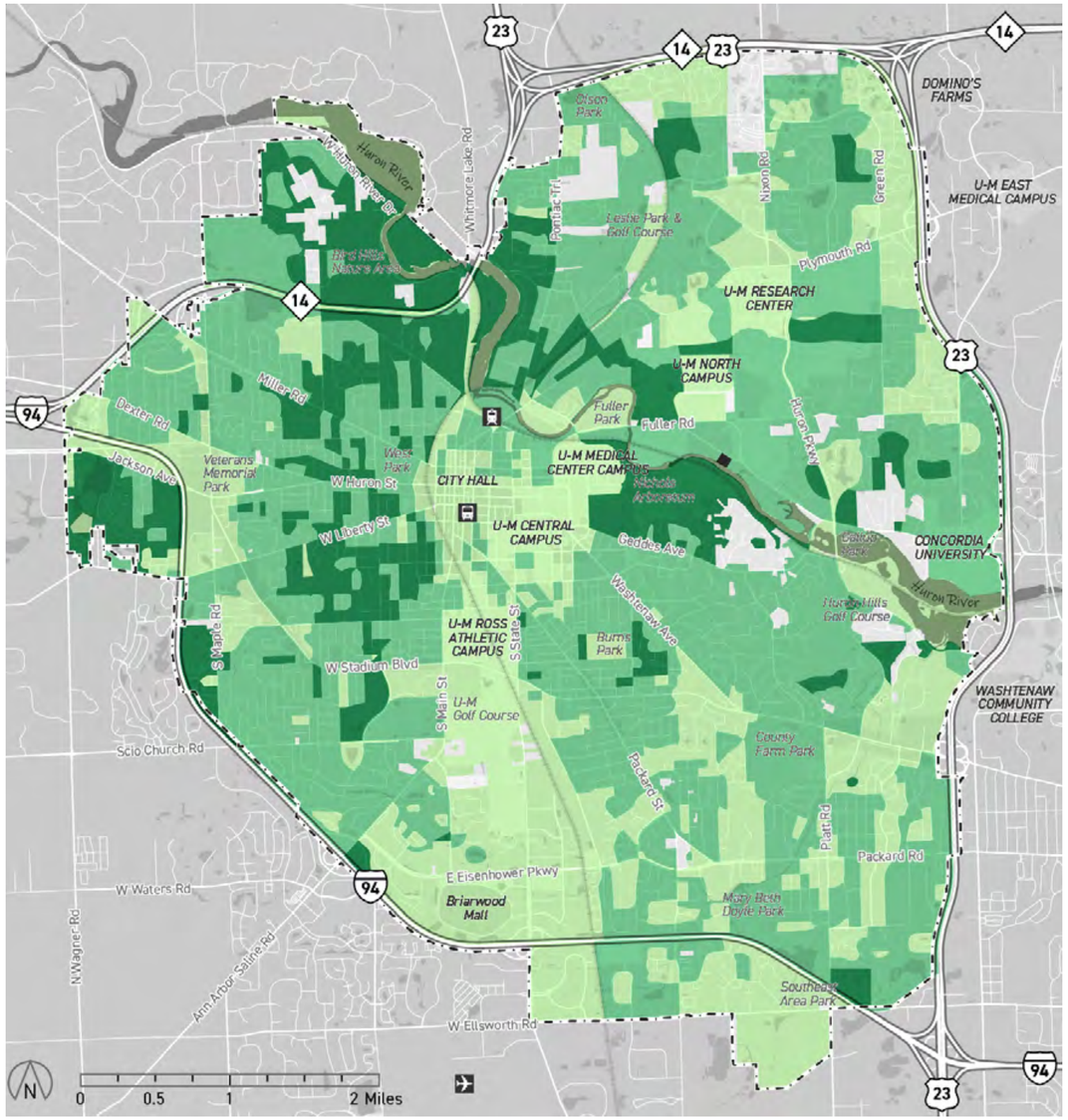
DRAFT

Map

Wetlands

- *Wetland (City of Ann Arbor, Washtenaw County)*
- *Freshwater Emergent/Forest/Shrub Wetland (US Fish and Wildlife)*

source: City of Ann Arbor GIS, Washtenaw County GIS, U.S. Fish & Wildlife Service



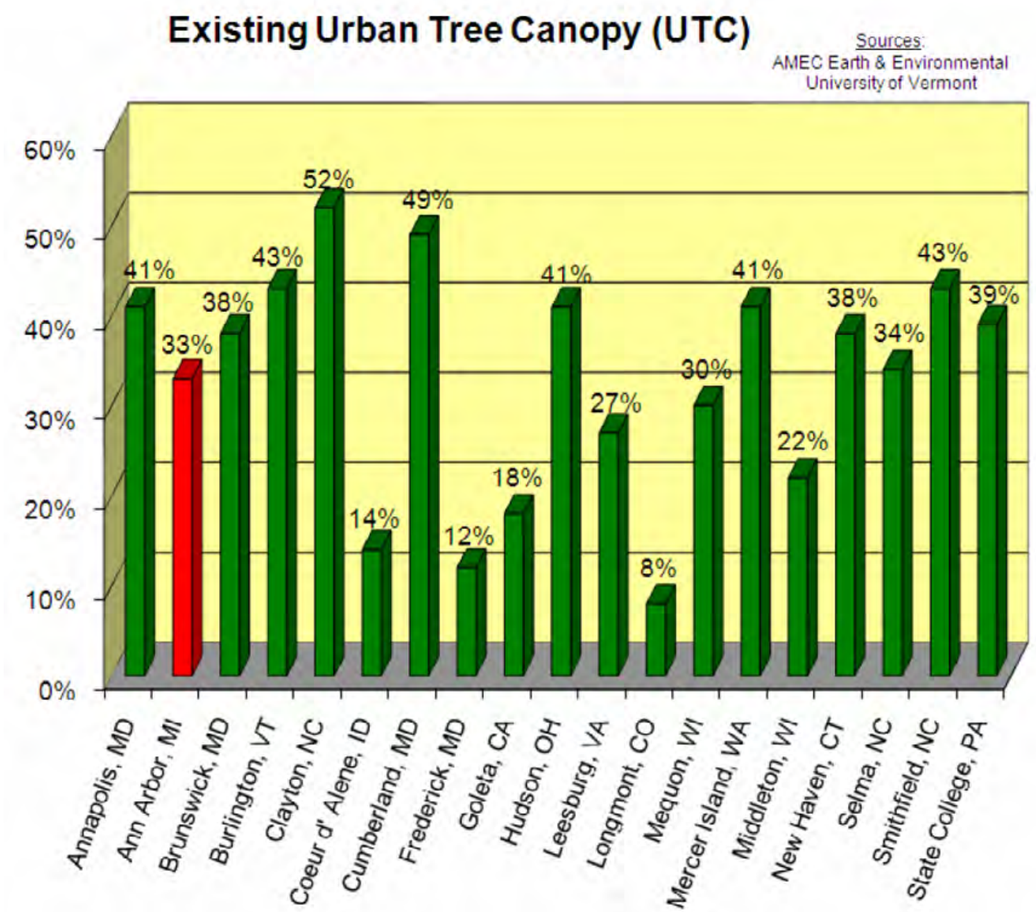
Map
Urban Tree Canopy (2010)

- No data
- <25% Canopy
- 25-50% Canopy
- >50% Canopy

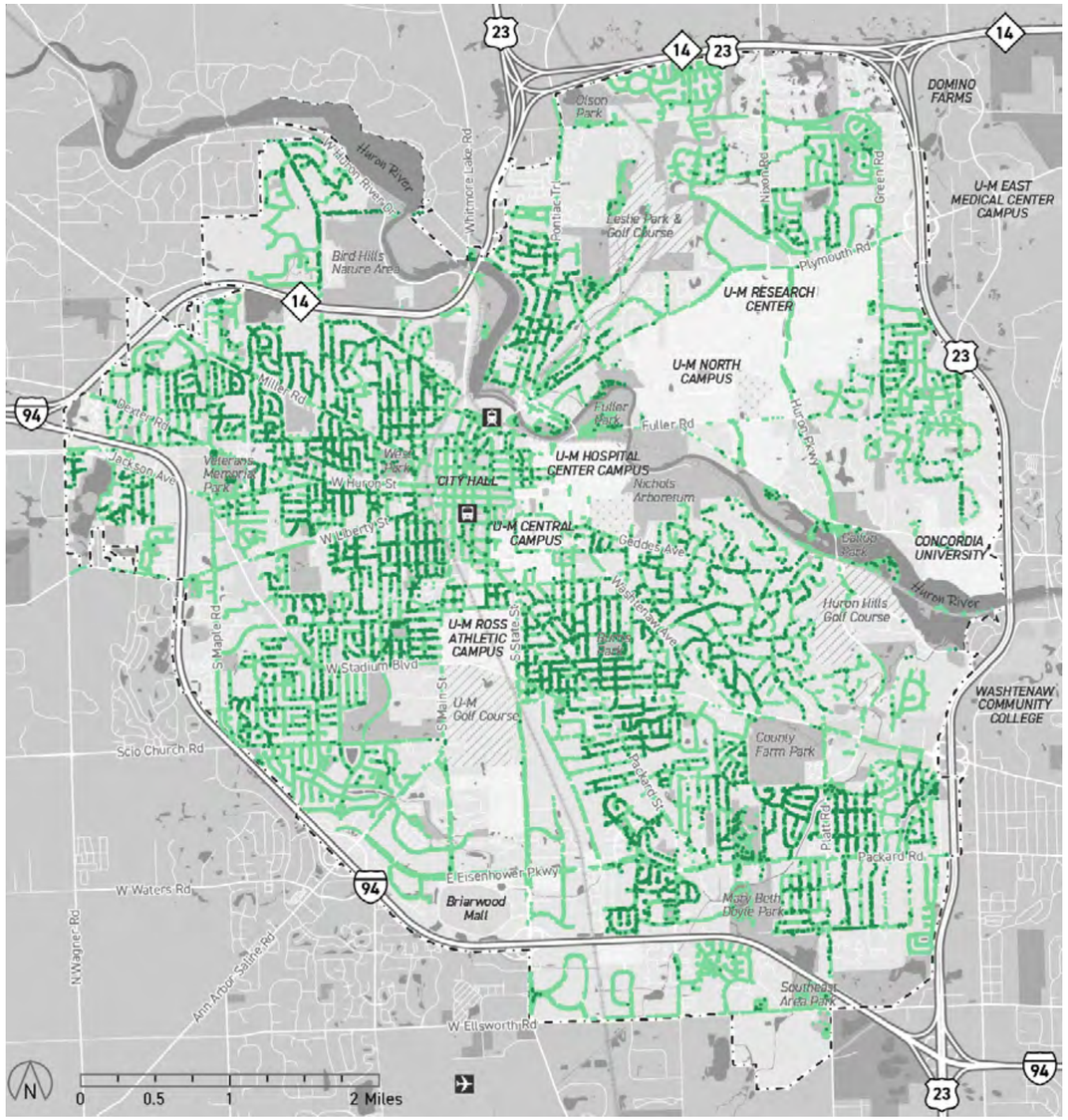
source: Ann Arbor Urban Tree Canopy Assessment, 2010

Chart
Urban Tree Canopy (UTC) Comparison by City

source: City of Ann Arbor, Michigan Urban Tree Canopy (UTC) Assessment Project, 2010



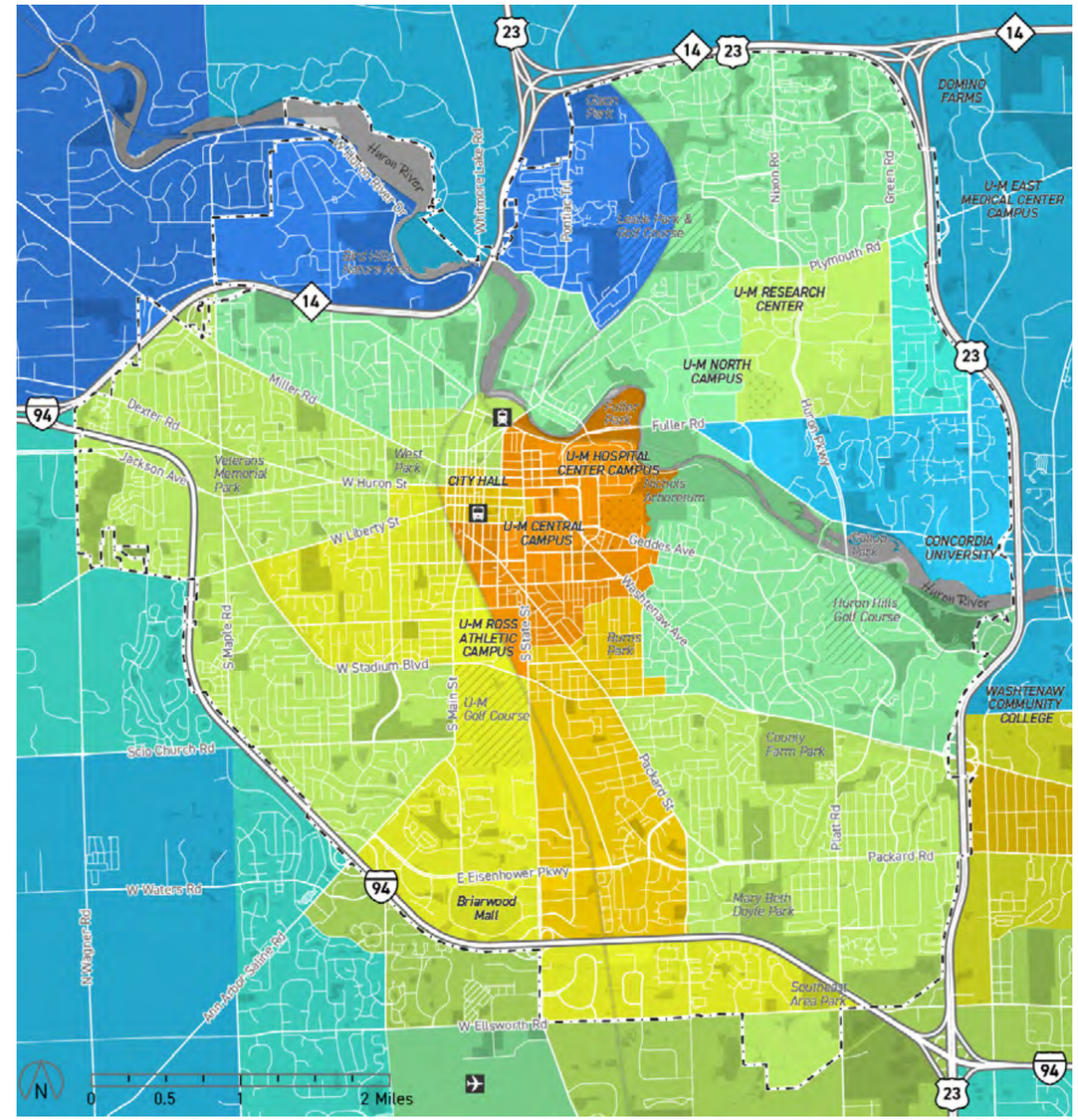
Note: the most recent Urban Tree Canopy (UTC) data is based on aerial imagery from 2009. For more information about the data and methodology, consult the full 2010 Ann Arbor Urban Tree Canopy Assessment report.



Map
Public Trees (2024)

- *Public - Landmark Trees*
- *Public - Trees*

source: City of Ann Arbor GIS, Washtenaw County GIS



Map
Urban Heat Islands

- -7.1 to -3.1 °F
- -3.1 to -1.4 °F
- -1.4 to -0.4 °F
- -0.4 to 0.6 °F
- 0.6 to 1.6 °F
- 1.6 to 2.6 °F
- 2.6 to 3.4 °F
- 3.4 to 4.4 °F
- 4.4 to 5.3 °F
- 5.3 to 6.2 °F
- 6.2 to 7.2 °F
- 7.2 to 9 °F

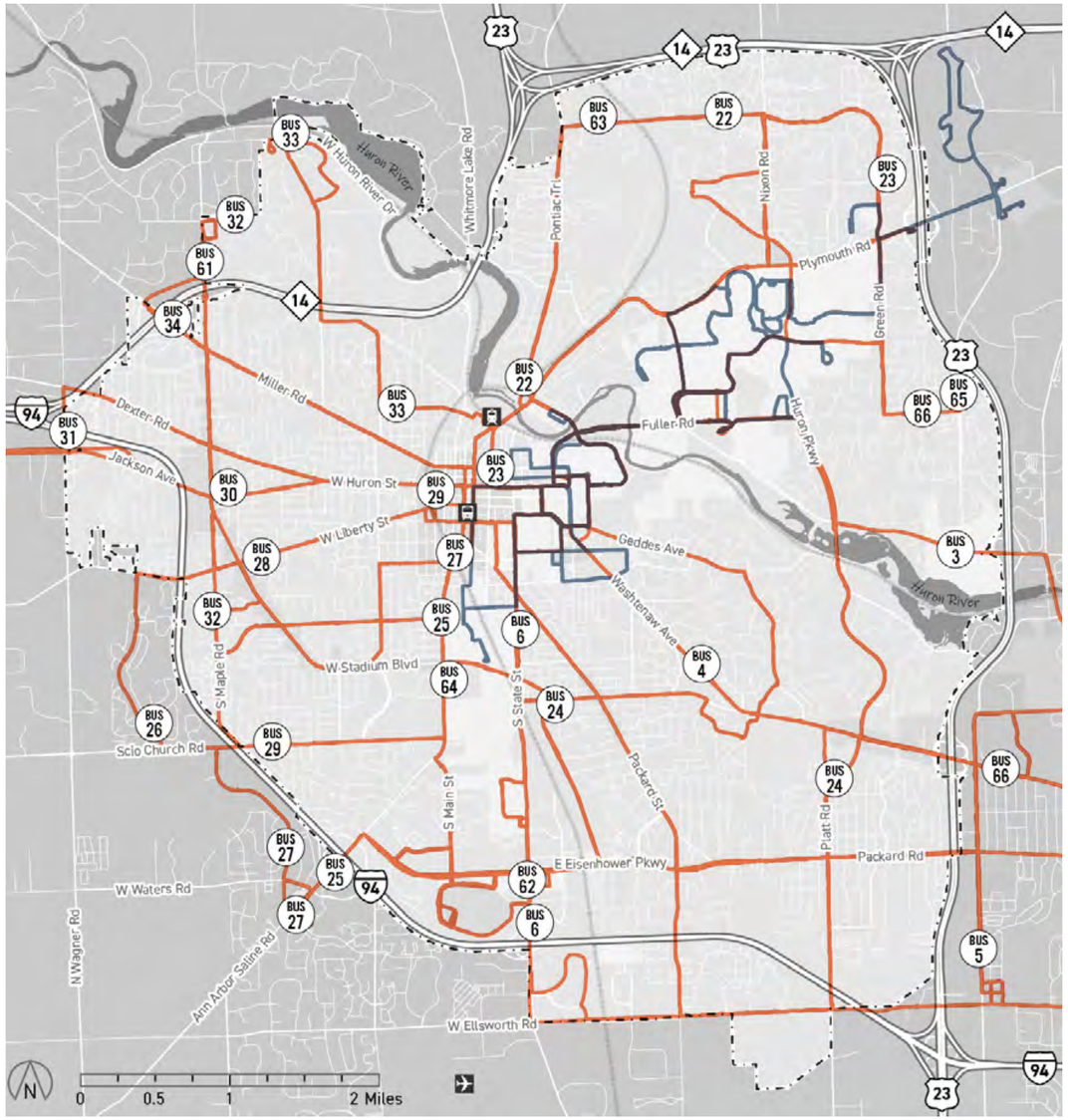
source: EGLE Michigan, Environment Great Lakes & Energy

DRAFT DRAFT

06 Transportation

Public Transit

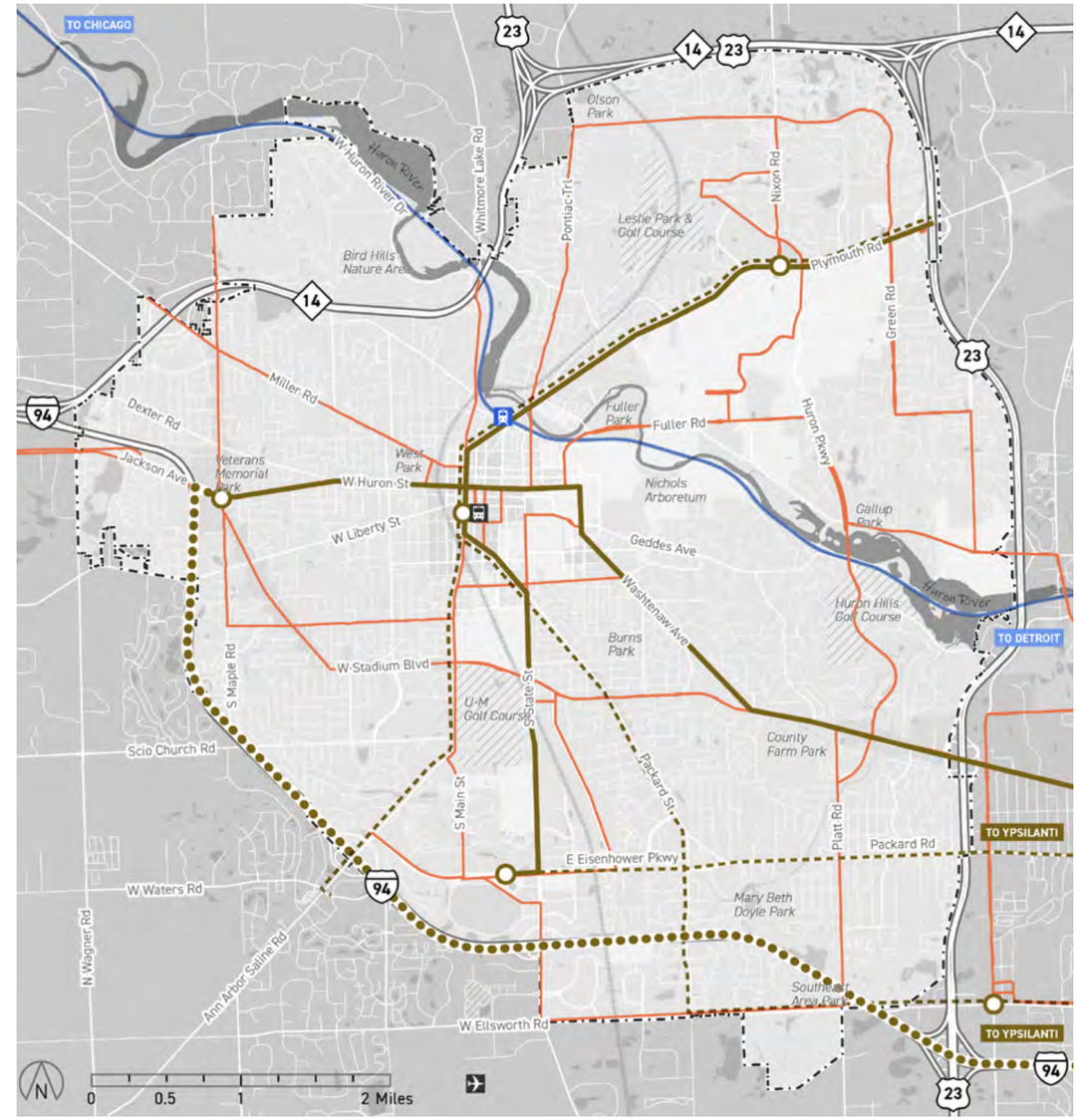
Mobility and Safety



Map
Existing Bus Routes

- *City Bus Routes*
- *University of Michigan Routes*

source: National Transit Map, 2024



Map
TheRide 2045 Proposed Transit System

EXISTING

- *Rail*

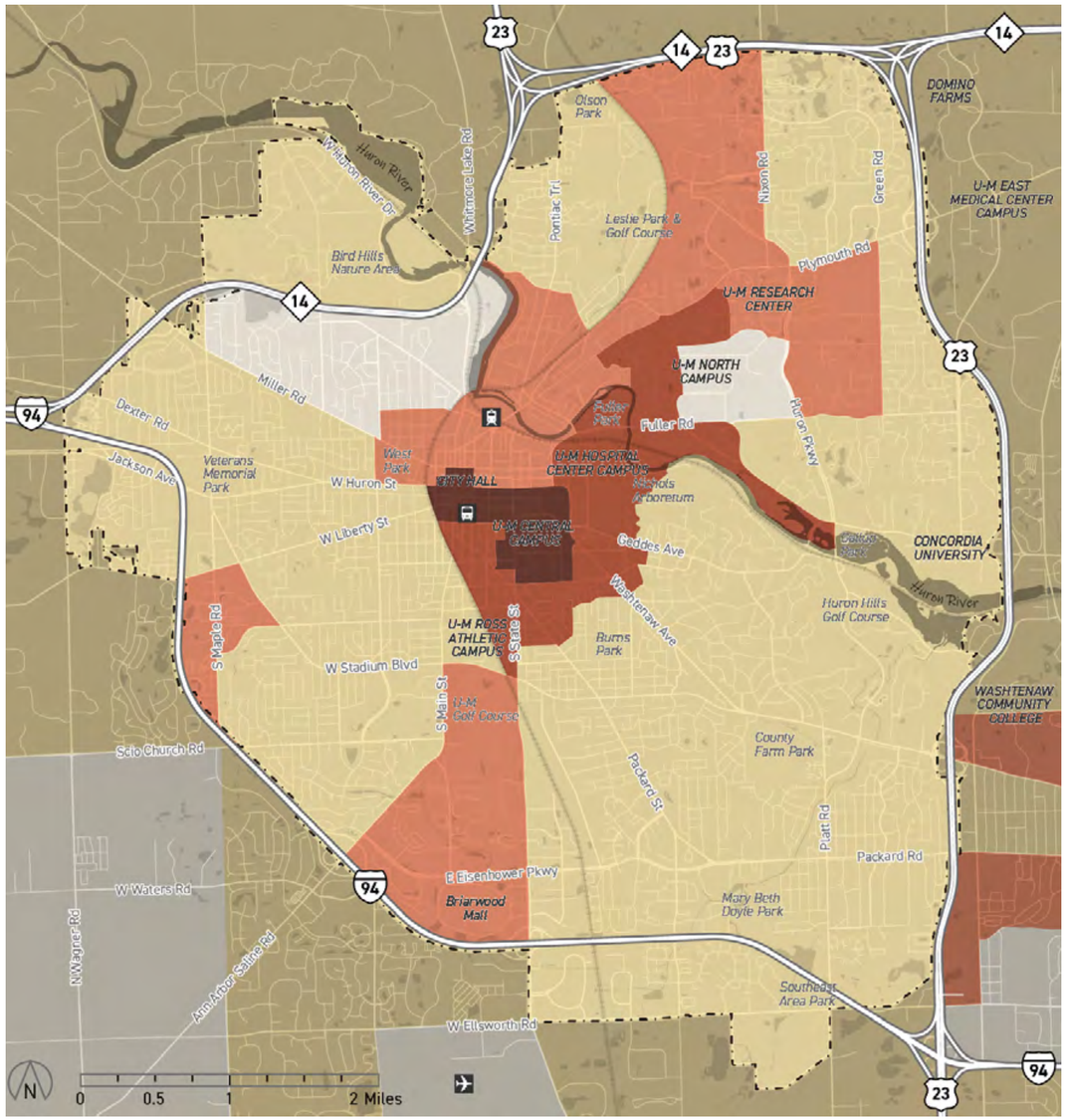
PROPOSED

- *TheRide - Transit Hubs*
- *TheRide - Bus Rapid Transit*
- *TheRide - Express Service*
- *TheRide - Priority Bus Service*
- *TheRide - High Frequency Service Lines*

source: City of Ann Arbor GIS, AAATA
The Ride Long Range Plan 2022

DRAFT

Public Transit



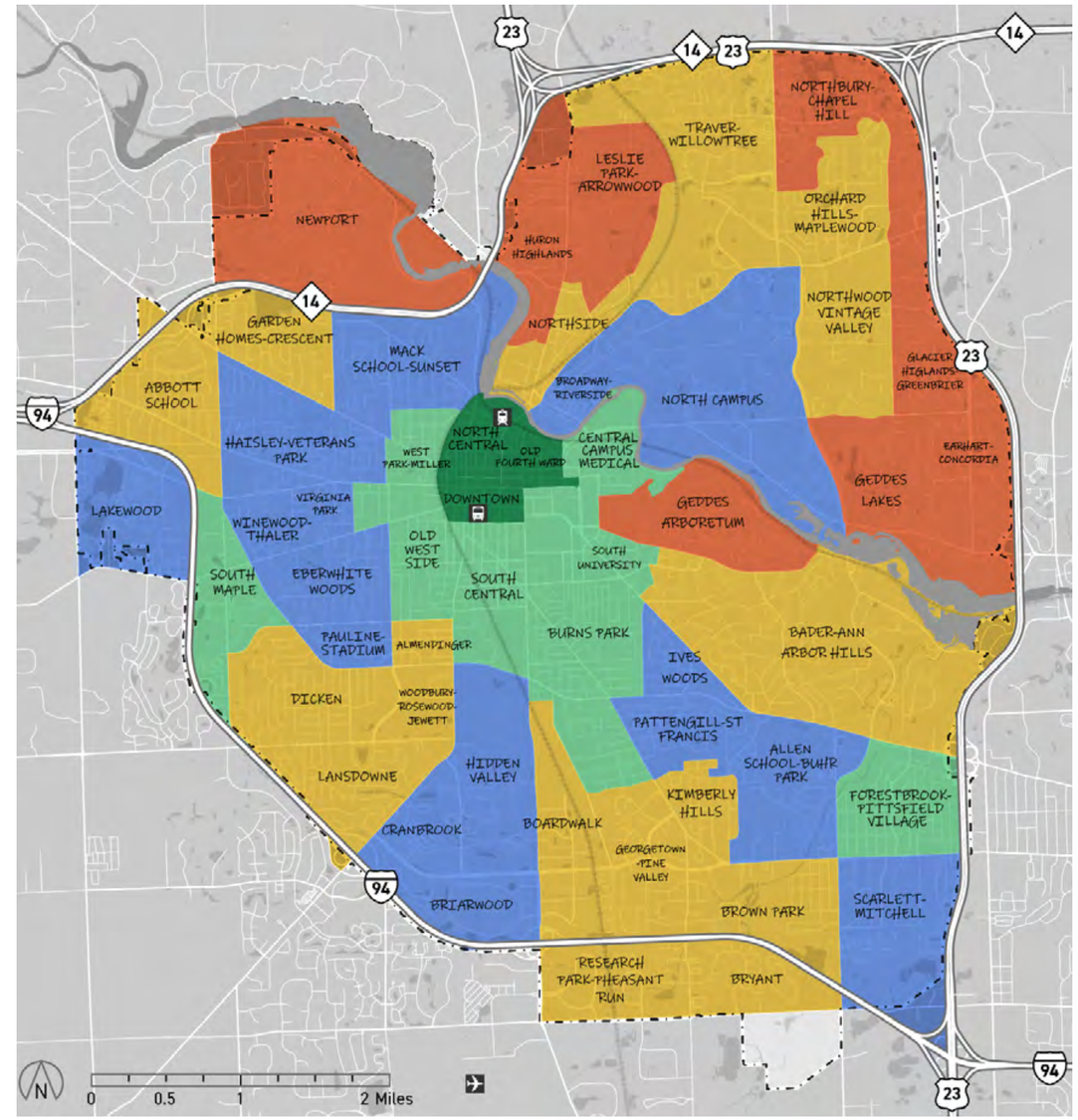
Map
Households with No Car

- *Less than 1%*
- *1% to 10%*
- *10% to 23%*
- *23% to 50%*
- *50% to 65%*

source: SEMCOG, 2018-2022

DRAFT

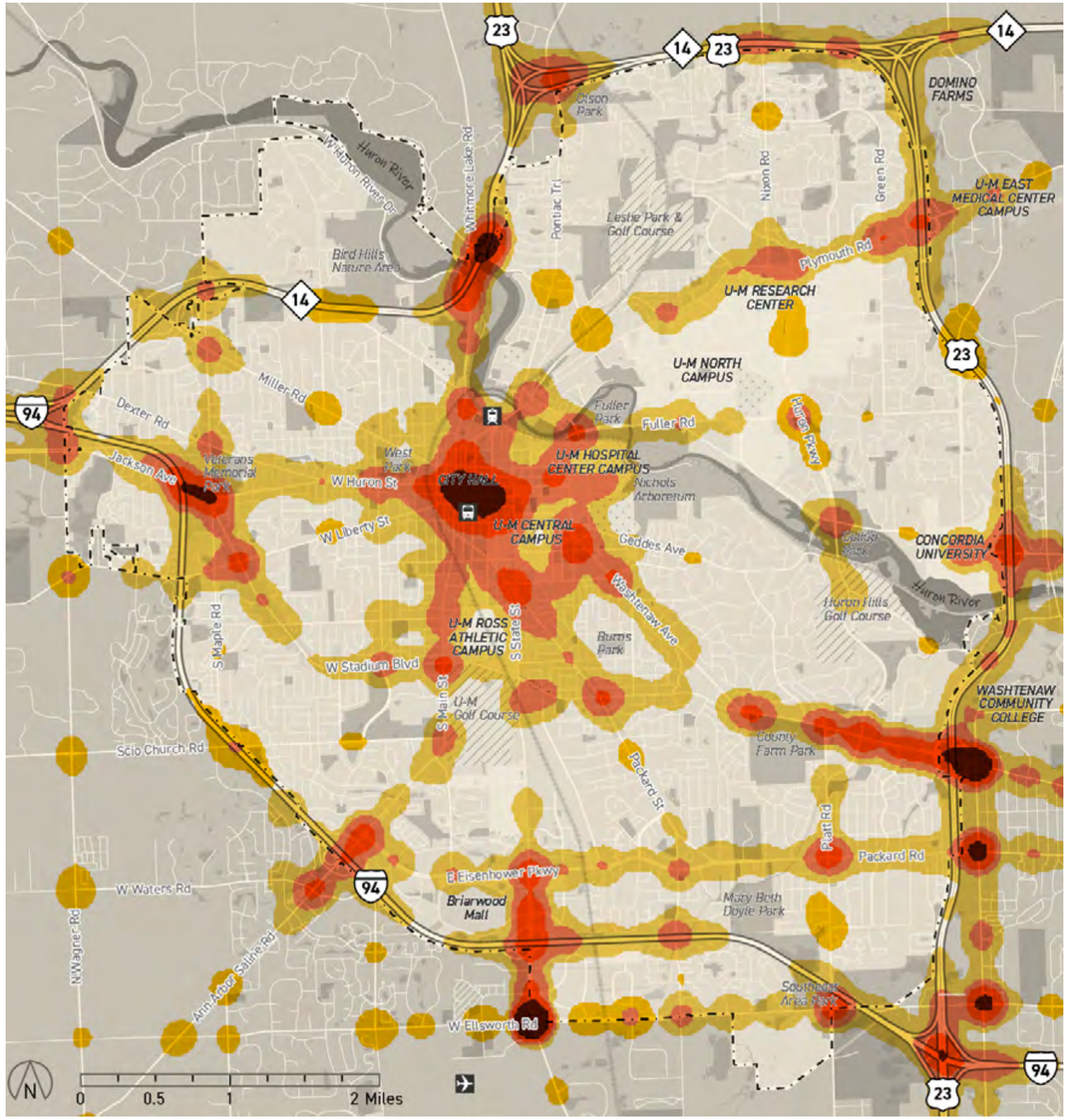
Mobility and Safety



Map
Walkability: Scores by Neighborhood

- *7-24 - Car-Dependent*
- *25-29 - Car-Dependent*
- *50-69 - Somewhat Walkable*
- *70-89 - Very Walkable*
- *90-99 - Walker's Paradise*

source: Interface Studio, WalkScore

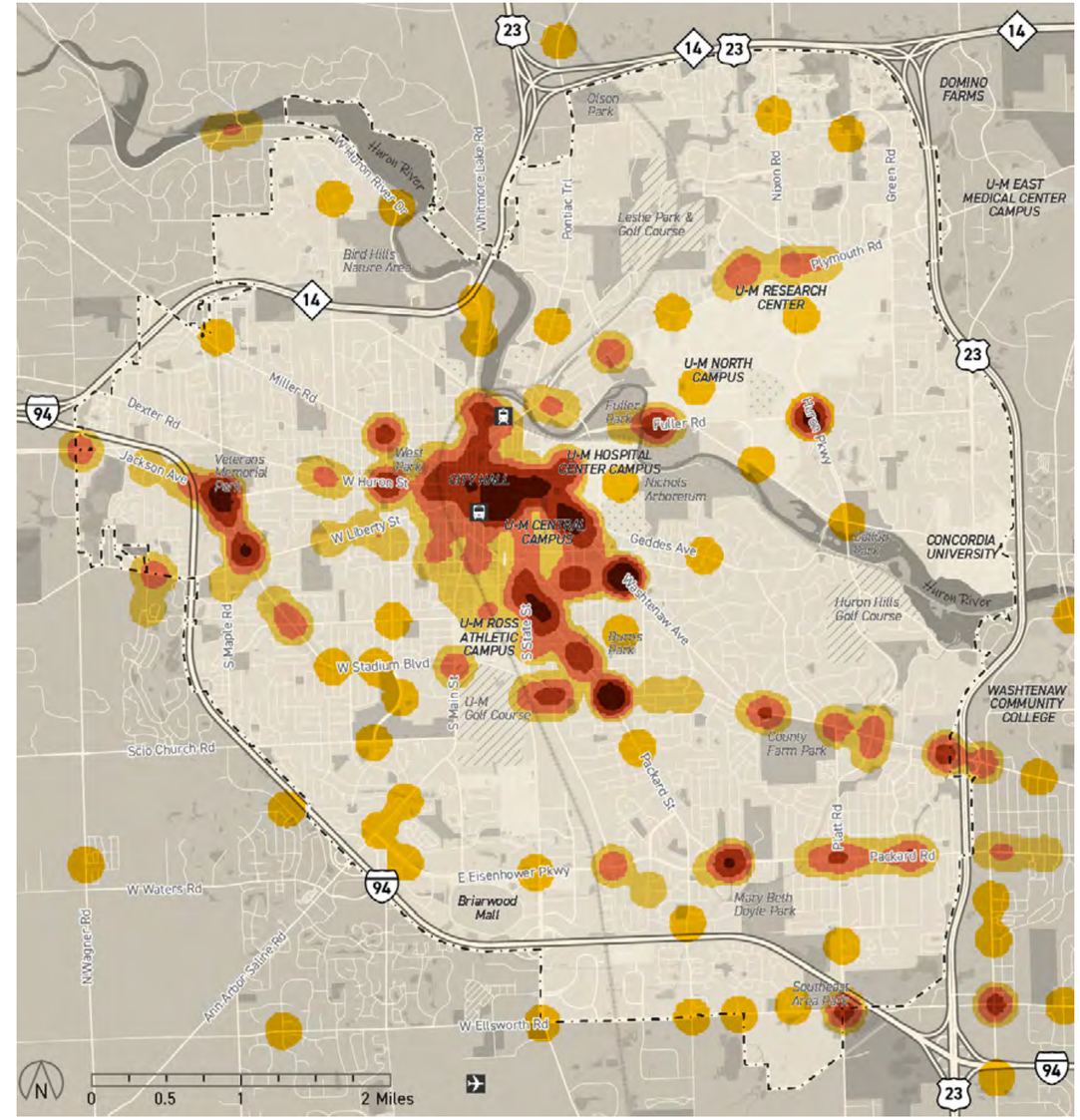


Map
All Collisions

Low Number of Crashes

High Number of Crashes

source: SEMCOG, 2018-2022

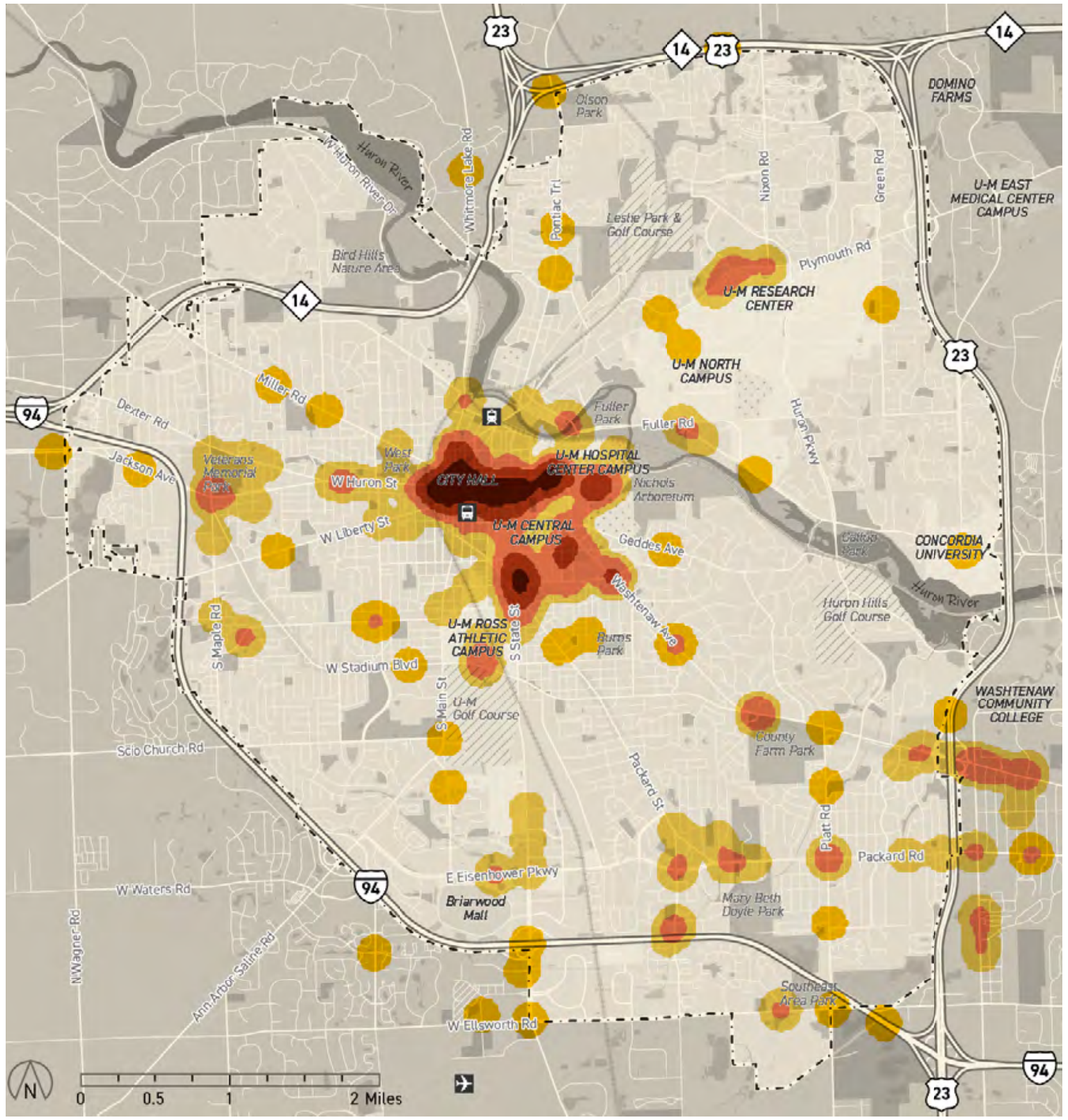


Map
Collisions Involving a Bike

Low Number of Crashes

High Number of Crashes

source: SEMCOG, 2018-2022

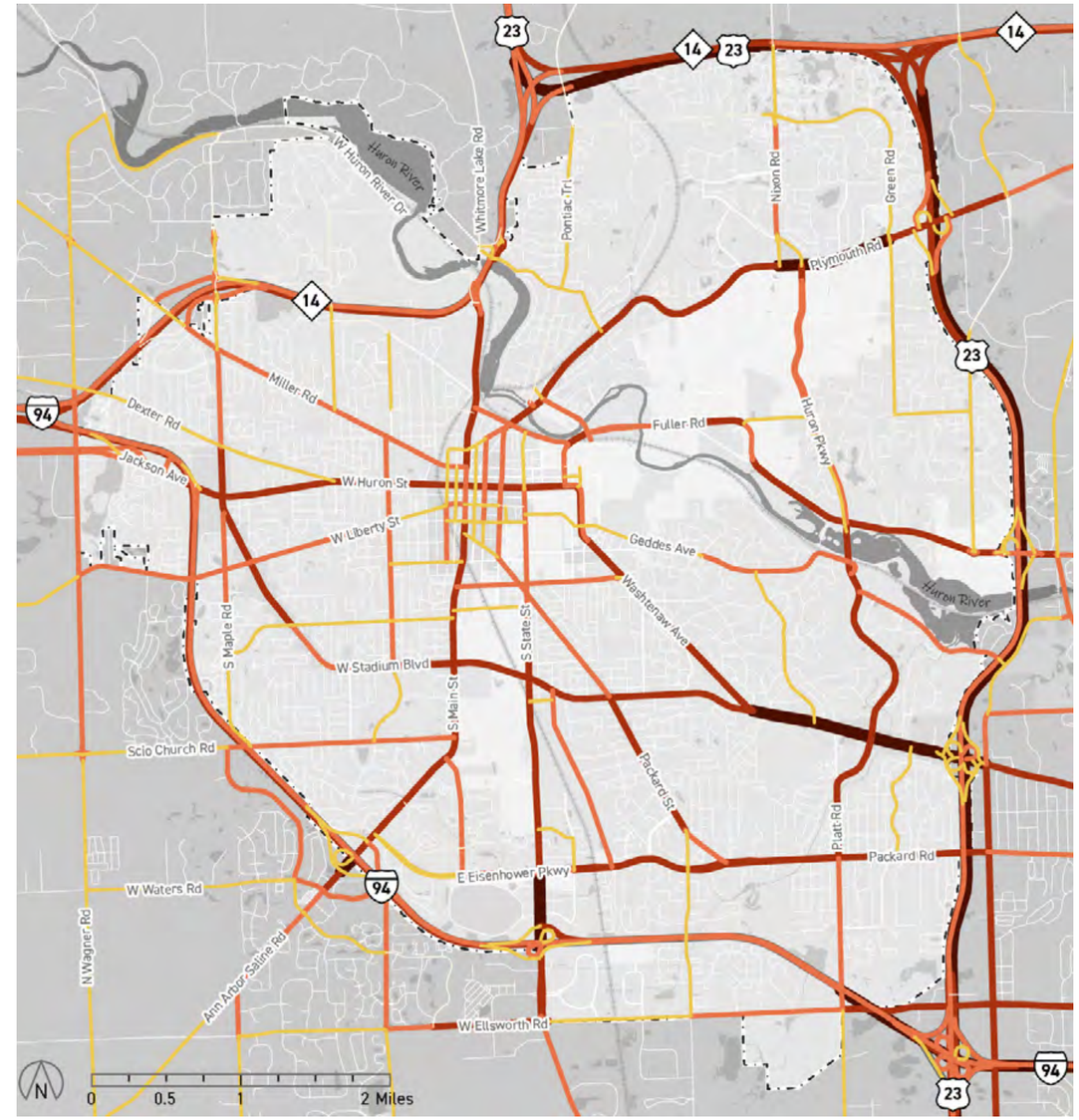


Map
Collisions Involving a Pedestrian

Low Number of Crashes

High Number of Crashes

source: SEMCOG, 2018-2022



Map
Average Daily Traffic (ADT)

50 - 3,000

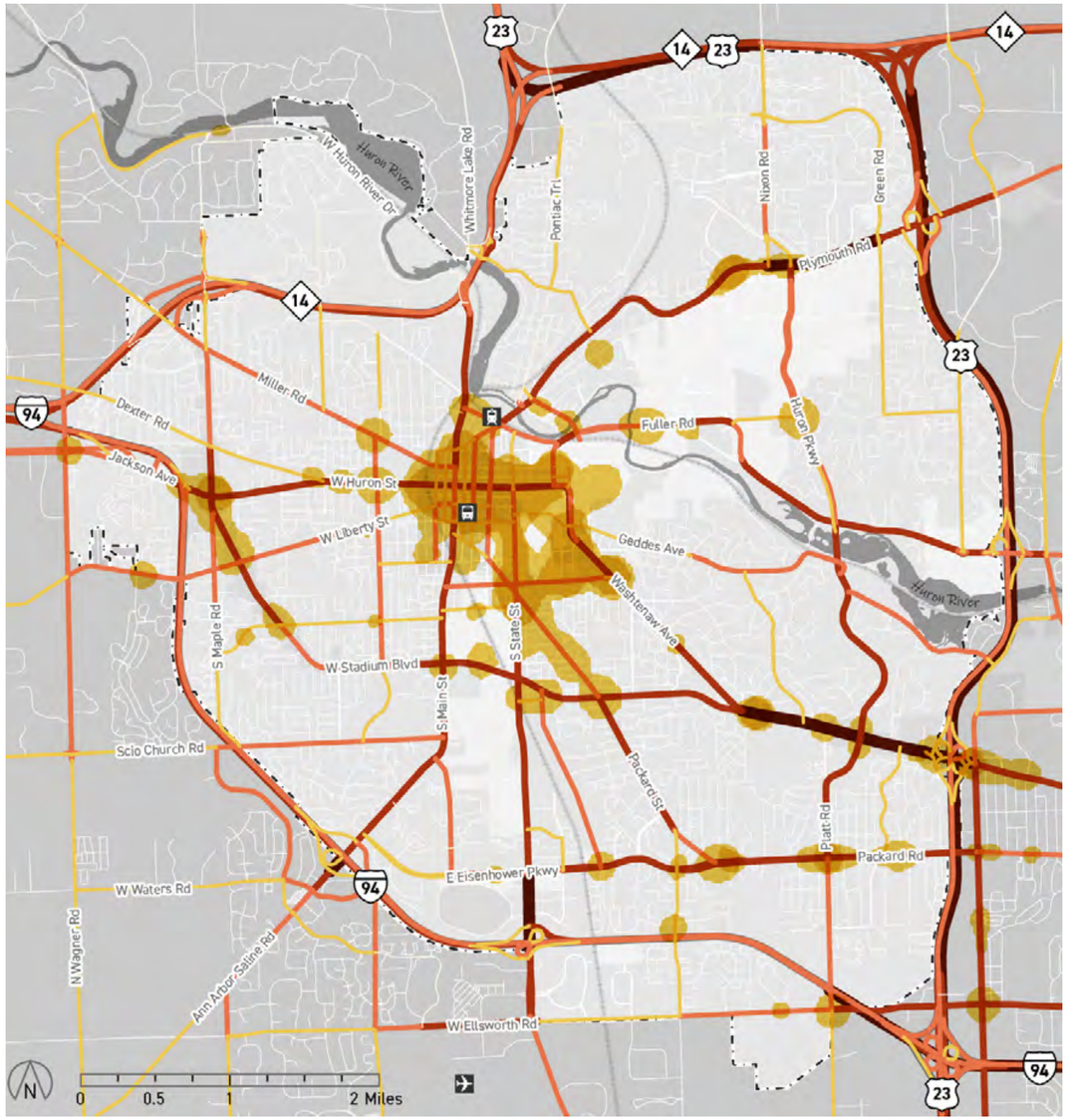
3,000 - 8,000

8,000 - 15,000

15,000 - 30,000

30,000 - 55,000

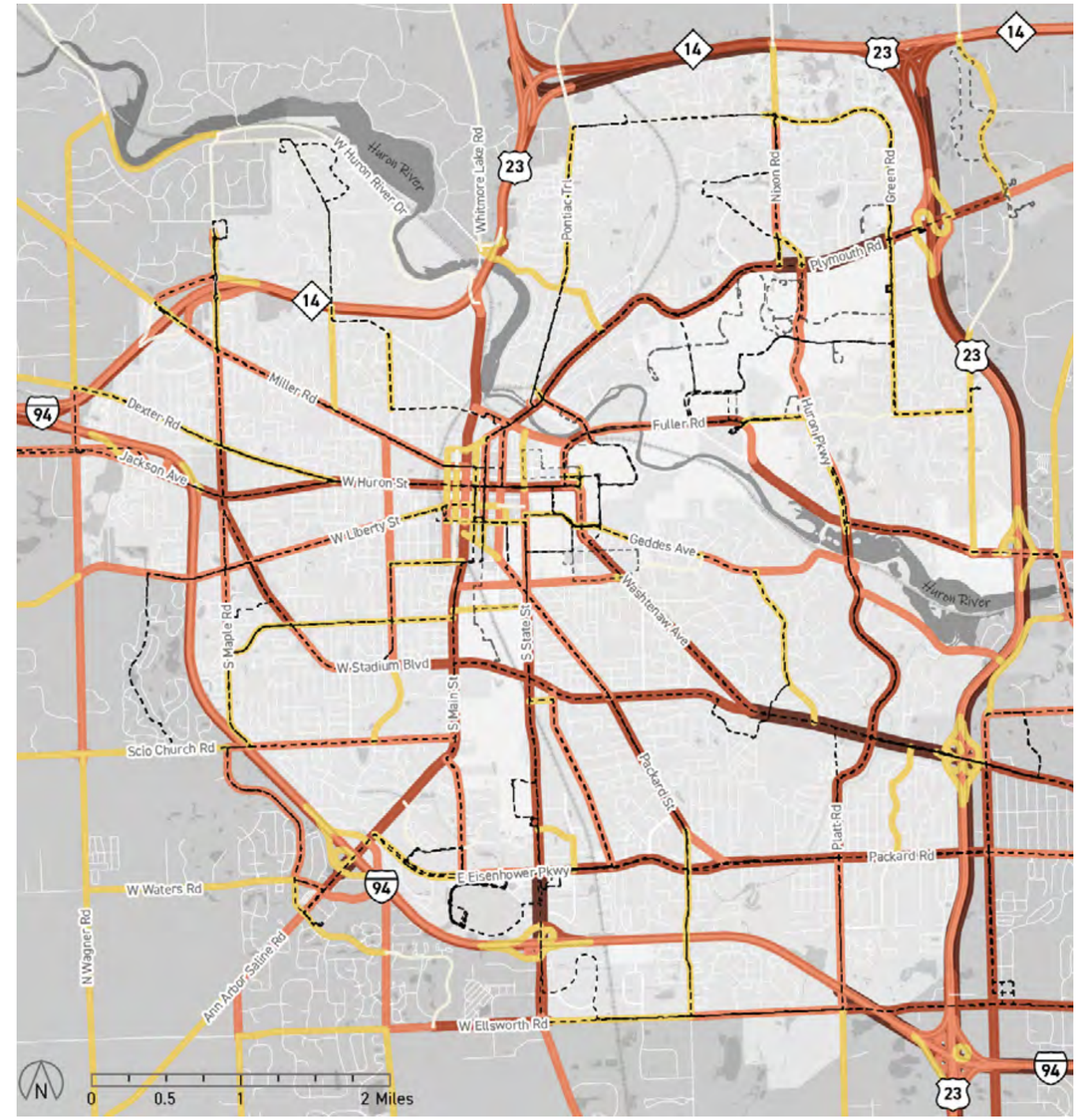
source: SEMCOG Annual Daily Traffic Counts, 2024



Map
Average Daily Traffic and Collisions

- 50 - 3,000
- 3,000 - 8,000
- 8,000 - 15,000
- 15,000 - 30,000
- 30,000 - 55,000
- *Area With High Volume Of Pedestrian And Bike Collisions*

source: SEMCOG, 2018-2022



Map
Average Daily Traffic and Public Transit

- 50 - 3,000
- 3,000 - 8,000
- 8,000 - 15,000
- 15,000 - 30,000
- 30,000 - 55,000
- *Existing Bus Routes*

source: SEMCOG Annual Daily Traffic Counts, 2024

DRAFT DRAFT

07 Infrastructure

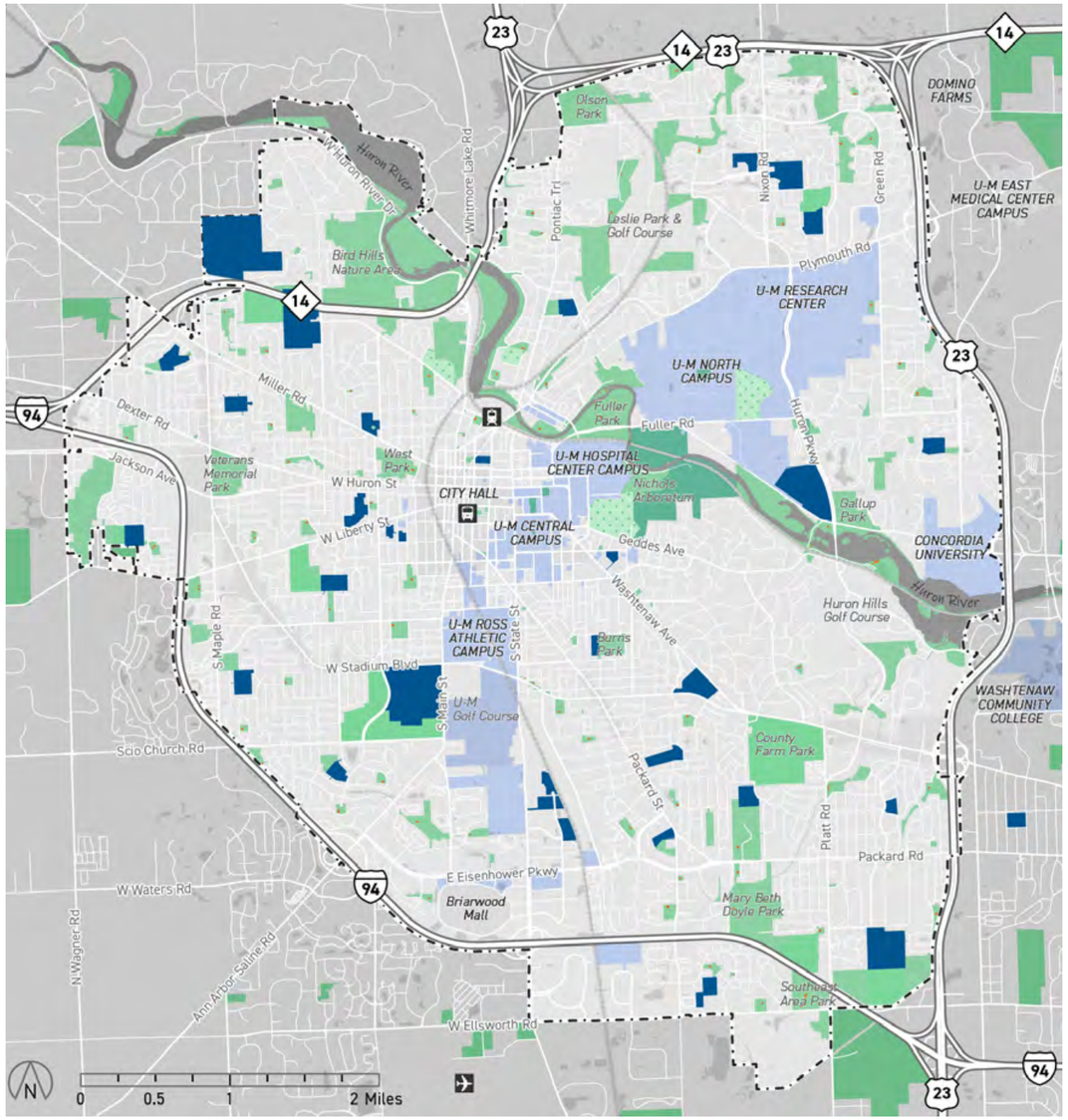
Services

Energy

Infrastructure

DRAFT

Services



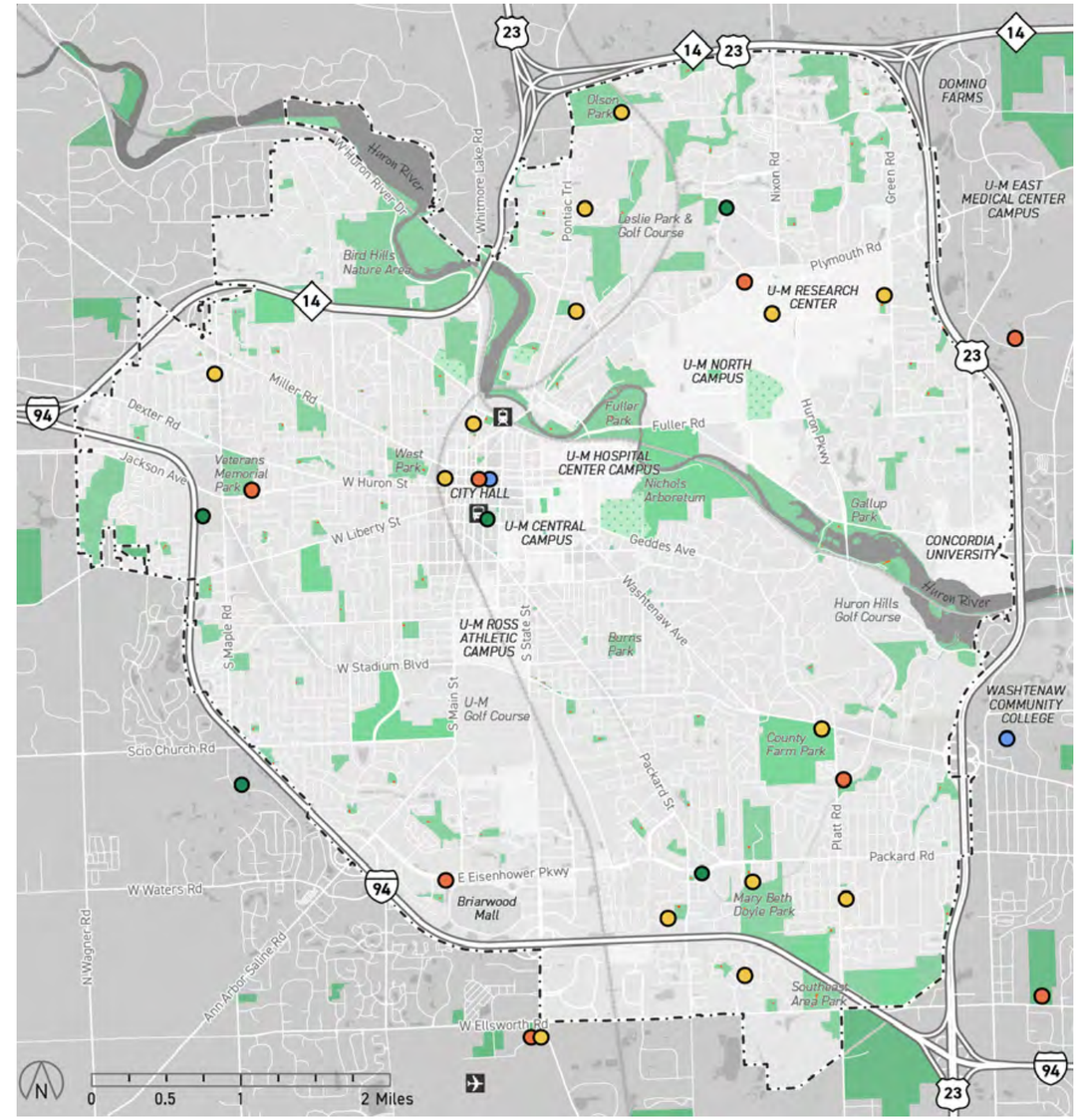
Map
Schools

- *Schools*
- *Universities*

source: City of Ann Arbor GIS, Washtenaw County GIS

DRAFT

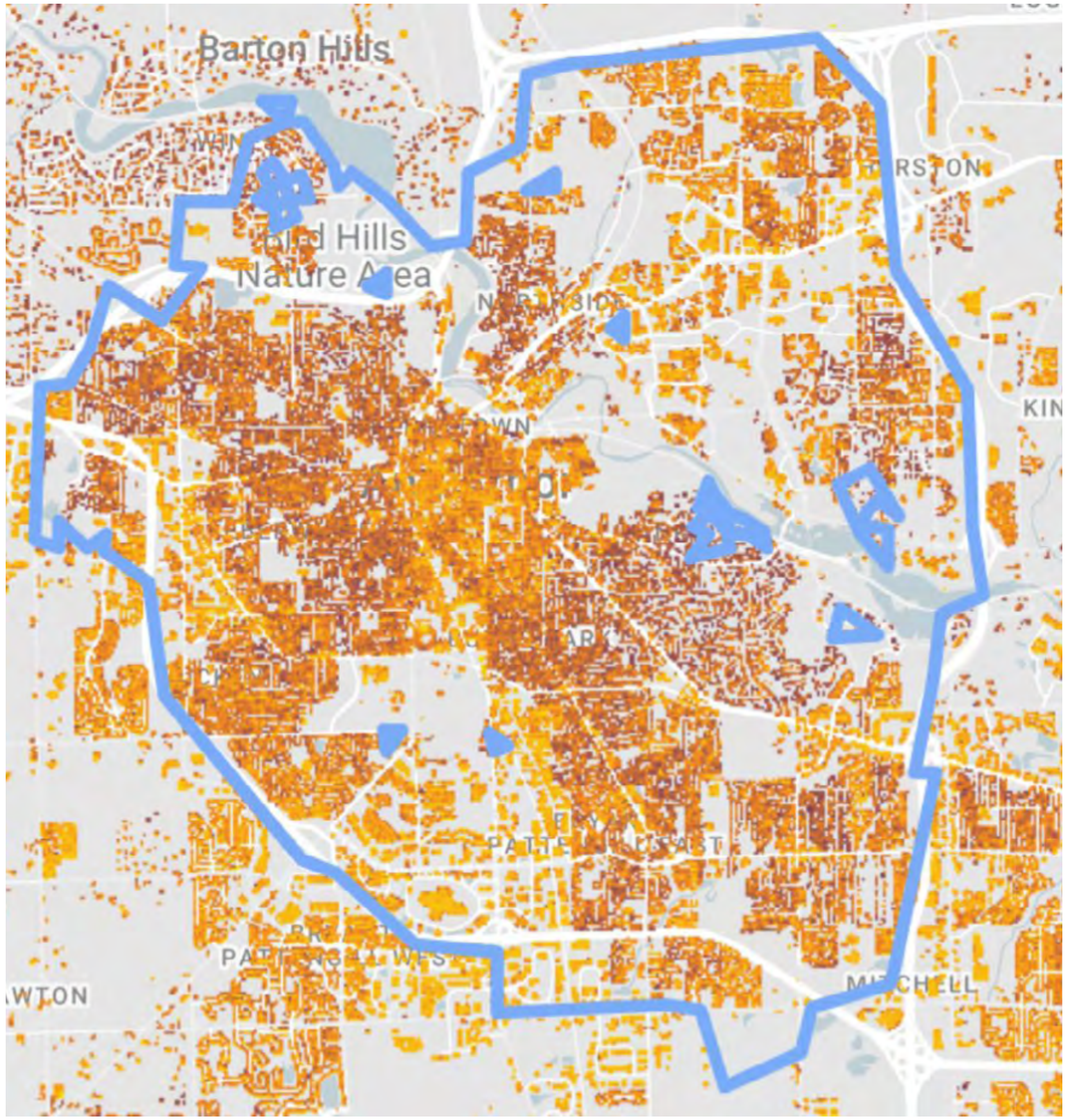
Services



Map
City Services

- *Fire Station*
- *Police Department*
- *Community Center*
- *Library*

source: City of Ann Arbor GIS, Washtenaw County GIS



Map
Solar Installation Potential

source: Google Environmental Insights Explorer (EIE), 2024

Chart
Greenhouse Gas Emissions by Source

source: City of Ann Arbor Sustainable Energy Utility Technical Report, 2021.

"Forty percent of Ann Arbor's greenhouse gas emissions come from electricity usage. Most of the remaining 60% of emissions result from the combustion of fossil fuels... To address these realities, the A2ZERO plan combines renewable energy generation with beneficial electrification and energy waste reduction (e.g., efficiency) to achieve community-wide decarbonization"

- City of Ann Arbor's Sustainable Energy Utility report (2021), p. 7.

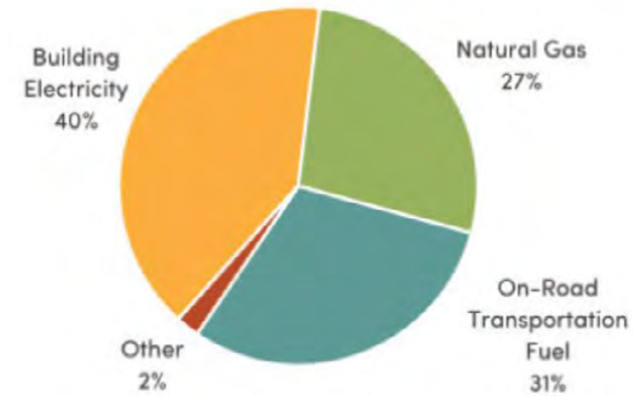
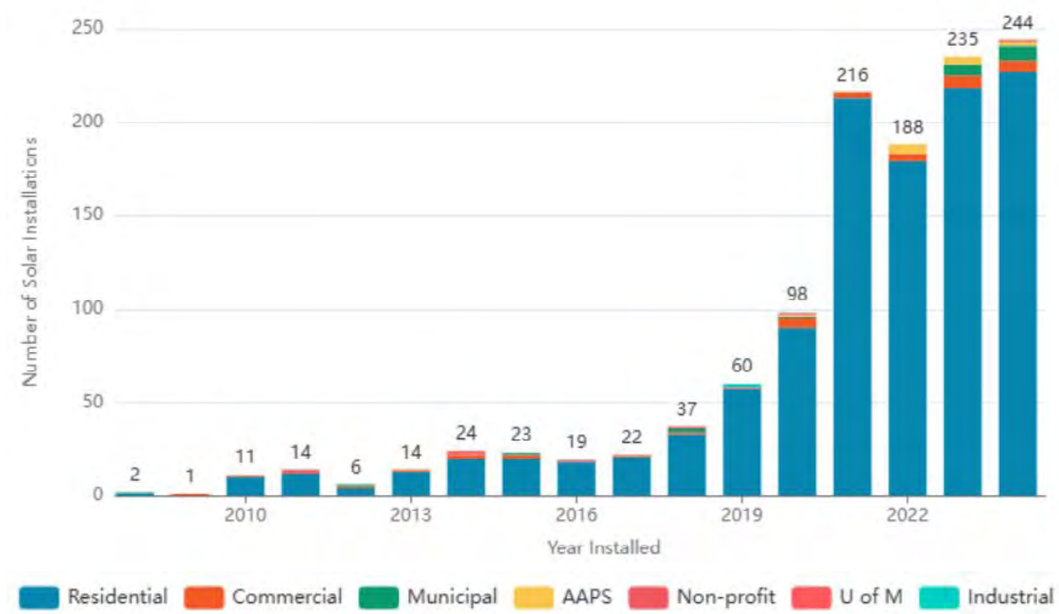


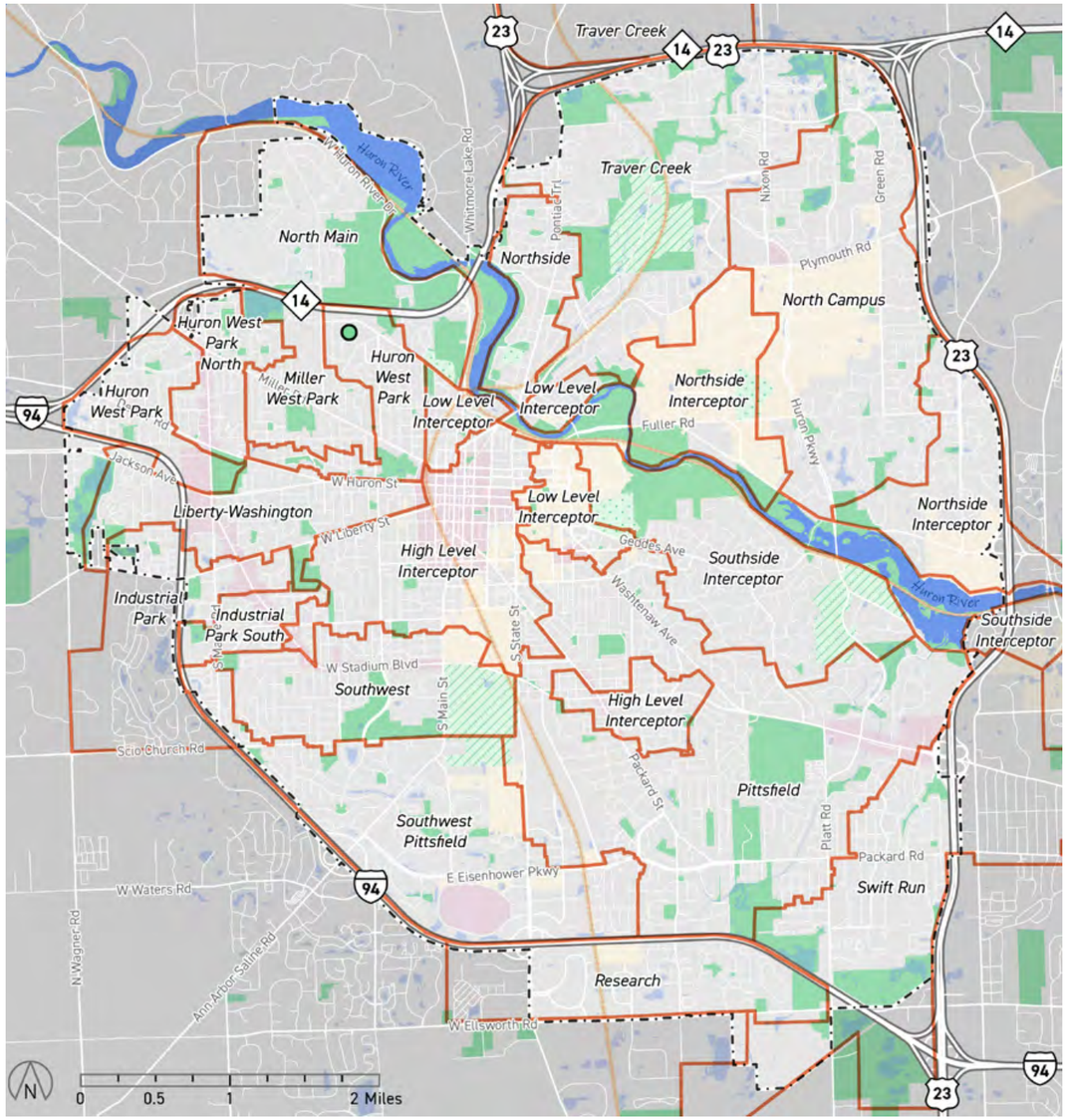
Chart
Annual Solar Installation by Property Type

source: City of Ann Arbor Sustainable Energy Utility Technical Report, 2021.



DRAFT
DRAFT

Infrastructure



Map
Sanitary Districts

Sanitary Districts

Water Treatment Plants

source: City of Ann Arbor GIS, Washtenaw County GIS

DRAFT DRAFT

08 Land Use

Zoning

Future Land Use and Developable Land

Complete Neighborhoods

DRAFT

Table

Density of Units per Acre by Zoning Code

(as of December 14th, 2024)

source: City of Ann Arbor

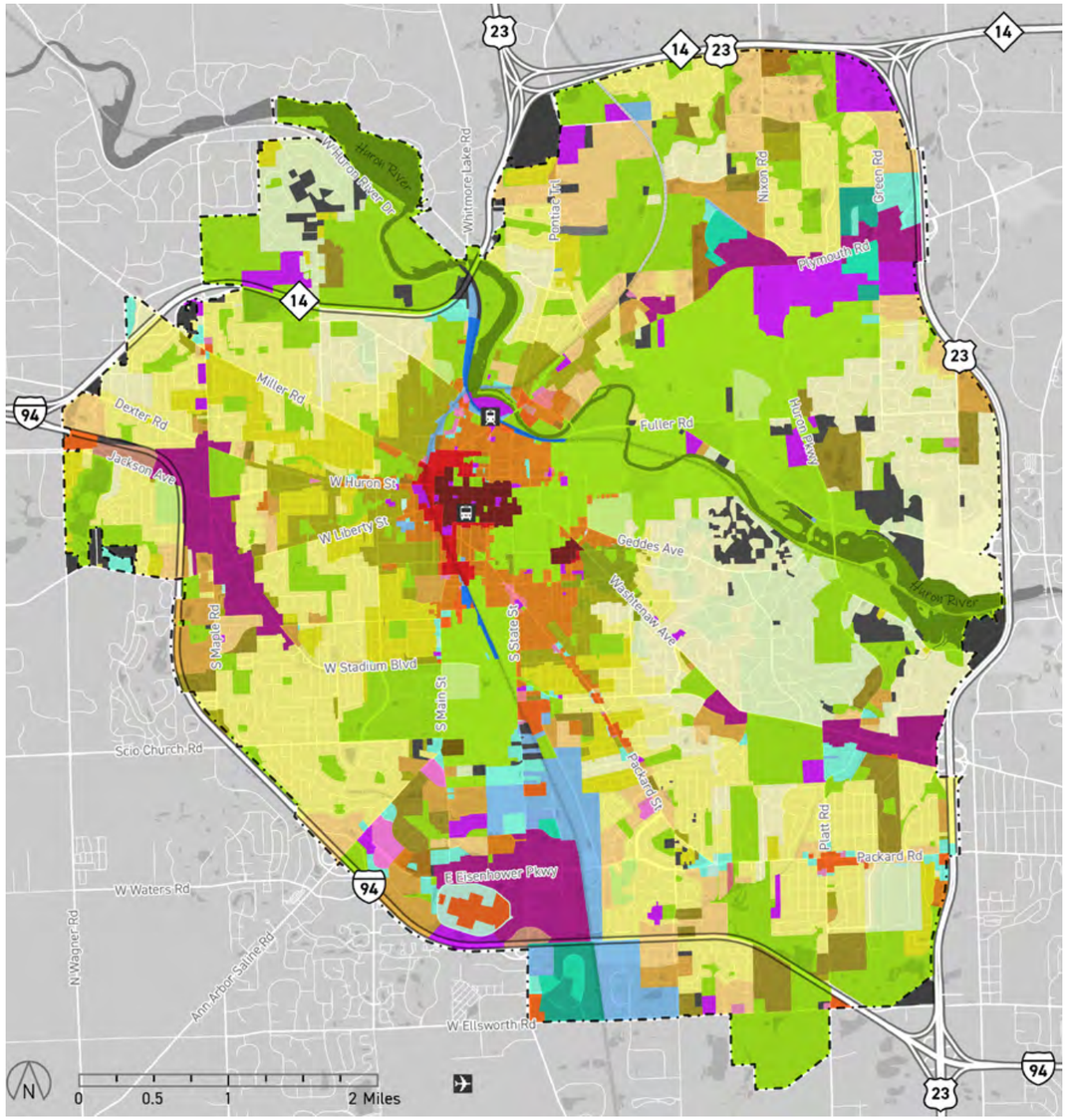
ZoningClass	Acres	% of City Area	Population Total	POP Density (Acres)	Housing Unit Count	Housing Unit Density (AC)
AG	178.38	1.11%	261.6	1.47	8.0	0.04
C1	37.50	0.23%	375.4	10.01	229.0	6.11
C1A	1.93	0.01%	106.3	54.98	63.0	32.59
C1A/R	10.60	0.07%	360.7	34.02	444.0	41.88
C1B	50.93	0.32%	238.7	4.69	388.0	7.62
C2B	63.62	0.40%	201.3	3.16	483.0	7.59
C3	177.90	1.11%	540.1	3.04	399.0	2.24
D1	67.30	0.42%	3,809.1	56.60	2,936.0	43.63
D2	60.06	0.37%	1,417.9	23.61	1,426.0	23.74
M1	351.01	2.18%	422.5	1.20	299.0	0.85
M1A	19.52	0.12%	10.8	0.55	15.0	0.77
M2	19.24	0.12%	0.2	0.01	44.0	2.29
O	255.91	1.59%	1,314.6	5.14	830.0	3.24
ORL	108.15	0.67%	49.8	0.46	19.0	0.18
P	67.44	0.42%	136.3	2.02	15.0	0.22
PL	4,957.48	30.82%	26,704.4	5.39	1,838.0	0.37
PUD	496.72	3.09%	2,716.1	5.47	2,292.0	4.61
R1A	787.29	4.90%	2,783.9	3.54	1,099.0	1.40
R1B	1,409.12	8.76%	7,118.9	5.05	2,839.0	2.01
R1C	2,483.11	15.44%	22,580.7	9.09	10,528.0	4.24
R1D	550.03	3.42%	7,045.4	12.81	3,798.0	6.91
R1E	14.09	0.09%	73.4	5.21	42.0	2.98
R2A	428.49	2.66%	5,760.5	13.44	3,485.0	8.13
R2B	64.02	0.40%	1,885.4	29.45	140.0	2.19
R3	482.25	3.00%	5,151.8	10.68	3,309.0	6.86
R4A	934.75	5.81%	10,520.2	11.25	8,782.0	9.40
R4B	435.34	2.71%	6,163.9	14.16	5,278.0	12.12
R4C	358.81	2.23%	13,653.3	38.05	7,755.0	21.61
R4D	47.95	0.30%	716.9	14.95	705.0	14.70
R4E	9.39	0.06%	16.6	1.77	1.0	0.11
R5	31.26	0.19%	31.0	0.99	12.0	0.38
R6	4.42	0.03%	37.2	8.41	54.0	12.21
RE	141.88	0.88%	222.2	1.57	80.0	0.56
TC1	429.34	2.67%	1,065.6	2.48	954.0	2.22
TWP	547.49	3.40%	802.2	1.47	7.0	0.01

DRAFT

POP per Housing Unit	AVG Building Height	Floor Area Ratio
32.70	16.7	0.00
1.64	19.3	0.24
1.69	26.1	0.80
0.81	58.0	1.22
0.62	24.2	0.33
0.42	33.5	0.46
1.35	22.2	0.24
1.30	55.5	1.79
0.99	34.9	0.76
1.41	23.2	0.16
0.72	18.9	0.14
0.00	26.1	0.13
1.58	32.0	0.19
2.62	30.3	0.10
9.09	27.4	0.14
14.53	43.0	0.00
1.19	38.0	0.28
2.53	19.9	0.09
2.51	19.9	0.10
2.14	17.4	0.15
1.86	18.7	0.21
1.75	21.7	0.10
1.65	20.3	0.21
13.47	31.2	0.29
1.56	20.0	0.19
1.20	24.3	0.64
1.17	26.4	0.22
1.76	31.8	0.39
1.02	37.2	0.39
16.61		0.03
2.59	34.0	0.39
0.69	11.1	0.01
2.78	20.1	0.15
1.12	24.5	0.25
114.60	18.1	0.00

- *AG - Agriculture / Open Space*
- *C1 - Local Business*
- *C2 - Business Service*
- *C3 - Fringe Commercial*
- *D1 - Downtown Core*
- *D2 - Downtown Interface*
- *M1 - Limited Industrial*
- *M2 - Heavy Industrial*
- *O - Office*
- *ORL - Office / Research / Light Industrial*
- *P - Parking*
- *PL - Public Land*
- *PUD - Planned Unit Development*
- *R1 - Single Family Dwelling*
- *R2 - Two-Family Dwelling*
- *R3 - Townhouse Dwelling*
- *R4 - Multifamily Dwelling*
- *R5 - Hotel*
- *R6 - Mobile Home Park*
- *RE - Research*
- *TC1 - Transit Corridor*
- *TWP - Township*

DRAFT

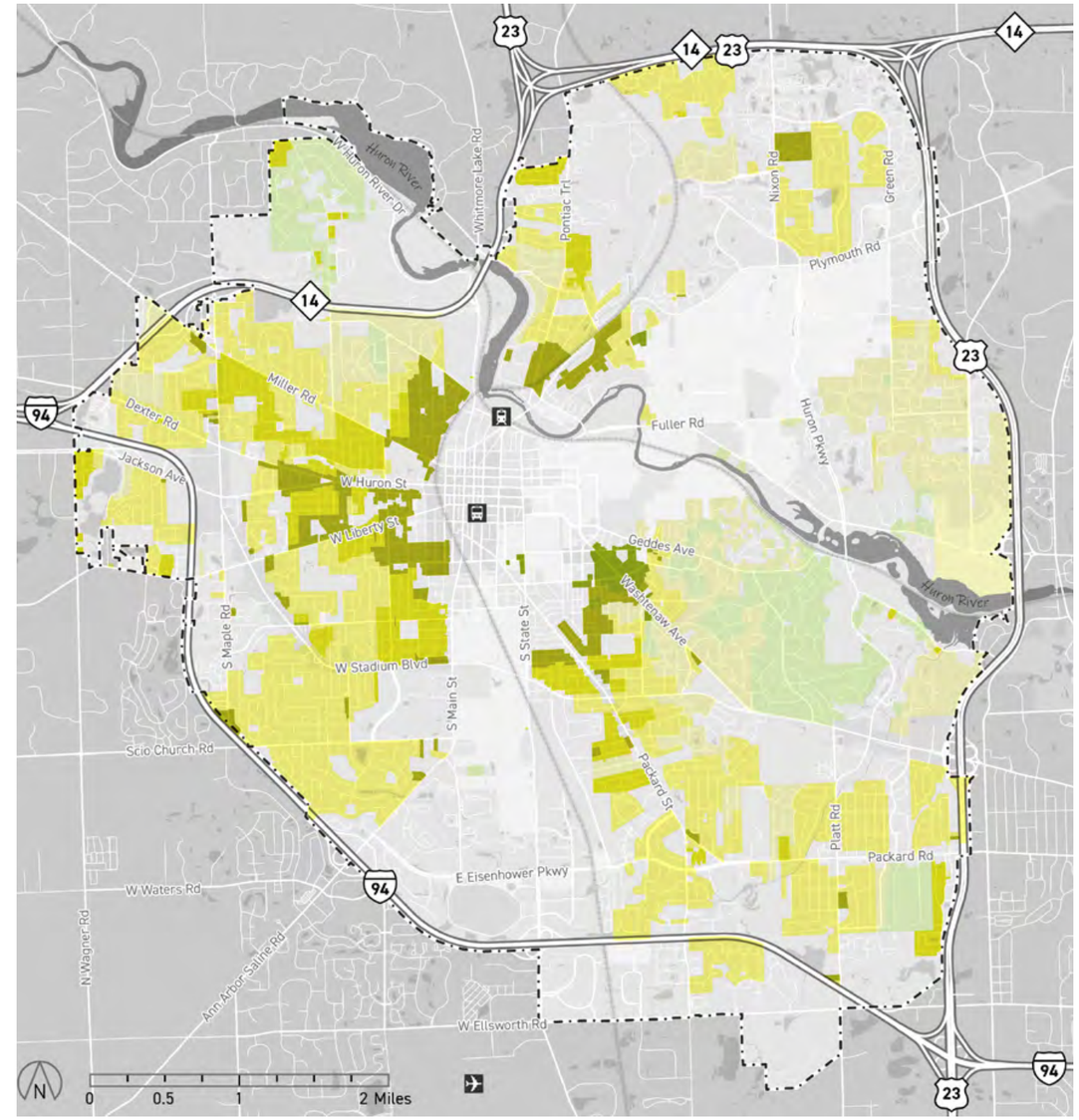


Map
Existing Zoning by Code

AG	D1	P	R1E	R4D
C1	D2	PL	R2A	R4E
C1A	M1	PUD	R2B	R5
C1A/R	M1A	R1A	R3	R6
C1B	M2	R1B	R4A	RE
C2B	O	R1C	R4B	TC1
C3	ORL	R1D	R4C	TWP

source: City of Ann Arbor GIS, Washtenaw County GIS

DRAFT

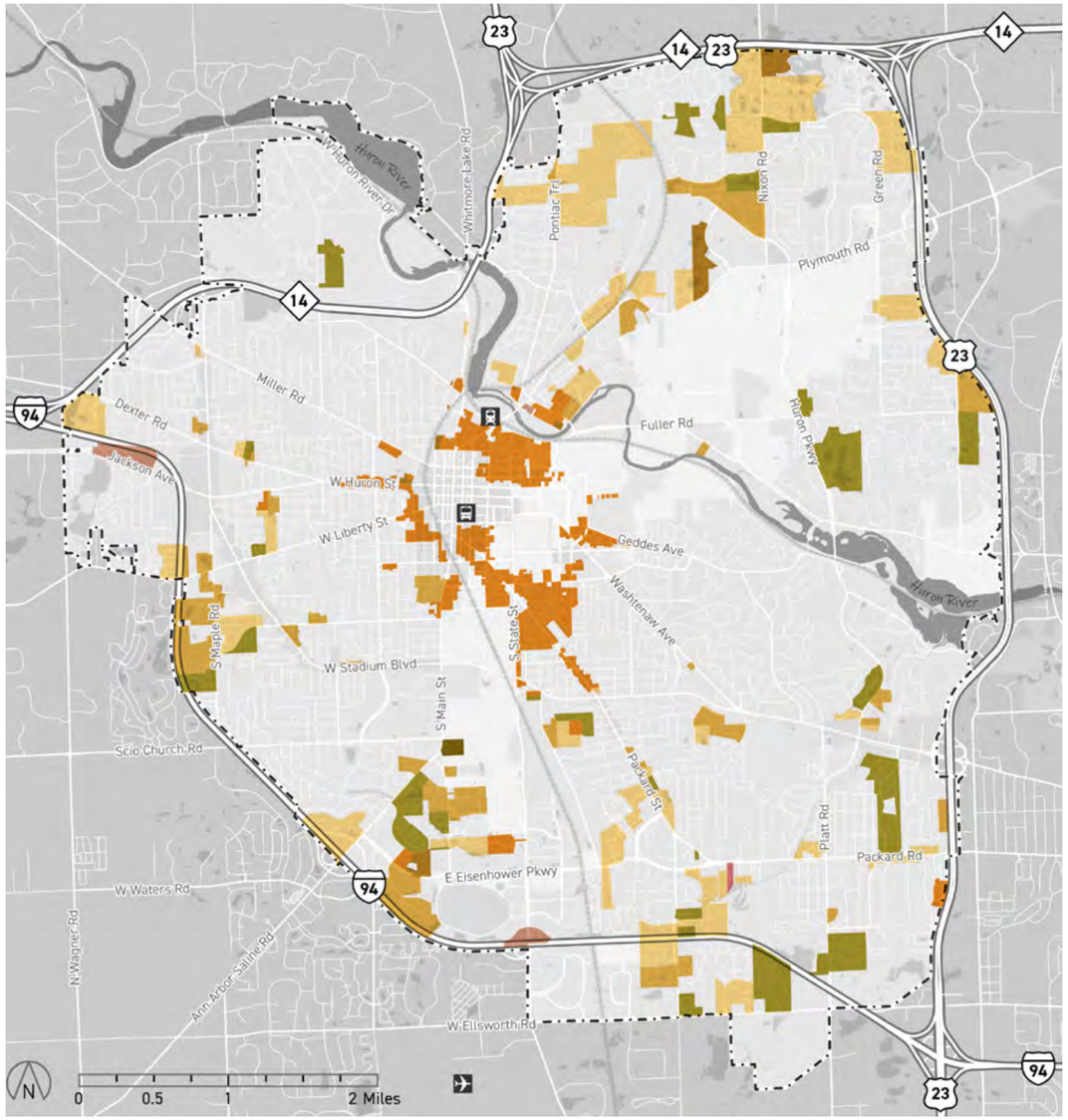


Map
Zoning by Code - Single Family, Two-family and Student Housing

source: City of Ann Arbor GIS, Washtenaw County GIS

- *R1A - Single Family Dwelling*
- *R1B - Single Family Dwelling*
- *R1C - Single Family Dwelling*
- *R1D - Single Family Dwelling*
- *R1E - Single Family Dwelling*
- *R2A - Two-Family Dwelling*
- *R2B - Two-Family Dwelling & Student Housing*

DRAFT

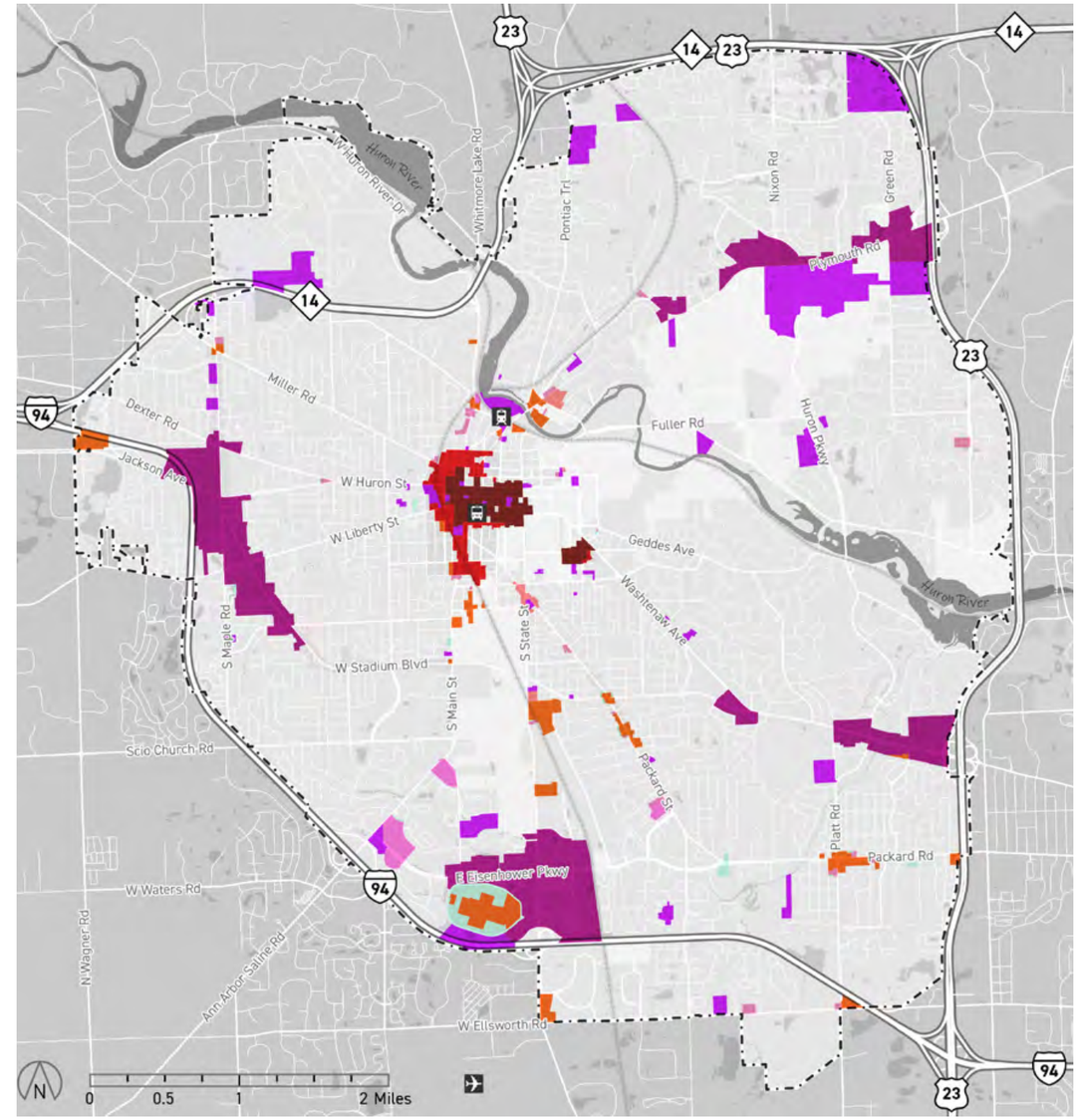


Map
Zoning by Code - Multifamily

- *R3 - Townhouse Dwelling*
- *R4A - Multifamily Dwelling*
- *R4B - Multifamily Dwelling*
- *R4C - Multifamily Dwelling*
- *R4D - Multifamily Dwelling*
- *R4E - Multifamily Dwelling*
- *R5 - Hotel*
- *R6 - Mobile Home Park*

source: City of Ann Arbor GIS, Washtenaw County GIS

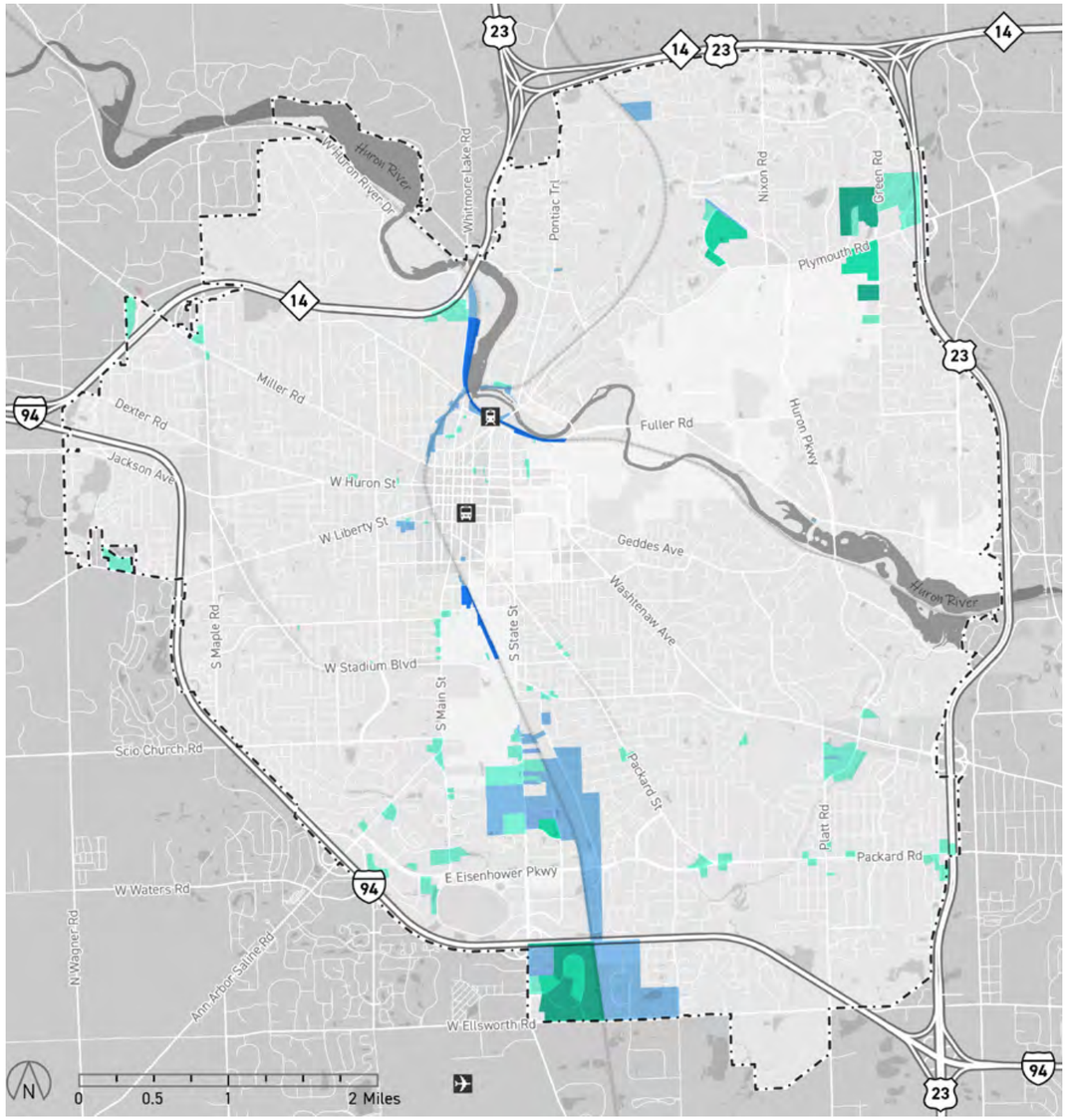
DRAFT



Map
Zoning by Code - Commercial

- *C1 - Local Business*
- *C1A - Campus Business*
- *C1A/R - Campus Business/ Residential*
- *C1B - Community Convenience*
- *C2B - Business Service*
- *C3 - Fringe Commercial*
- *D1 - Downtown Core*
- *D2 - Downtown Interface*
- *P - Parking*
- *PUD - Planned Unit Development*
- *TC1 - Transit Corridor*

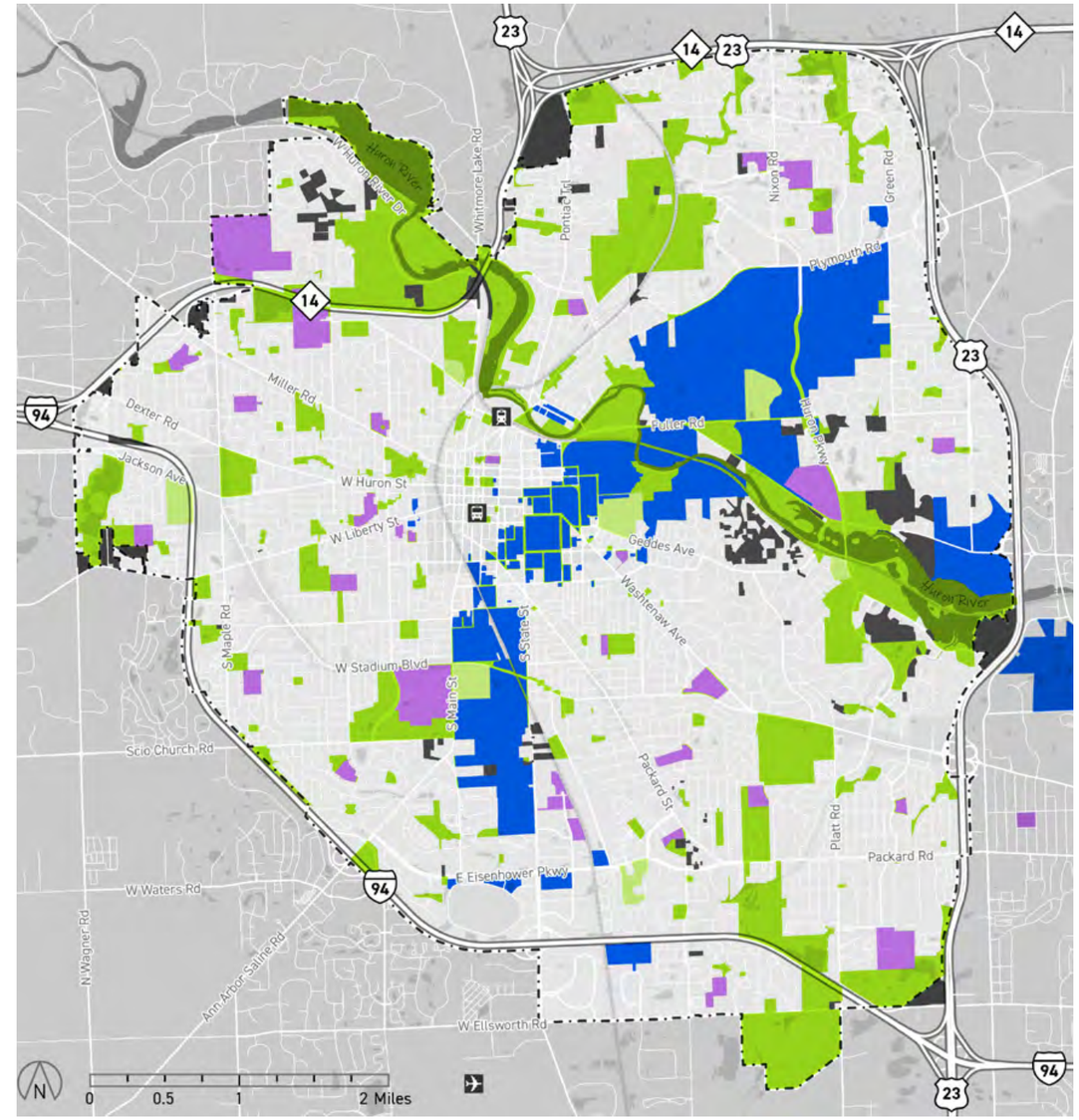
source: City of Ann Arbor GIS, Washtenaw County GIS



Map
Zoning by Code - Industrial, Light Industrial, Office and Research

source: City of Ann Arbor GIS, Washtenaw County GIS

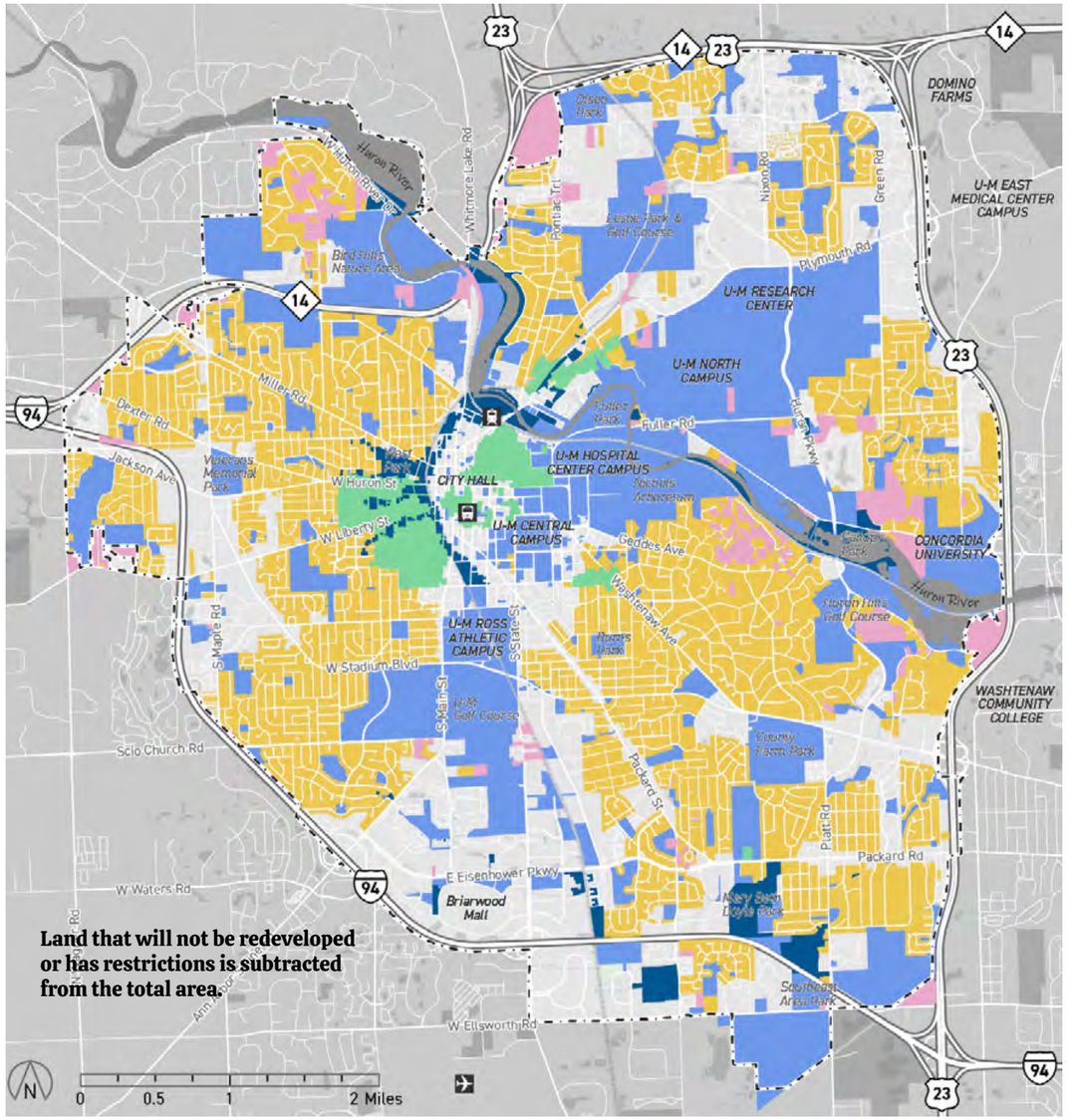
- *M1 - Limited Industrial*
- *M1A - Limited Light Industrial*
- *M2 - Heavy Industrial*
- *O - Office*
- *ORL - Office / Research / Light Industrial*
- *RE - Research*



Map
Public Land and University of Michigan

source: City of Ann Arbor GIS, Washtenaw County GIS

- *AG - Agriculture / Open Space*
- *PL - Public Land*
- *TWP - Township*
- *University of Michigan*
- *Schools*



Map

Existing Regulations Restricting Higher Density Redevelopment

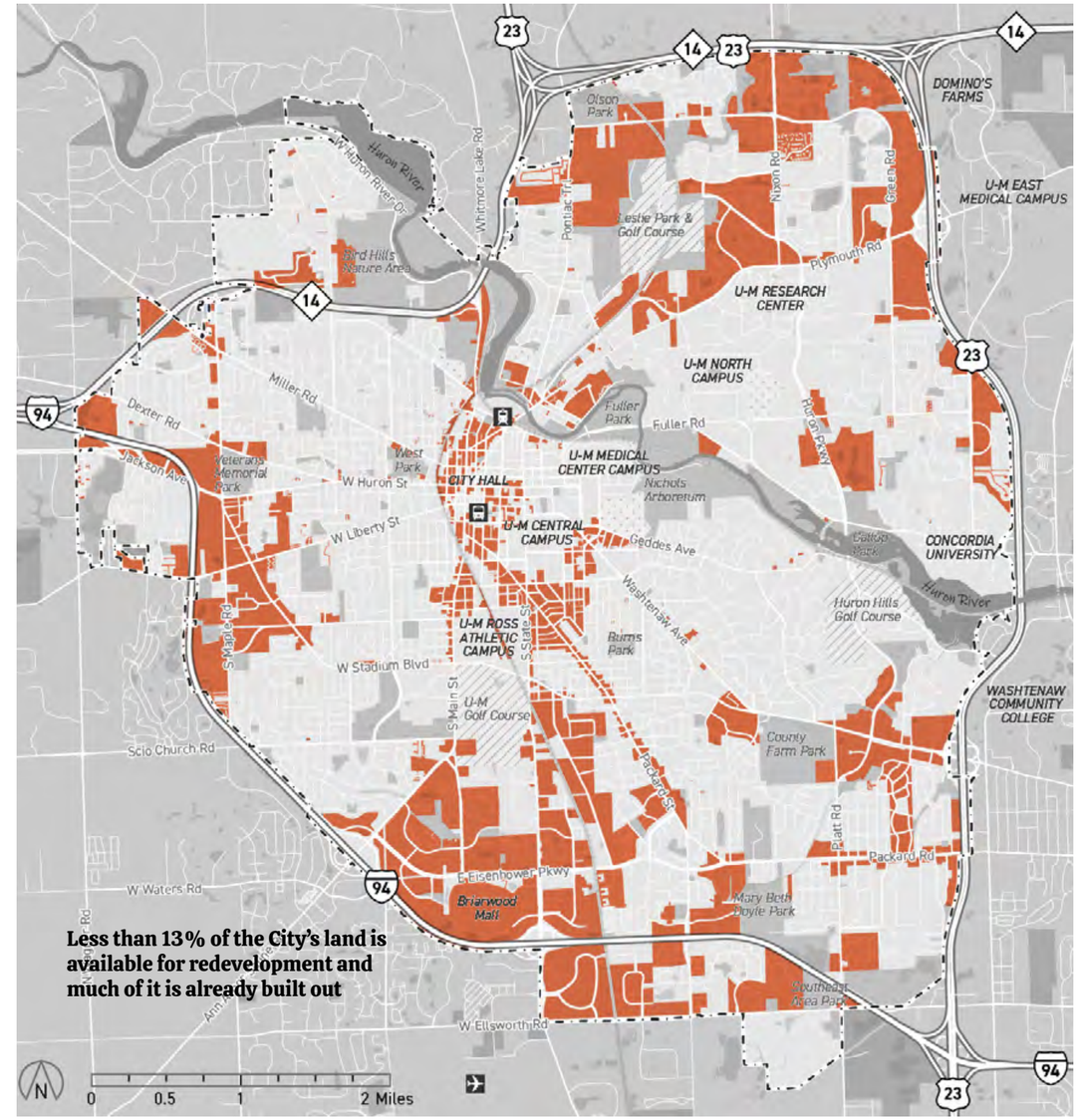
source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

- *Single Family Residential Districts (R1 and R2 Zoning)*
- *Historic Districts*
- *Floodplain Properties*
- *Public Land (Schools, Parks, Hospitals, Universities)*
- *Township Properties*

Total City Boundary Area: 19,203 Acres

Developable Land: 2,438 Acres

Public Right-of-Way: 3,121 Acres
Township Islands: 547 Acres
Public Land: 5,677 Acres
Floodplain/Historic District: 2,436 Acres
R1 and R2 Zoning Districts: 4,984 Acres



Map

Developable Land Under Existing Regulations

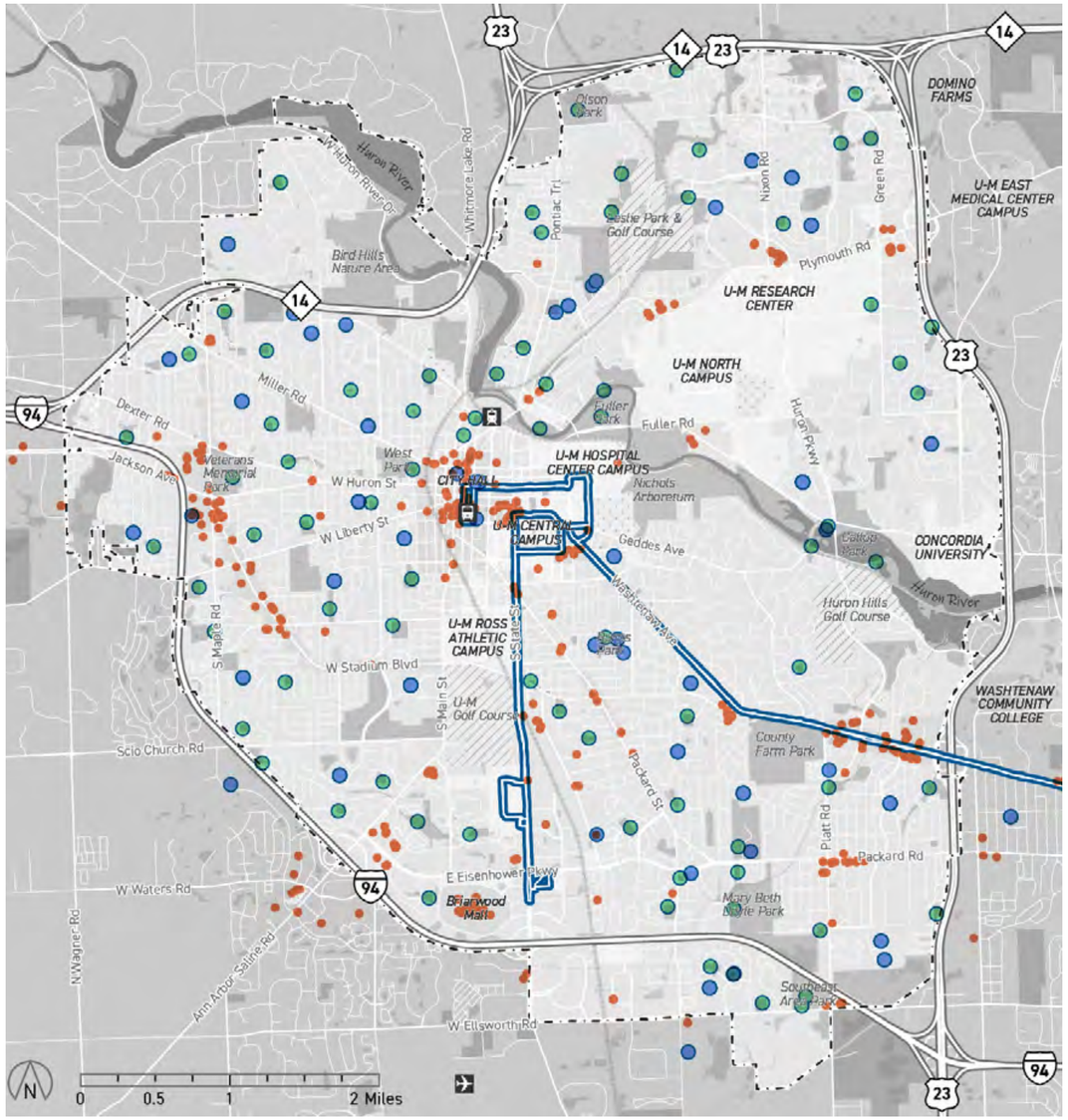
source: City of Ann Arbor GIS, Washtenaw County GIS, City of Ann Arbor's Assessor's Office

- *Developable Land*

Total City Boundary Area: 19,203 Acres

Developable Land: 2,438 Acres

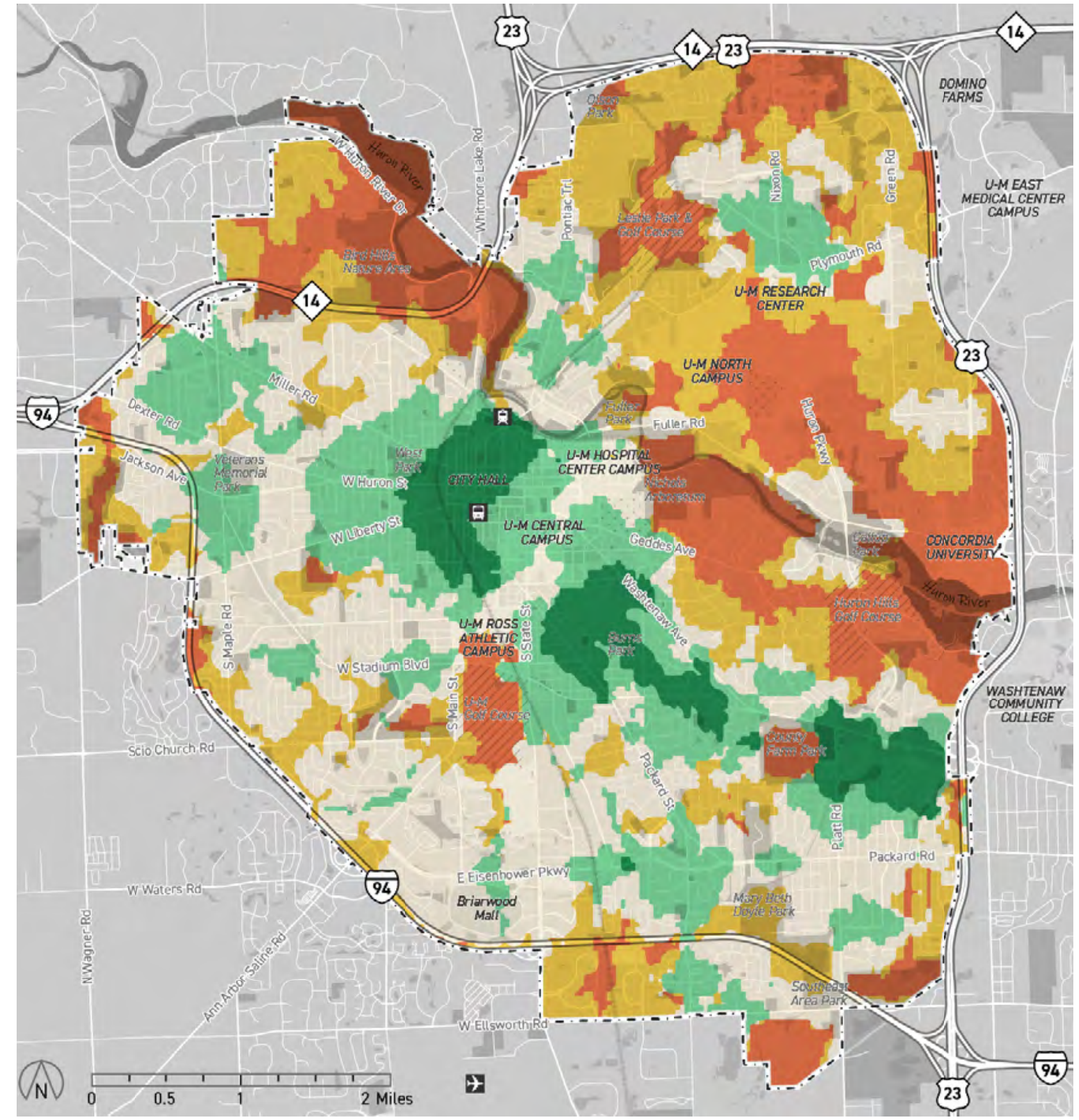
NOTE ON METHODOLOGY: The amount of developable land was calculated by subtracting Public Right of Ways, Township Islands, Public Land, Floodplains, Historic Districts, and R1 and R2 Zoning Districts from the city's total land area to highlight where new housing units could be added under current regulations.



Map
Complete Neighborhoods - Existing Assets

- *Public Meeting Space (Schools, Libraries, etc.)*
- *Playgrounds*
- *Neighborhood Goods and Services*
- *Rapid Transit Line (Defined by Moving Together Plan)*

source: City of Ann Arbor, AndAccess, AAATA The Ride 2045 Long Range Plan



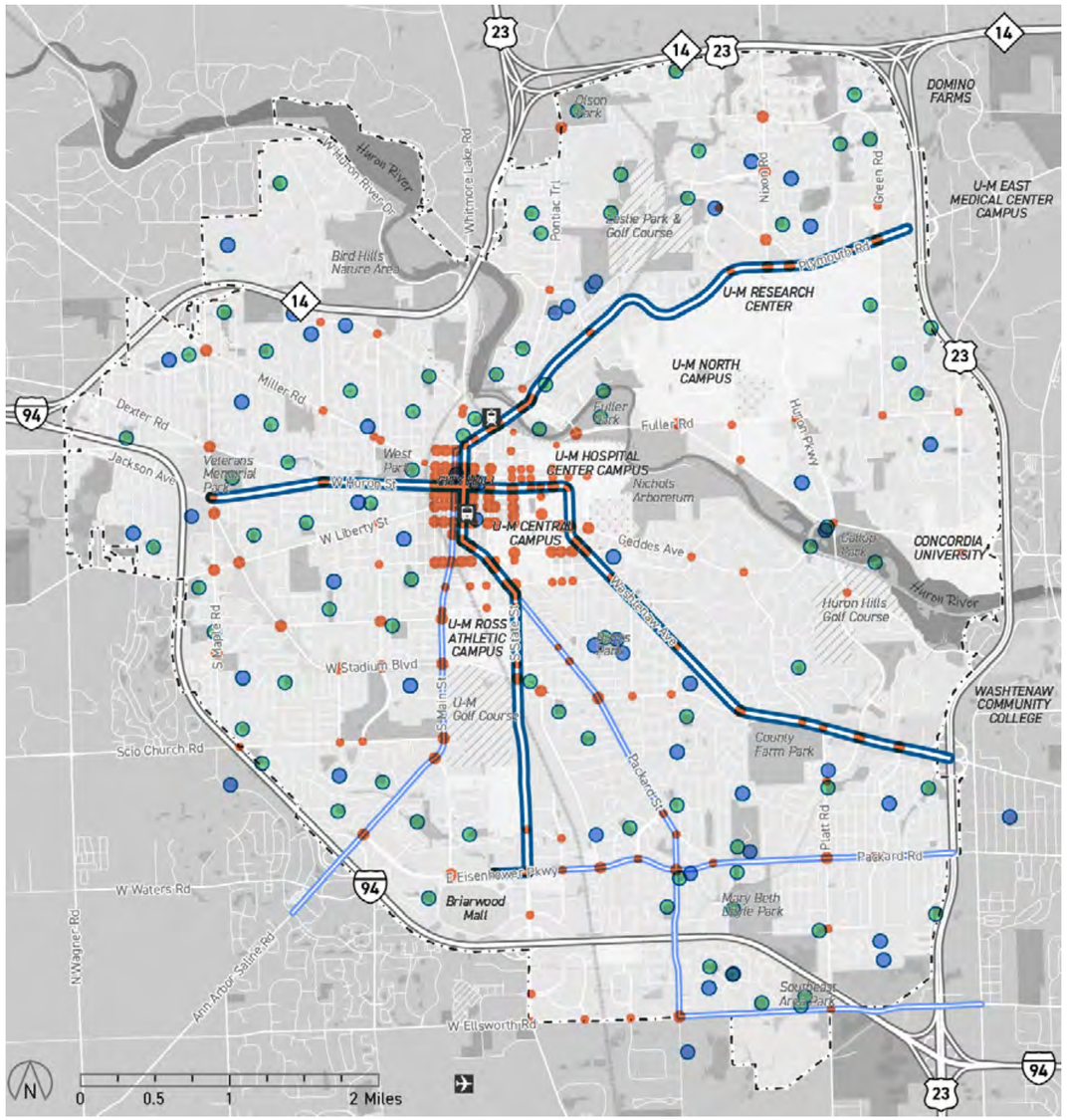
Map
Complete Neighborhoods - Walkability to Existing Assets

Number of Assets within 10-min Walk

- *4*
- *3*
- *2*
- *1*
- *0*

source: Interface Studio

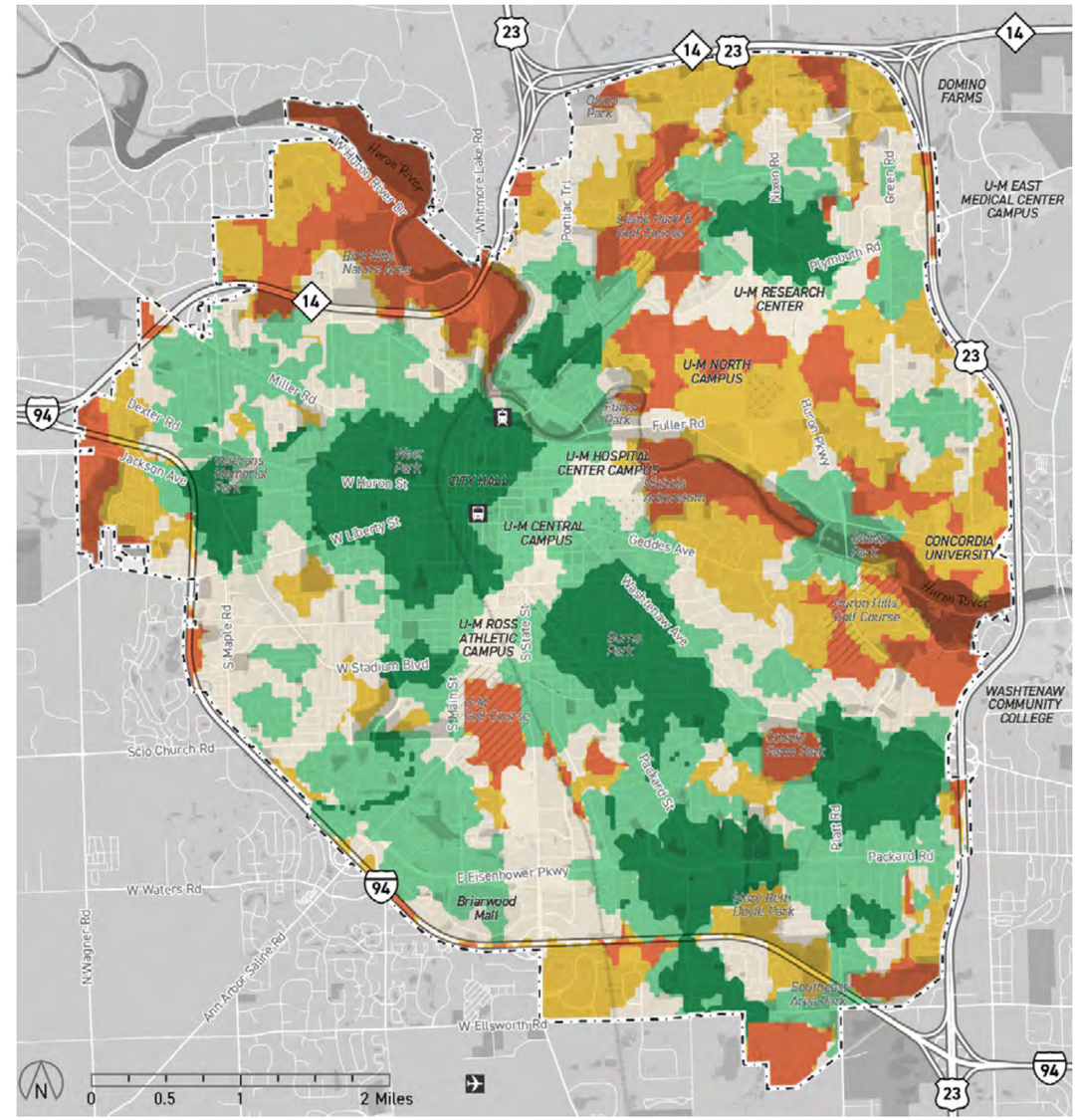
See NOTE ON METHODOLOGY on page 138.



Map
Complete Neighborhoods - Potential Assets

- *Public Meeting Space (Schools, Libraries, etc.)*
- *Playgrounds*
- *Potential Commercial Nodes*
- *Proposed Bus Rapid Transit Line*
- *Proposed Priority Bus Service*

source: City of Ann Arbor, AndAccess, AAATA The Ride 2045 Long Range Plan



Map
Complete Neighborhoods - Walkability to Potential Assets

Number of Assets within 10-min Walk

- *4*
- *3*
- *2*
- *1*
- *0*

source: Interface Studio

See NOTE ON METHODOLOGY on page 138.

Complete Neighborhoods - Walkability to Existing and Potential Assets

NOTE ON METHODOLOGY: Existing assets were identified by locating places and services that support neighborhood life and meet residents' everyday needs. Proposed assets were distinguished from existing ones based on the following:

- *Planned investments by AAATA were included as proposed transit assets.*
- *Given the uncertainty surrounding the future availability of neighborhood goods and services, locations with the potential to support such uses were identified. These include major intersections, as defined by the city's street hierarchy, which were designated as potential commercial nodes.*

Ten-minute walksheds were then mapped for each of the four designated asset types, including both existing and proposed assets. Each location in the city was assigned a score based on the number of assets accessible within a 10-minute walk, with a maximum score of four and a minimum of zero.

DRAFT DRAFT

09

Community Engagement

Engagement Background and Timeline

Engagement Activity Summary

City Staff Comments

From the outset of the Comprehensive Plan process, the project team has been committed to offering distinct forums, methods, and timeframes for the community to share their concerns, ideas, and aspirations. The project team embraced an iterative process, where one engagement session may differ or build on feedback received from prior conversations. While this approach did not result in a set of pre-conceived questions used throughout the process, it enabled the plan to move from data review, to considering approaches, to validation of the ideas and concepts presented in the draft document today.

The following pages document this engagement and include a timeline outlining the types of engagement conducted, when they occurred, and summaries of events and activities.

We appreciate the many comments collected throughout the process, which have helped support a strong vision for the future of Ann Arbor—while balancing physical and resource constraints. We hope this summary brings clarity and reflects the many thoughtful conversations, responses, and the time people took to engage during this process.

Over the course of engagement, several major themes emerged. Below is a summary of residents' most commonly shared input provided through August 19, 2025.

Single-Family Zoning: Some residents (133) want to preserve single-family neighborhoods as is. They generally oppose height increases, setback reductions, and potential nuisance from denser units like on street parking, potential tree canopy loss, and enjoyment of their property in a quiet setting.

Housing Supply and Density: Some residents (140) support the idea that providing more housing stock will alleviate housing shortages and stabilize housing costs, urging council to prioritize housing growth. Many (75) believe residential density comes with many other benefits like local commerce and increased walkability and transit access. They express desires to prevent sprawl, reduce vehicle miles traveled, increase the tax base, allow people to live near daily needs, and achieve A^2ZERO goals. In many instances, they call for greater densities than proposed. Notably, this group of residents expressed strong opposition to recent suggestions to cap residential properties at 3 units or to create tiered residential zoning.

Engagement: Many respondents (111) felt there was inadequate communication about the plan's process and that there should be more in-person engagement, a statistical survey, a postcard mailed to their home, or a vote on the plan, among other suggestions. Others (34) felt that even if there was sufficient engagement, residents' concerns about the plans were not adequately addressed and their feedback was not incorporated into the plan.

Affordable Housing: A significant number of respondents (90) expressed concern that the plan would not accomplish its stated goal of improving affordability. This group felt that new development in Ann Arbor is always expensive, luxury housing catered to wealthy households and developers, despite city efforts. Even among respondents who supported the plan, some (11) felt that it was important to offer additional incentives for affordable housing or renter protections.

Infrastructure Needs: There is concern (69) that the infrastructure systems cannot handle increased stormwater, water, sewer gas, electricity, and snow removal needs if there are more households to serve. Some believe to pay for upgrades will increase already high taxes.

Development Friendly: The plan's proposed zoning changes are too welcoming to new development (69). This is believed to be a giveaway to the developer community.

Natural Features: Some residents (76) are concerned that open space and natural features will be compromised to make room for development, including golf courses. Tree canopy is of high concern.

DRAFT

Engagement Background and Timeline

	Define Values	20-Min City	Role of Downtown	Density Changes	Where to See Land Use/Amenities
Survey					
Green Fair 23’					
March 24’ Workshops					
Housing Commission Questions					
April 24’ Workshops					
Green Fair 24’					
Summer Festival & Online					
Meeting In a Box					
Target Outreach					
October Workshop					

Above is an illustration of the types of questions and activities that were asked and where they took place
Links: A2CP Engagement Summary

DRAFT

Engagement Background and Timeline

Mad Libs	Up to 4units /House Types	40k Units'	75k Units'	Prioritize Block Redevelopment	Agree on Changes

DRAFT

Engagement Background and Timeline

	2023		2024				2025	
	Fall	Win	Spr	Sum	Fall	Win	Spr	Sum
Steering Committee								
Planning Commission Subcommittee								
Planning Commission								
Interviews & Focus Groups								
Invited Presentations								
Online								
Tabling								
Large Public Events								
Targeted Outreach								
Targeted Focus Groups								

Above is an illustration of the overall engagement efforts and the timeline in which they occurred. Summaries and specific information about each event are provided on the following pages.

DRAFT

Engagement Activity Summary

Planning Commission Subcommittee	
Location: Online	**Date:** August 11th, 2023
Outreach: Posted in City Hall and the City's online meeting calendar (Legistar)	**Purpose:** Guiding the creation of the Comprehensive Plan Steering Committee
Format: Online	**Attendance:** Planning Commission Subcommittee and City Staff

Discussion Topics:
The subcommittee discussed its plan to form a diverse steering committee to guide the development of the new comprehensive plan.

Steering Committee Purpose
- The committee will act as an intermediary between the community and the planning process, providing feedback, and ensuring diverse perspectives are considered.
- It will serve as a sound board at various stages, validating approaches, reviewing content, and drafting documents.

Application Process
- A public call for interested individuals will be posted online and in hard copy.
- Applications will include questions about experience, interests, demographics, and availability.
- Staff will initially rank recommendations, then present them to the full Planning Commission for formal appointment.

Desired Diversity
- Members should represent a wide range of demographics, including renters, homeowners, students, youth, people with disabilities, and residents from different neighborhoods.
- Consideration for independent business owners and those passionate about specific plan elements (like sustainability) was also raised.

Focus Group Difference
- Focus groups will be smaller, more specialized groups to delve into specific plan topics, while the steering committee will have a broader community focus.

Stakeholder Interviews	
Location: Online and in person at various locations	**Date:** August 28th, 2023 to Sept 7, 2023
Outreach: Scheduled conversations with project team and City staff selected stakeholders.	**Purpose:** High level stakeholders' perspective on Ann Arbor's future as part of the comprehensive plan
Format: Facilitated conversation	**Attendance:** ~35 City Department Heads, Planning Staff, and Elected Leaders

Discussion Topics:

Housing: Rising costs are pushing residents out. There's demand for affordable, flexible options like ADUs and multigenerational housing. Zoning reform is needed to support density and climate goals.

Commercial: Support small BIPOC-, immigrant-, and family-owned businesses. Avoid displacement through rezoning. Encourage walkable retail and better use of surface lots. Expand streetscaping.

Development: Simplify zoning and the development process. Support small developers. Economic growth funds city services. Consider a cross-departmental review team.

Transportation: Promote regional transit, park-and-ride/bike, and walkable access. Streetscapes are public spaces. Align CIP with plan goals. Density reduces driving.

Engagement: Start outreach early. Include youth, BIPOC, immigrants, and housing-insecure residents. The Black community often feels left out.

University: Coordinate with UM on land use, housing, and transit. Address tax-exempt impacts. Help students stay and diversify the economy.

Environment & Resilience: Address dioxane plume and aging infrastructure. Invest in resilient, equitable systems. Balance density with service needs. Rethink greenbelt use. Fund parks and sustainable stormwater solutions.

House Party (U-M)	
Location: Liberty Annex	**Date:** September 12th, 2023
Outreach: Advertised as part of wider event by other organizations	**Purpose:** To inform about the plan and gather ideas in a space dedicated to housing solutions
Format: Activity session in event	**Attendance:** 287 (entire event)

Discussion Topics:
The Comprehensive Plan session, led by Taubman College students, used a gathering of community members interested in finding creative housing solutions to develop thoughts and ideas around Ann Arbor housing. Participants provided reactions to examples of "gentle density" housing and responded with stickers on a map to indicate what type of density they would be interested in seeing in their neighborhoods.

Tabling	
Location: Green Fair	**Date:** September 22th, 2023
Outreach: Ann Arbor Observer advertisement, Groundcover Advertisement, city social media accounts, Office of Sustainability and Innovation (OSI) newsletter, OSI collaborator emails	**Purpose:** Getting community input on city values
Format: The booth featured a large chalkboard where city staff and consultants encouraged participants to write down their comments.	**Attendance:** 41 responses

Discussion Topics:
The Comp Plan team set up a table at the 2023 Green Fair to distribute information about the plan and its process, to gather perspectives on important values including identified areas they felt were missing from community discussions. Responses focused on the need for housing, community spaces, and sustainability.

Planning Commission Subcommittee	
Location: Online	**Date:** October 2th, 2023
Outreach: Shared at 2023 Green Fair; Press Release shared with City Council, Community Action Network, Barrier Busters network, Washtenaw Housing Alliance, U-M Student Planning Club, Housing Commission, 121 Catherine Community Council, Ann Arbor Public Schools, City Sustainability Ambassadors, and GovDelivery email notices	**Purpose:** Guiding the creation of the Comprehensive Plan Steering Committee.
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Planning Commissioners and City Staff

Discussion Topics:
To support the creation of the Comprehensive Plan, the Planning Commission launched a Steering Committee selection process focused on equity and inclusion, using broad outreach and demographic data to ensure diverse representation. The intent is that the Committee would help shape the plan through community engagement, goal setting, and strategy review.

Application Process
- 43 applications were received; 39 included optional demographic data.

Diversity Goals
- The committee aims to reflect Ann Arbor's diversity—across race, ethnicity, gender, age, income, and lived experience.
- An anonymized repository of applications and demographic data was created to identify representation gaps.

Outreach Strategy
- The application deadline was extended to October 16 to boost participation.
- Targeted outreach focused on underrepresented groups, including those involved in disability advocacy, racial equity, business ownership, and student communities.

Evaluation and Selection
- Staff will qualitatively assess applications with a focus on equity and inclusion, recommendations will be presented to the subcommittee after the deadline, and final appointments will be made by the full Planning Commission.

Committee Responsibilities
- Engage the community and gather broad input, help define and validate goals. Develop strategies to meet those goals, and review and provide feedback on the planning process and final document.

Planning Commission	
Location: Online	**Date:** October 11th, 2023
Outreach: Posted on City Hall meeting board; Online City Meeting Calendar (Legistar)	**Purpose:** Guiding the Creation of the Comprehensive Plan Steering Committee
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Planning Commissioners and City Staff

Discussion Topics:
A kickoff meeting for the Ann Arbor Comprehensive Plan, outlining its purpose as a guide for the city's future development and priorities, including land use and public spending. The meeting introduces the consultant team, Interface Studio, along with specialized partners, and highlights the key issues the plan must address as defined by City Council: affordability, sustainability, and equity. The document notes that engagement efforts have already begun, revealing significant concerns about housing affordability in Ann Arbor. It also lists the specific points mandated by the City Council resolution for the plan, such as incorporating climate goals, recommending ways to increase housing density, and developing policies to repair past inequities.

City Website Comment Box	
Location: Online	**Date:** Start October 12th, 2023 to April 10th, 2025
Outreach: Added to project website as a method for viewers to leave feedback while visiting/viewing project information.	**Purpose:** Providing different options for public comment
Format: Submitted comments	**Attendance:** 267 comments

Discussion Topics:
Comments from the website show community concern about affordable housing, infrastructure, and public transit, with residents also emphasizing the need for inclusive planning, environmental sustainability, and preserving neighborhood look and feel amid new development. This engagement was transitioned to the city's engagement platform in the draft phase.

Planning Commission Subcommittee	
Location: Online	**Date:** November 6th, 2023
Outreach: City Hall Meeting Board, City online meeting calendar (Legistar)	**Purpose:** Guiding the creation of the Comprehensive Plan Steering Committee.
Format: City meeting	**Attendance:** Planning Commissioners and City Staff

Discussion Topics:
The Planning Commission subcommittee reviewed a proposed list of 12 members for the Comprehensive Plan Steering Committee. The goal was to ensure diverse representation across race, age, housing status, and geography. While the group wase broadly representative, gaps remained. Staff planned to do targeted outreach to fill those gaps before finalizing the list. Two Planning Commissioners planned to join the group to support continuity.

Application Overview

- 113 applications were received after extending the deadline.
- Demographic data was collected but anonymized for review.
- Staff recommended 12 members, with plans to add 2–3 more to improve representation.

Demographic Highlights

- Gender: ~⅓ male, ⅔ female.
- Race/Ethnicity: 33% Black, 8% Hispanic, 0% Asian-American (a noted gap).
- Residency: 9 live in Ann Arbor, 3 do not.
- Age: Broad range, with some under- and over-representation by age group.
- Disability: 25% of members identify as having a disability.
- Language: 4 members speak a language other than English at home.
- Housing: About half are renters, aligning with city demographics.

Online – Emails to City	
Location: Online	**Date:** Starting November 16th, 2023 to May 20, 2025
Outreach: N/A	**Purpose:** Providing different options for public comment.
Format: Emails to city staff	**Attendance:** about 500 emails

Discussion Topics:

Maintain Single-Family Zoning: Residents want to preserve the character of their single-family neighborhoods. They are specifically opposed to height increases and setback reductions. Some are opposed to the nuisance denser units would provide in terms of on street parking, and enjoyment of their property in a quiet setting.

Prioritize Housing Growth: Residents generally support the idea that providing more housing stock will alleviate housing shortages and stabilize housing costs. There is a general sense that with residential density comes many other benefits like local commerce and increased walkability and transit access.

Lack of Engagement: Residents feel there was inadequate communication about the CLUP process and that there should be more in-person engagement, a statistical survey, a postcard mailed to their home, or a vote on the plan, among other suggestions.

Plan Won't Create Affordable Housing: Residents feel that all new development in Ann Arbor is expensive, luxury housing catered to wealthy households and developers. Despite city efforts, the city has always been expensive.

Plan Doesn't Address Infrastructure Needs: Residents are concerned about the capacity of current infrastructure systems to handle increased stormwater, water, sewer gas, electricity, and snow removal needs if there are more households to serve. Some believe to pay for upgrades will increase their already high taxes.

Too Development Friendly: Residents feel the plan is too welcoming to new development due to proposed zoning changes regarding height requirements, setbacks, and open space requirements. This is believed to be a giveaway to the developer community.

Doesn't Protect Natural Features: Residents are concerned that open space and natural features will be compromised to make room for development. Tree canopy is of high concern.

Support Density of People: Residents welcome more neighbors for a variety of reasons, including preventing sprawl, reducing vehicle miles traveled, increasing tax base, allowing people to live near daily needs, and achieving A2Zero goals.

Little Data in Plan: Residents feel that there is insufficient data to support some of the claims or that data exists that directly contradicts claims made, specifically regarding how allowing more housing will make housing more affordable.

Draft Plan Designates Land Use Incorrectly: Residents are opposed to how the plan lays out future land use, specifically regarding where density is added, or when mixed-use/commercial is proposed in current single-family zones. Please note, many of these comments were calling for more density, and felt this plan did not go far enough to address the housing crisis.

DRAFT

Steering Committee	
Location: Online	**Date:** January 17th, 2024
Outreach: None	**Purpose:** Steering Committee Kickoff Meeting
Format: Prepared presentation for the Steering Committee by City Staff and Consultant Team.	**Attendance:** Steering Committee Members, City Planning Staff, and Consultants

Discussion Topics:
The kickoff meeting introduced the plan and its purpose: to guide the city's future development. It also outlined the role of the Steering Committee and emphasized the plan's importance for shaping future land use, policy, and resource allocation.

Key issues facing Ann Arbor
- Population growth
- Housing affordability
- Job market dynamics
- Tax base challenges
- Zoning complexities
- Supporting data presented

Role of the Steering Committee
- Oversee the process
- Provide feedback
- Guide public engagement
- Promote the plan
- Schedule for future meetings defined
- Assist with public engagement and outreach efforts
- Ensure broad community involvement in the plan's development

DRAFT

Online – Survey	
Location: Online	**Date:** January 2024– June 2024
Outreach: Press release, social media posts, website banner, community org emails; Gov Delivery email notices (6,638 emails); Press Release (coverage on WEMU radio and MLive)	**Purpose:** To gather a broad base of responses about life in Ann Arbor, from those who live, work, and study in the city
Format: online survey questions	**Attendance:** 3,168 responses

Discussion Topics:
The survey was initiated to get a general sense of the thoughts, values, and concerns of people who live, work, and study in Ann Arbor. It was not intended to be a statistical survey, but rather a general starting point and one of many sources of public input. Questions focused on neighborhood changes and amenities, housing challenges and preferences, commute and transportation patterns, and defining values.

Planning Commission Subcommittee	
Location: Online	**Date:** January 30th, 2024
Outreach: City online meeting calendar (Legistar)	**Purpose:** Presenting plan updates and initial findings
Format: City Meeting	**Attendance:** Planning Commission Subcommittee, City Planning Staff, and Consultants

City Council Directives
- Increase housing density in single-family zones.
- Modernize zoning codes.
- Use values to guide land use and address past harms from land use policies.

Key Data & Trends
- Population growth has slowed; student population rising.
- Strong demand for housing, but limited space for new development.
- Most buildings built between 1940s–1970s.
- Recent construction split evenly between residential and commercial.

Demographics
- Growth in 18–34 and 65+ age groups; decline in families.
- Increase in Asian population; Black population more dispersed.
- Historic Black neighborhoods now have lower Black population percentages.

Jobs & Economy
- 94,000 jobs in Ann Arbor; 37% tied to the University of Michigan.
- 76,000+ people work in Ann Arbor and live elsewhere.
- Over half of non-resident workers who responded to the survey want to live in the city.

Taxes & Land Use
- City relies heavily on property taxes (52% of revenue) and 42% of land is non-taxable
- Multifamily housing taxed as commercial, affecting affordability.
- Only 13% of land has potential for major development.

Development & Zoning Challenges
- Infrastructure limits where density can increase.
- Older zoning rules restrict new housing types.
- Need to explore density in R1/R2 zones and rethink lot sizes/setbacks.

Invited Presentations – Housing and Human Services Advisory Board (HHSAB)	
Location: Online (Zoom Meeting)	**Date:** February 8th, 2024
Outreach: Conducted by OCED	**Purpose:** Invitation from HHSAB to present an overview of upcoming process
Format: Presentation, Q & A	**Attendance:** Unknown

Discussion Topics:
The presentation covers City Council's directive, the purpose of a comprehensive land use plan, the process and project timeline, key data points from preliminary analysis, and the engagement process.

Interviews and Focus Groups	
Location: Downtown Public Library	**Date:** March 12th, 2024
Outreach: City invite	**Purpose:** To bring together key stakeholders for direct conversation with the team, helping everyone better understand the issues facing Ann Arbor
Format: Guided Conversations during March workshops	**Attendance:** 27 Stakeholders, City Staff, and Consultant Team

Discussion Topics:
Participants in the focus group discussed key challenges facing Ann Arbor, including the growing need for affordable and supportive housing, the pressures on downtown businesses, and the importance of improving transportation and parking. They emphasized the need for flexible zoning, creative development strategies, and better coordination across city departments.

Housing Challenges
- Housing affordability has worsened since the pandemic.
- Homelessness, evictions, and rent increases are rising.
- Families and voucher holders struggle to find housing.
- More supportive housing, flexible zoning, and creative financing are needed.

Commercial & Downtown Concerns
- Downtown businesses face high costs and limited retail diversity.
- New developments create competition for existing businesses.
- There's support for more density and mixed-use spaces, but concerns remain about affordability and design.

Transportation & Parking
- Parking and transit issues affect access and livability.
- Residents and businesses want better transit options and smarter parking management.
- Street closures should be more intentional and better planned.

Community Engagement
- Broader, more inclusive public input is essential.
- Community voices are needed to shape Ann Arbor's future effectively.

Large Public Event – March Downtown Workshops	
Location: Downtown Public Library, Online	**Date:** March 12-14th, 2024
Outreach: Yard signs; community, partner, city council, and city newsletters; news release with coverage in MLive, WEMU, and ClickonDetroit; ads in AAATA buses, The Observer, and Bike Film Fest; 90+ email invitations to community orgs, city commissions, and U-M depts and orgs; social media posts; social media ads reaching over 25k accounts, NextDoor posts	**Purpose:** Create opportunities for the community to help shape the plan by sharing comments and feedback with the team
Format: 3-Day Public Open House, Online Engagement and Targeted Survey with Housing Commission	**Attendance:** 300+ attendees

Housing Affordability and Supply

- A significant concern is the lack of affordable places for families, as well as people in jobs like teachers or waiters. This is seen as contributing to a decrease in the school-age population and budget issues for schools.
- There is a strong call for building more housing overall to help lower costs.
- People want more diverse types of housing, not just single-family homes or high-end apartments.
- Suggestions for more housing types include allowing duplexes, triplexes, Accessory Dwelling Units (ADUs), co-ops, and "missing middle" housing in more areas, including neighborhoods currently zoned only for single-family homes.
- Some suggest limiting or regulating short-term rentals (like Airbnb) to make more properties available for long-term residents.
- Ideas to make housing costs more manageable include potentially changing taxes, using a community land trust to remove land cost from the equation, simplifying the building permit process, and potentially building housing above parking lots.

Mobility and Transportation

- There is a strong desire for people to be able to walk, bike, and use public transit more and rely less on cars.
- The bus system is criticized for not being timely or connecting effectively, forcing people to walk long distances.
- Parking is a mixed issue: some think there's plenty, others want to stop building new public parking, and some want free weekend parking.
- There is also a request for more accessible parking spaces for people with disabilities.
- Equity in mobility for elders is also mentioned.

Downtown and Retail

- There is a desire for a more active and lively street experience, especially with ground-floor businesses in shopping areas.

- Suggestions include making it easier to start small businesses and potentially requiring developers to include and support retail in new buildings.
- Some comments suggest expanding the idea of "downtown" or creating smaller commercial centers in neighborhoods to make them more walkable and less reliant on the main downtown area.

Zoning and Development

- Many commenters advocate for changing or relaxing zoning rules to allow for more density and mixed-use buildings (combining homes and businesses) in more parts of the city, including residential areas.
- Specific zoning changes mentioned include reducing minimum lot sizes, changing building setbacks (distance from the street), and allowing more types of homes everywhere.
- There's a desire for development that includes a mix of building sizes (small, medium, and high-rise), while some wish to keep a "human scale" or prevent tall buildings from being too close to sidewalks.
- The process of getting building approval is seen by some as slow and adding costs.

Equity and Inclusion

- Equity is mentioned as important for things like mobility for older people, access to services and opportunities for people of all income levels, and making sure housing is affordable for everyone regardless of background.

Sustainability and Green Space

- Protecting and adding green space, trees, and natural areas is very important to many people.
- There's a desire for more parks, public squares, and community gathering places.
- Adding green infrastructure like rain gardens and landscaping to buildings and public spaces is encouraged.
- Connecting urban growth with the health of the environment is a key concern.
- Specific ideas for sustainability include using rooftop gardens, geothermal energy, solar panels, city-wide composting, banning plastics, using sustainable building materials, and designing buildings to protect birds.
- Reducing reliance on cars is seen as good for the environment.

Steering Committee	
Location: Online	**Date:** March 20th, 2024
Outreach: None	**Purpose:** Updates on engagement (survey and public events), Housing and Retail
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Steering Committee, City Planning Staff and Consultants

Discussion Topics:
The meeting included updates on public engagement efforts such as surveys and events, and discussions on the state of housing and retail in the city, with particular attention to downtown. Key takeaways from engagement activities highlighted public desires for diverse housing options, a downtown accessible to everyone, and an increased variety of businesses. Background materials also examined demographic shifts, housing affordability challenges, and strategies for creating more affordable housing and supporting the retail ecosystem.

Downtown Public Workshop
- 3 days with over 300 attendees.
- 27 stakeholders in small group meetings.
- Values defined: diverse housing, local business investment, accessibility, public spaces, better transit, density, and open space preservation.
- Downtown vision: a mix of jobs, housing, recreation, entertainment, goods, and services.
- Desire for more residential development and new businesses.
- 75% of responses favor building up in Downtown adjacent areas.
- Major takeaways: focus on housing, inclusivity, business mix, and physical growth.

Online Engagement (as of 3/19/24)
- 2,735 responses to date.
- 83% live in Ann Arbor, 67% work there, 6% are college students.
- 65% own their home, 61% don't have children at home.
- 25% interested in ADUs.
- 40% say too little housing is being built, 35% say development is in the wrong places.
- 60% want a mix of uses in their neighborhood.
- 55% of non-residents would live in Ann Arbor if they found suitable housing.
- Underrepresented groups: dorm residents, less educated, recent movers, renters, Asians, young adults, low-income, African Americans.

Housing
- Shift from single-family homes to large apartments.
- Pipeline: 7,670 units (65% not under construction).
- 496 affordable units.

- Missing options for families; families are a smaller share of households (43%) compared to the metro region (56%).
- Areas with older adults may see substantial change.
- Ann Arbor is unaffordable; most cost-burdened households are young adults.
- Density is increasing through various measures.
- ADU legislation updated in 2021; 46 ADUs created since 2016.
- Potential for 1,500 new ADUs.
- Housing around the university exceeds zoning limits.
- Comprehensive housing policy needed.

Retail
- Ann Arbor's retail serves a broad region, but local residential demand doesn't support the current volume, leading to a surplus space.
- Many neighbors, especially low-income ones—lack walkable retail, limiting access to daily goods and services.
- Families, students, and office workers have distinct needs (e.g., food & beverage, quick services), which shape retail demand.
- Businesses are clustered in corridors and centers, with limited presence in residential areas.
- TC1 districts offer short-term reuse potential, but few vacancies meet modern needs. Small spaces limit independent business opportunities.
- Mixed-use redevelopment can displace existing businesses. Tools are needed to preserve affordable space and support transitions.
- Strategies should support retail in underserved communities and encourage incremental, inclusive redevelopment.

Large Public Events – April Open House	
Location(s): Traverwood, Westgate, and Malletts Creek Libraries	**Date:** April 23th 24th and 26th, 2024
Outreach: Flyers, social media posts, website banner, press release, Ann Arbor Observer ad, GovDelivery email notices (3,106 emails) and A2 News Notes, email sign-up list	**Purpose:** Neighborhood focused outreach for the community to comment and help shape the plan by sharing comments and feedback with the team
Format: Public Open House and Online Engagement	**Attendance:** 300+ Attendances, City Staff, and Consultants

Discussion Topics:
Open houses were held at three different branch libraries to reach various neighborhoods. Responses from attendees highlighted both the benefits and concerns regarding increased housing density. Proponents saw density as a way to address housing affordability, promote social diversity, encourage sustainability, and boost the local economy. However, worries came up about the potential loss of green spaces, negative impacts on neighborhood quality of life due to issues like noise and parking, and the risk of gentrification. Respondents also offered suggestions for improving the city beyond housing density, including the need for better transportation, more green spaces and parks, support for local businesses, enhanced safety and cleanliness, and greater community engagement in planning processes. The feedback reveals mixed opinions and a recognition that the success of increased density depends heavily on careful implementation and balanced planning.

Steering Committee	
Location: Online	**Date:** May 15th, 2024
Outreach: None	**Purpose:** Reviewing “What If" land use scenarios
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Steering Committee, City Planning Staff and Consultants

Discussion Topics:
The Steering Committee covered topics such as insights gathered from public engagement and various "what if" land use scenarios. Key feedback from public workshops and meetings highlighted a strong desire for more diverse and affordable housing, increased density, improved transit and bike infrastructure, and a more vibrant downtown area.

Citywide Development
- More types of housing and increased total housing (higher density)
- Improved bike lanes and pedestrian walkability
- Livelier riverfront and expanded downtown footprint
- Incentives for affordable and intensive development (missing middle housing)
- Preservation of historic districts and green spaces
- Better public transit and accessibility
- More small businesses and neighborhood retail options
- Livability and equity for all

Downtown Takeaways
- Housing was the top topic
- Downtown should be for everyone
- Increase the mix of businesses downtown
- Physical growth of downtown, especially to the south

Land Use Scenarios - Interrelated elements: Sustainability, Equity, Affordability
- Sustainability: efficient resource use, reduced land consumption, green infrastructure
- Equity: access to amenities, neighborhood livability, preventing displacement
- Affordability: more housing, affordable housing funds, financial stability, reduced transportation costs

New Housing Supply
- Expands overall supply and types of housing
- Frees up existing housing

“What If" Questions

- Housing for commuters (~35k to 40k households)
- Housing in single-family zoned areas (up to 4 units)
- Residential development in TC-1 and commercial areas
- Another downtown-scaled hub (e.g., Briarwood)

Potential Gains

- Stabilized rents
- More housing types
- Affordable housing fund
- Reduced commuter traffic
- Boosted transit and local business
- Increased tax revenue

Potential Losses

- Changes in neighborhood patterns
- More local traffic short-term

DRAFT

Planning Commission Subcommittee	
Location: Online	**Date:** May 28th, 2024
Outreach: GovDelivery emails notices (2,787 emails); Online City Meeting Calendar (Legistar); City Hall Meeting posting	**Purpose:** Discussion surrounding increasing housing supply and density, particularly concerning building height in residential areas
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Planning Commission Committee, City Planning Staff, and Consultants

Discussion Topics:
The Subcommittee meeting focused on public feedback on housing affordability and sustainability, the potential for increased density in various areas, including currently single-family zoned neighborhoods, and the challenges posed by the existing Unified Development Code (UDC) which often hinders the types of development desired by the city. Speakers highlighted the need for easier processes for infill development and addressing conflicting regulations to achieve the goals of the comprehensive plan. The meeting also touched upon the importance of considering infrastructure needs and public spaces in future development.

DRAFT

Invited Presentations – Orchard Hills Maplewood Neighborhood Association	
Location: Zoom Meeting	**Date:** June 5th, 2024
Outreach: City staff invited to attend by Neighborhood Association	**Purpose:** Annual meeting of the Orchard Hills Maplewood Homeowners Association
Format: Presentation and Q & A	**Attendance:** 30 residents

Discussion Topics:
The presentation outlined what a Comprehensive Plan is, City Council directives, background data, shared engagement summaries to date, including that 75% of respondents were supportive of 2-4 units per parcel in single family areas

Contact neighborhood association for the recording.

DRAFT

Tabling – Summer Festival	
Location: Summer Festival	**Date:** June 16th, 2024
Outreach: Intercepting attendees at the festival	**Purpose:** Create opportunity to reach the community where they are; to help shape the plan by sharing comments, feedback, and questions
Format: Conversations were held with community members at a booth in both the Community and Children's spaces. In the children's space, mad lib and Legos were provided.	**Attendance:** around 50 reached

Discussion Topics:
The team set up a table in the kid's activity tent and another informational table at the popular Summer Festival. Children were invited to build a Lego model of their imagined future city, and to fill out a mad lib card discussing what they hope to see in the future. Parents and other adult attendees were invited to fill out an activity sheet or navigate to on the website – the paper responses were later entered into the online platforms.

Suggestions from the children's mad libs focus on enhancing the city's walkability and bikability through more sidewalks and bike paths, alongside a desire for more green spaces and trees. Children also wished for more cats and dogs, and improvements like affordable housing and expanded public transit options like trains. Finally, some envisioned practical local amenities, like coffee shops and small markets, and a future Ann Arbor that is a sustainable and inclusive world-class city.

DRAFT

Online Activities – Summer Game	
Location: Online	**Date:** June – August 2024
Outreach: Summer game website post	**Purpose:** Spreading community awareness of comprehensive plan process and engagement opportunities
Format: Online activity	**Attendance:** 2,329 awarded badge

Discussion Topics:
The team partnered with the Ann Arbor District Library to add an Ann Arbor Comprehensive Plan badge to the 2024 Summer Game, a popular activity that draws both youth and adults to engage in scavenger-hunt-type challenges. To earn the badge, players had to navigate to pages of the Comprehensive Plan website that explained the plan process and offered opportunities for input. Thousands of players completed the activities such as “balancing our priorities” and “how should we grow” and earned the badge.

Ann Arbor Comprehensive Plan | Ann Arbor District Library

DRAFT

Invited Presentation – Environmental Commission	
Location: Online	**Date:** June 27th, 2024
Outreach: Online City Meeting Calendar (Legistar)	**Purpose:** To connect with the commission and discuss its thoughts as they relates to the plan
Format: City meeting	**Attendance:** Environmental Commissioners and staff

Discussion Topics:
Key topics included a comprehensive plan review, including affordability, sustainability, and equity in future development. Attendees focused on the natural features element of the plan, with commissioners posing questions and offering feedback on protecting green spaces and managing issues like invasive species.

DRAFT

Steering Committee	
Location: Online	**Date:** July 17, 2024
Outreach: Online City Meeting Calendar (Legistar)	**Purpose:** Discuss data and a vision
Format: Presentation	**Attendance:** Steering Committee, City Planning Staff, and Consultants

Discussion Topics:
The Committee discussed the working draft vision statement, potentially reflecting Ann Arbor's aspirations for 2050: "A2 is for All".

Vision

- A city that welcomes all new residents and fosters robust civic engagement.
- Health and wellness embodied in city policy and planning.
- Creating new housing options with a variety of types at different price points.
- Balanced development that embraces growth while integrating critical natural features.
- Improving the quality of existing open spaces to foster a biodiverse environment.
- Walkable neighborhoods with access to basic needs and amenities.
- Safe streets for all modes of transit.
- Reducing carbon emissions through efficient use of land, buildings, and infrastructure.
- Growing the non-residential commercial tax base.
- Providing diverse job opportunities at a range of skills and educational requirements inside the city.
- Protecting targeted lower-cost older commercial areas.
- Supporting neighborhood commercial development that encourages local ownership and the provision of amenities.

Growth Scenarios

- The Committee also discussed land use and growth scenarios, including how many new residents to plan for. Two approaches for creating enough housing to align with goals were presented:
  - Approach #1: Create enough housing to stabilize prices, supporting affordability goals. This would require approximately 600-900 housing units per year, representing a 1% growth rate.
  - Approach #2: Create enough housing so that half of all commuters could live in the city by 2050 if they choose. This supports affordability and vehicle miles traveled (VMT) reduction goals. This would require approximately 1,400-2,000 housing units per year, representing a 1.875% growth rate.

Potential future land use districts considered as part of the future land use map:

- **Neighborhood Residential**
  Emphasizes housing at a neighborhood scale. It features a 35-foot height limit and allows for 1-4 housing units on typical parcels, potentially more on larger ones, with limited neighborhood commercial uses. This district could apply to many areas currently zoned R1, R2, and R3 to facilitate neighborhood infill.

- **Mixed-Use Transition**
  Intended to provide medium-intensity housing and mixed uses, stepping down in scale towards adjacent neighborhoods. It has a 35-foot height limit when adjacent to neighborhoods, with allowed height increasing further away, potentially up to 120 feet max. It is focused on bigger corridors and allows for both neighborhood-scale and mixed-use style buildings. Examples of applicable areas include portions of Packard, Stadium, Plymouth, S. State, and Eisenhower.

- **Mixed-Use Hub**
  Allows for the tallest buildings and is designed around strong transit hubs. It starts with a taller building height limit, such as 55 feet, increasing significantly further from neighborhoods, potentially exceeding 300 feet tall. This district is intended for mixed uses (residential, commercial, office/lab) and encourages the redevelopment of suburban commercial areas. Examples of applicable areas include Downtown, State & Eisenhower, Stadium, and Washtenaw.

Planning Commission Subcommittee	
Location: Online	**Date:** July 23th, 2024
Outreach: City Hall Meeting Board; Online City Meeting Calendar (Legistar); GovDelivery email notices (2,808 emails)	**Purpose:** City Meeting
Format: Presentation	**Attendance:** Commission, City Planning Staff, and Consultants

Discussion Topics:
The Subcommittee meeting focused on the process of updating the plan. Discussion centered on emerging themes and values like affordability, sustainability, and equity, and how these should be translated into a new vision and goals for the city. The meeting also explored preliminary concepts for future land use districts, aiming to simplify zoning categories and outline scenarios for accommodating future housing needs. Consultants presented initial ideas for residential, mixed-use transition, and mixed-use hub districts, prompting feedback and discussion among the commissioners.

DRAFT

City Council	
Location: Council Chambers and Online	**Date:** August 12th, 2024
Outreach: Legistar; Council GovDelivery email notices, Council website	**Purpose:** City Meeting
Format: Presentation	**Attendance:** Planning Commission, City Planning Staff, and Consultants

Discussion Topics:
Key updates presented include an introduction to the new Human Resources Director, highlighting her focus on employee engagement and strategic planning. Additionally, there is a detailed look at the upcoming visit from a delegation from Tübingen, Germany, Ann Arbor's sister city, with a packed itinerary centered on climate action and sustainability efforts. Finally, a significant portion of the information concerns the Comprehensive Plan update process, outlining community engagement, emerging themes related to affordability and growth, and planned future steps, alongside a review of recent changes to the development review process and zoning regulations.

DRAFT

Meeting in a Box	
Location: Online, Summer Festival, Pop-ups	**Date:** August 15 – December 24, 2024
Outreach: Website banner, info at pop-ups, GovDelivery email notices (2,865 emails)	**Purpose:** Create opportunities for the community to help shape the plan by sharing comments, feedback, and questions
Format: Downloadable worksheet packet	**Attendance:** 34 responses

Discussion Topics:
Community members who filled out the Meeting in a Box worksheet packet emphasized the need for more affordable housing options across income levels, better transportation and accessibility, and the protection of green spaces and natural features. There were also concerns about how growth might affect a neighborhood's look and feel and quality of life. Many participants highlighted the importance of civic engagement, transparency in planning, and equitable access to essential services. Discussions also raised questions about how increased housing density could impact infrastructure and community stability.

Targeted Focus Groups - Delonis	
Location: Delonis Center	**Date:** September 17, 2024
Outreach: Delonis Center staff recruited 20 guests to participate in one of two hour-long discussions, each receiving a $20 gift card.	**Purpose:** To create the time and space to capture underrepresented voices in the Ann Arbor Community
Format: Guided Conversation	**Attendance:** 20 guests

Discussion Topics:
The two focus groups, each with ten members, were designed to be a loosely structured conversation on what the plan values mean to participants and what they see as important for the city's future.

Affordability
- Sense that Ann Arbor will never become affordable.
  - Primarily catering to students whose parents fund housing.
  - Students seen as competing for housing, resources.
- Need to build, renovate, use empty buildings.
- Need to build affordable housing, additional shelter.
- Sense of disillusionment over hotel next to shelter.
- The city is already good, it just needs to be affordable.
- Should be possible to live here if you work here.
- Needing to move out to Wayne County if transportation available.

Bus system
- Bus access is important for jobs.
- Mon-Fri schedule is good, but Sat-Sun is not.
  - Bus takes too long.
  - Still need to get to good distribution on holidays, but no bus service.
- Desire for bus/carpool lanes to speed up service.
- Difficulty accessing stops when it snows.

Shelter
- Need for additional shelter capacity, year-round.
- Desire for shelter services to be open to everyone.
- Innovative solutions - mobile washing unit, pallet houses.
- Wanting the Housing Commission to be more transparent, better advocates.
- Opportunities for UM students to work or volunteer helping at shelter.
- Need for more case managers - only residents get case management.
- Need for women and children's shelters, keeping families together.

Sustainability

- Need for a bathroom option that doesn't require a phone.
- Redefine sustainability.
  - Green jobs employment program.
  - Using city-owned properties for housing.
- Need for phone charging outlets that work.
- More programs (detox related).

Gripes with the City

- Caters to tourists and students.
- The idea of building a fancy hotel next to the Delonis center was really offensive.

Ann Arbor Positives

- Trails, forests, rivers, lakes, parks.
- Openness, opportunity to express yourself.
- Block parties, food trucks.
- Good balance of nature and city.
- Generally positive police behavior, better than other nearby cities.

DRAFT

Steering Committee	
Location: Online	Date: September 18th, 2024
Outreach: GovDelivery email notices (2,876 emails)	**Purpose:** To learn about and discuss the proposed goals and objectives for each major area of the plan
Format: Worksheet prepared by City Staff and Consultants	**Attendance:** Steering Committee, City Planning Staff, and Consultants

Discussion Topics:
This Committee discussed the draft goals and strategies across three key areas: Land Use & Housing, Economy & Vitality, and Sustainability & Infrastructure. The goals for Land Use & Housing focused on creating diverse, affordable housing options in walkable neighborhoods while protecting natural features. Within Economy & Vitality, the aim was to grow the commercial tax base, create diverse job opportunities, enhance downtown, and establish mixed-use centers. Finally, the Sustainability & Infrastructure goals addressed improving transportation, parks, reducing carbon emissions, expanding services, and increasing social resilience.

DRAFT

Tabling – Green Fair 2024	
Location: Green Fair	**Date:** September 20th, 2024
Outreach: Ann Arbor Observer advertisements, city social media, Office of Sustainability and Innovation (OSI) newsletter, OSI collaborators email, press release	**Purpose:** To spread awareness of the plan and understand hopes and concerns regarding added density
Format: Tabling	**Attendance:** 18 chalkboard participants

Discussion Topics:
The team set up a table at the Green Fair to distribute information about the plan and used a large chalkboard to gather responses on the opportunities and challenges of adding 40,000 new housing units to the city. Responses on opportunities included better transportation infrastructure, more sustainability, and housing access. Challenges included traffic and parking and climate change.

DRAFT

Planning Commission Subcommittee	
Location: Online	**Date:** September 24th, 2024
Outreach: City Hall Meeting Board; Online City Meeting Calendar (Legistar); GovDelivery emails notices (2,823 emails)	**Purpose:** City Meeting
Format: Presentation	**Attendance:** Planning Commission, City Planning Staff, and Consultants

Discussion Topics:
Public commenters address concerns about walkability, energy efficiency in buildings, and the impact of increased density on existing neighborhoods. The Interface Studio presentation discusses a proposed simplified land use framework, analyzes areas with potential for complete neighborhoods, and raises questions for the committee regarding density along busy roads, strategic investments in underserved areas, and the future of well-established neighborhoods. The discussion highlights the complexities of balancing growth, sustainability, equity, and preserving neighborhood character.

DRAFT

Tabling – Farmers Market	
Location: Kerrytown Farmers Market	**Date:** October 9th, 2024
Outreach: Direct communication with market staff	**Purpose:** To reach more community members, including those with an interest in sustainability
Format: Tabling	**Attendance:** around 10 people

Discussion Topics:
The Comp Plan team set up a table at the Wednesday Ann Arbor Farmers Market in Kerrytown to reach residents interested in sustainability and local issues, hear their concerns and ideas for the future, and direct them to online resources and activities. Conversations focused on the plan process, the need for a sustainable future of the city, and housing.

DRAFT

Tabling – Groundcover	
Location: Groundcover Office	**Date:** October 11th, 2024
Outreach: Direct communication with organization	**Purpose:** To create the time and space to capture underrepresented voices in the Ann Arbor Community
Format: Tabling	**Attendance:** around 5 people

Discussion Topics:
The Comp Plan team set up a table at the Groundcover office during Friday vendor drop-in hours to reach housing-insecure community members, inform them about the plan process, and hear their opinions on the future of the city. Conversations with Groundcover vendors focused on the lack of affordable housing in the city and creative housing solutions such as Accessory Dwelling Units (ADUs). The team also directed vendors to the engagement activities on the website and offered paper copies of the Meeting in a Box.

DRAFT

Focus Groups – Affordability	
Location: Online	**Date:** October 14th, 2024
Outreach: Invitations by City Staff	**Purpose:** Creating an opportunity to directly provide input for draft plans as it relates to affordability
Format: Guided Conversation	**Attendance:** Consultants, City Planning Staff, Housing Commission Chair, Washtenaw Housing Alliance, Intercooperative Council, Renters Commission, HHSAB, Realtor, Core Spaces

Discussion Topics:
The focus group discussed the affordability component of the Ann Arbor Comprehensive Plan revealed a range of perspectives from stakeholders including developers, housing advocates, real estate agents, and residents. The discussion centered on the need for diverse housing options beyond single-family homes and traditional apartments, such as co-ops and missing middle housing. Participants also addressed challenges related to housing attainability for moderate-income individuals and incoming faculty, the impact of rising property taxes, and potential solutions like utilizing city-owned land and advocating for tenant opportunity to purchase. Concerns were raised about the appropriateness of Accessory Dwelling Units (ADUs) and the use of specific neighborhood designations.

Focus Groups – Sustainability	
Location: Online	**Date:** October 15th, 2024
Outreach: Invitations by City Staff	**Purpose:** Creating an opportunity to directly provide input for draft plan as it relates to sustainability
Format: Guided Conversation	**Attendance:** Consultants, City Planning Staff, Environmental Commission, TheRide, Neutral Zone, Washtenaw 2030 District, Energy Commission, Office of Campus Sustainability (U-M), TeaHaus

Discussion Topics:
Participants, including city planning staff, community members, and representatives from various organizations, discussed key issues like housing, transportation, infrastructure, and environmental goals. The conversation highlighted the challenges of balancing different priorities, such as increasing density while addressing parking concerns, and emphasized the need for specific, actionable strategies to achieve stated objectives like carbon neutrality and community resilience. The focus group also touched on the importance of regional coordination and the role of institutions like the University of Michigan.

Large Public Events – Downtown Workshop	
Location: Downtown library, online	**Date:** October 23th, 2024
Outreach: Press release, social media, Ann Arbor Observer posting, email list – GovDelivery email notices (2,901 emails)	**Purpose:** To present the public with work to date and receive feedback on plan goals and draft land use map
Format: Open house with presentation, online activities	**Attendance:** 200+ people

Housing Density and Affordability

- There is a recognized need for increased housing density, especially in mixed-use developments, to address housing shortages and affordability. This includes allowing taller buildings and more diverse housing options, particularly affordable housing for low- and middle-income residents
- Key proposed changes that participants rated included adding density near north campus" and the concept of "Low rise residential districts," as well as "Expanding downtown," all of which relate to increasing housing density and options

Transportation and Infrastructure

- A specific proposed change that participants rated was to "Develop transit corridors," highlighting a direct action related to improving transportation infrastructure
- Participants called for better public transit, bike lanes, and pedestrian pathways to reduce car dependency and improve neighborhood connectivity.

Community and Public Spaces

- Emphasis was placed on the importance of parks, green spaces, and community hubs. There is a desire for more accessible, well-maintained public spaces integrated into urban planning.

Environmental Sustainability

- There is a clear need for sustainable development practices, including energy-efficient buildings and preservation of mature trees. Participants also supported policies promoting fossil fuel-free construction and green infrastructure.

Zoning and Land Use

- Participants were asked to rate their reactions to several key proposed land use changes, including "Develop transit corridors," "Add density near north campus," "Redevelop shopping center," "Low rise residential districts," "Expanding downtown," and "Preserve industrial space"
- Concerns were raised about current zoning laws. Participants expressed a desire for reforms that allow more flexible land use, support mixed-use development, and reduce restrictions on building heights

- It's notable that while attendees generally supported the recommendations, some specifically had "questions and concerns regarding proposed land use changes

Community Engagement and Transparency

- There is strong interest in better communication and more inclusive engagement in planning decisions, especially from residents in single-family neighborhoods
- Feedback that online engagement activities mirrored the in-person workshop using Miro board activities, with results from these online efforts planned to be incorporated alongside the in-person feedback, demonstrating a broader approach to outreach

Focus Groups – Natural Features	
Location: Online	**Date:** October 24th, 2024
Outreach: Invitations by City Staff	**Purpose:** Creating an opportunity to directly provide input for draft plans as it relates to natural features
Format: Guided Conversation	**Attendance:** Consultants, City Planning Staff, Environmental Commission, GSI Studio, Matthei Botanical Gardens, Insite Studio, Huron River Watershed Council, County Water Resources Commissioner

Discussion Topics:
The natural resources focus group discussed balancing development with environmental protection, particularly regarding tree preservation and natural area quality. Participants debated the city's current regulations, noting a focus on quantity over quality in natural spaces and trees. The conversation highlighted the challenges of prioritizing areas for protection versus development, considering both ecological value and public use, and the limitations of the city's authority over land owned by other institutions like the University of Michigan and the public school district. The discussion also touched on regional considerations, alternative development approaches, and the need for updated natural area assessments.

Focus Groups – Equity	
Location: Online	**Date:** October 24th, 2024
Outreach: Invitations by City Staff	**Purpose:** Creating an opportunity to directly provide input for the draft plan as it relates to equity
Format: Guided Conversation	**Attendance:** Consultants, City Planning Staff, Office of Organizational Equity, Steering Committee member from Dunbar Tower Affordable Housing, National Association of Negro Business and Professional Women's Club, Inc., Student Leadership Mentor

Discussion Topics:
Participants discussed challenges like the difficulty of undoing past harm, the lack of ownership opportunities for Black residents, and the need for support for local businesses. Key topics explored include increasing housing supply and affordability, protecting existing residents, promoting independent living through universal design, and encouraging walkable neighborhoods. Concerns were raised about gentrification, accessible engagement, and the intentional allocation of resources to benefit marginalized communities, particularly BIPOC and low-income residents. The conversation highlighted the importance of inclusive language and intentional action to achieve equitable outcomes in housing, economic development, and community well-being.

Tabling – Elks Event	
Location: Elks Lodge	**Date:** October 27th, 2024
Outreach: Direct emails with organization staff	**Purpose:** To create the time and space to capture underrepresented voices in the Ann Arbor Community
Format: Tabling	**Attendance:** around 10 people

Discussion Topics:
The Comp Plan team set up a table at the 2024 Elks Community Fun Day to reach a historic Black community space and hear needs and priorities from Black community members. Attendees learned about the plan process, discussed their thoughts on the city moving forward, and participated in the dot voting activity ranking development priorities. Discussions focused on the loss of affordability and Black residents in Ann Arbor, as well as the need for greater physical accessibility for aging and disabled residents.

DRAFT

Tabling – Library	
Location: Westgate and Malletts Creek library	**Date:** November 6 and 8th, 2024
Outreach: Direct emails with library staff	**Purpose:** To reach young families and speakers of other languages
Format: Tabling	**Attendance:** around 10 people

Discussion Topics:
The Comp Plan team set up a table at the Westgate Library after a baby playtime to reach young families, and at the Malletts Creek Library after an ESL class to reach speakers of other languages. The team distributed information about online activities and solicited feedback through the dot voting activity ranking development priorities. Conversations focused on the plan process and strategies for improving affordability.

DRAFT

Tabling – Campus	
Location: State & North University	**Date:** November 13th, 2024
Outreach: Intercepting passersby	**Purpose:** To spread awareness of the plan and learn about priorities and concerns in the campus community
Format: tabling and activity	**Attendance:** around 20 students

Discussion Topics:
The Comp Plan team set up a table and interactive activities in the city right-of-way at the corner of State St and North University to reach U-M students and other community members. Passersby were invited to engage in a ping-pong game with balls labeled with important goals to discuss, or to write on a chalkboard what they prioritized for the future of the city. They were also invited to add to the dot voting activity ranking development priorities and were directed to activities on the website. Discussions focused on the lack of affordable housing for students and the need for better pedestrian infrastructure.

DRAFT

Invited Presentation – Parks Advisory Commission	
Location: Online	**Date:** November 19th, 2024
Outreach: PAC conducted outreach	**Purpose:** To connect with the commission and discuss environmental issues as it relates to the plan
Format: Prepared presentation by City Staff and Consultants	**Attendance:** PAC, Planning Staff, and Park Staff

Discussion Topics:
This commission presentation included an update on the city's Comprehensive Plan and its aim to guide future land use and development with a focus on affordability, sustainability, equity, and dynamism. Discussion focused on the potential impacts of increased population density on the city's parks and natural areas.

DRAFT

Steering Committee	
Location: Online	**Date:** November 20th, 2024
Outreach: Gov Delivery email notices (2,915 emails)	**Purpose:** Reviewing engagement and draft goals
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Steering Committee, City Planning Staff, and Consultants

Discussion Topics:

The Steering Committee meeting focused on three main areas: an engagement update, a review of draft goals and strategies, and a discussion on future land use. A draft Future Land Use Map was presented, leading to discussions of topics such as employment areas, mixed-use zones, and public land.

The Committee also reviewed draft goals and strategies spanning key categories—Housing & Neighborhoods, Economy & Opportunity, and Infrastructure & Services—with the aim of addressing housing supply and affordability, economic diversification, environmental resilience, sustainable transportation, and efficient resource use.

This was the Steering Committee's final formal meeting. In 2025, the plan entered the drafting phase, and it was taken to the Planning Commission, the adopters of the plan, for review and editing.

Planning Commission Subcommittee Meeting	
Location: Online	**Date:** November 26th, 2024
Outreach: City Hall Meeting board; online City meeting calendar (Legistar)	**Purpose:** Conversations around land use regulations
Format: City Meeting	**Attendance:** Planning Commission, City Planning Staff, and Consultants

Discussion Topics:

This Subcommittee meeting focused on feedback regarding proposed changes to Ann Arbor's land use regulations. The discussion centered around future land use classifications and their application on the future land use map, contrasting approaches like gentle density versus maximizing housing opportunities in residential areas. A significant portion of the conversation addressed the proposed mixed-use hub categories (core, innovation, retail) and an employment non-residential district, with participants debating the necessity and implications of restricting housing in certain areas for the sake of economic diversification and tax base stability. Concerns were also raised about the impact of these proposals on areas like North Main and the potential for unintended consequences when trying to be overly prescriptive with zoning.

Focus Group – Neutral Zone	
Location: Neutral Zone	**Date:** December 3rd, 2024
Outreach: Direct emails with organization staff	**Purpose:** To include the voices of youth in envisioning the future of the city
Format: Presentation and discussion	**Attendance:** 10 teenagers

Discussion Topics:
City staff and consultants presented the plan process and outcomes to date, then asked the young people to present about their hopes and concerns for the future of Ann Arbor. The participants spoke about their interest in environmental sustainability and living in a vibrant, active city. They focused on their experiences getting to daily destinations without driving, noting the need for better bus service and greater safety for pedestrians and bicyclists on the streets.

DRAFT

Presentation – Taubman College of Architecture and Urban Planning	
Location: 2000 Bonisteel Blvd	**Date:** January 16th, 2025
Outreach: Direct email with chair of department	**Purpose:** To share with students about the city's planning process
Format: Presentation and Q & A	**Attendance:** 15-20 students and faculty

Discussion Topics:

City staff shared a presentation that started with a description of a comprehensive plan, the process and timeline, and values. Then, the presentation covered background data regarding demographic changes, housing development pattern, land use trends, and economic and retail analysis. A summary of engagement to date was shared. Staff spent more time walking through the future land use categories, their purpose, and how they can help achieve the city.

DRAFT

Planning Commission Meeting	
Location: Council Chambers and Online	**Date:** January 23th, 2025
Outreach: City Hall meeting board; Online city meeting calendar (Legistar); GovDelivery email notices (2,940 emails)	**Purpose:** Provide overview of the draft's content to the entire commission
Format: City meeting	**Attendance:** Planning Commission, City Planning Staff, and Consultants

Discussion Topics:

The Commission expressed a strong desire for a plan that proactively addresses the housing crisis by allowing greater density and more flexible housing typologies in traditionally single-family areas. They supported removing unit count restrictions and using form-based regulations like height limits (leaning towards 48 feet). There was also a significant consensus against prohibiting residential uses in any part of the city, pushing for residential to be permitted universally. The approach to mixed-use areas was suggested to be simplified and unified.

New Land Use Categories

- Low-rise Residential: Replace R1/R2 zones (36% of city land), allowing diverse housing types.
- Mixed Use (Hubs & Corridors): Include 2,500 acres for transit-oriented development, with hubs aligned to TC1 zoning.
- Retail, Innovation, Employment: Zones for specific uses, with debate over whether housing should be allowed.

Low-Rise Residential Debate

- Early discussions supported up to 4 units and 35 ft height.
- Recent proposals favored 48 ft height and no unit cap, focusing on form-based regulation.
- Many commissioners supported unlimited units within a 4-story scale, regulated by form rather than count.

Housing Restrictions Debate

- Arguments included prioritizing housing, avoiding exclusion, and letting the market decide use.
- The likely direction was to allow residential use citywide.
- Strong opposition to restricting housing in any zone, including Employment, Innovation, and Retail.

City Council Meeting	
Location: Online	**Date:** February 10th, 2025
Outreach: None	**Purpose:** update on the Planning Commission's discussion on major comp plan themes
Format: Prepared presentation by City Staff and Consultants	**Attendance:** Planning Commission, City Planning Staff and Consultants

Discussion Topics:

The presentation and conversation between staff and the Planning Commission focused on changes to housing density.

Key Direction from the Planning Commission

- Recent guidance has focused on housing, employment and tax base, and infrastructure. Staff noted these priorities differ somewhat from their original vision.

Mixed Use Hubs

- State/Eisenhower: Targeted for redevelopment but faces infrastructure challenges.
- Innovation District (North Campus): Initially limited residential to prioritize biotech uses, but the Commission now supports adding housing despite infrastructure concerns.
- Retail Districts (e.g., Arborland, Maple Village): Currently car-centric; the Commission favors full redevelopment over incremental change.

Employment District

- Intended to preserve space for non-university jobs. While staff proposed limiting residential use here, the Commission wants housing allowed citywide. Concerns include environmental and infrastructure issues, but the Commission views housing as the top priority.

Housing Capacity & Implementation

- Zoning changes could enable 30,000–97,000 new housing units by 2050. Staff emphasized the need to align growth with infrastructure capacity and to clearly identify areas where upgrades are needed. The plan will be a high-level vision, with zoning specifics to follow in a future code rewrite. It will be reviewed every five years, with annual progress reports.

Council & Public Feedback/Concerns

- The shift in low-rise density from what was shared with the public.
- Restrictions on housing in Innovation and Employment zones.
- Potential impacts of relaxed standards in retail areas.

Invited Presentations – North Burns Park and Pattengill Neighborhood Associations	
Location: Downtown Library	**Date:** February 20th, 2025
Outreach: Email invite from neighborhood associations	**Purpose:** Provide update on the process and proposed changes
Format: Presentation and Q & A	**Attendance:** ~ 50 residents

Discussion Topics:
City staff shared a presentation that started with a description of a comprehensive plan, the process and timeline, and values. Then, the presentation covered background data regarding demographic changes, housing development pattern, land use trends, and economic and retail analysis. A summary of engagement to date was shared. Much of the session was focused on the residential district in the future land use map. Residents were concerned about how greater density in the neighborhood would damage tree canopy coverage, increase land speculation and student rentals, and change the character of their neighborhood.

Contact the neighborhood association for a recording.

Invited Presentation – Old West Side, Broadway, and Old Fourth Ward Neighborhood Associations	
Location: Council Chambers and Online	**Date:** March 5th, 2025
Outreach: Email invite from neighborhood association	**Purpose:** To clarify the potential impact of proposed comp plan changes to historic districts
Format: Prepared presentation by City Staff	**Attendance:** ~ 50 residents

Discussion Topics:
The historic district representative, Jeff Crockett, organized a meeting with a set of pre-determined questions from residents for staff. He provided the questions to staff prior to the meeting and received the responses in writing to distribute to the attendees. There was also time for other questions during the meeting. Residents were primarily concerned about how zoning would impact historic districts in terms of density, tree canopy, and design guidelines. It was also asked if it is possible to build our way into affordability.

Invited Presentation - Year of Democracy – U-M	
Location: Ford School	**Date:** March 12th, 2025
Outreach: Conducted by U-M	**Purpose:** To share with students and faculty how local planning is connected to democracy
Format: Presentation and Q & A	**Attendance:** ~ 50 people

Discussion Topics:

City staff shared a presentation that started with a description of a comprehensive plan, the process and timeline, and values. Then, the presentation covered background data regarding demographic changes, housing development pattern, land use trends, and economic and retail analysis. A summary of engagement to date was shared. Students had concerns about the lack of local retail and grocery stores forcing people into cars because they are not provided closer to residents. Students also asked about methodology for reaching out to people of color to be included in engagement. Residents also attended and shared concerns about how greater density could encourage renting and how that could limit residents from building equity in homeownership. There is also a concern that an increase in supply does not contribute to affordability.

Planning Commission Meeting	
Location: Council Chambers and Online	**Date:** April 1st, 2025
Outreach: City Hall Meeting Board, Online City Meeting Calendar (Legistar); GovDelivery email notices (2,999 emails)	**Purpose:** City meeting
Format: City Meeting	**Attendance:** Planning Commission, City Planning Staff

Discussion Topics:

Many individuals express their views on a proposed comprehensive land use plan, particularly focusing on changes to zoning laws and the potential impact on housing affordability and neighborhood character. A significant point of contention is the proposed increase in housing density and building heights, with some supporting it as a solution to the housing crisis and others voicing concerns about infrastructure, traffic, and the loss of single-family neighborhoods. The discussion also touches on the process of community engagement in the planning, with disagreements on whether it has been adequate and inclusive.

Lower Burns Park Neighborhood Association	
Location: Senior Center	**Date:** April 5th, 2025
Outreach: City Councilmembers invited staff	**Purpose:** To address and listen to resident concerns
Format: Q & A	**Attendance:** ~ 50 residents

Discussion Topics:

Questions were asked about infrastructure capacity in accordance with more growth, a clarification of Missing Middle housing, how affordable housing is built, if the city plans for growth with AAPS, and how trees are regulated in single-family and two-family zones. There were no official notes taken but the meeting was recorded by the neighborhood association for more details.

DRAFT

Planning Commission	
Location: Council Chambers and Online	**Date:** April 15th, 2025
Outreach: City Hall Meeting Board; Online City Meeting Calendar; GovDelivery email notices (3,123 emails)	**Purpose:** Review the draft comp plan
Format: City meeting	**Attendance:** Planning Commission, City Planning Staff

Discussion Topics:

Residents voice concerns about the proposed elimination of single-family zoning, its potential impact on housing affordability and the character of existing neighborhoods, and the adequacy of public engagement in the planning process.

DRAFT

Planning Commission	
Location: Council Chambers and Online	**Date:** April 22th, 2025
Outreach: City Hall Meeting Board; Online City Meeting Calendar; GovDelivery email notices (3,126 emails)	**Purpose:** Review the draft comp plan
Format: City meeting	**Attendance:** Planning Commission, City Planning Staff

Discussion Topics:

Several residents and commissioners voice their opinions on the Ann Arbor Comprehensive Plan, specifically concerning housing development and zoning regulations. Concerns are raised about the adequacy of community engagement in the planning process. There is debate regarding the effectiveness of a one-size-fits-all zoning approach and whether proposed changes adequately address housing affordability for middle-income residents. The conversation also touches upon economic development strategies, the role of parks and open space, and the importance of fostering walkable, mixed-use neighborhoods, with commissioners discussing the document's structure and clarity.

Large Public Events – April and May Open House	
Location: Traverwood, Westgate, and Mallets Creek library branches	**Date:** April 24th, April 30th, May 7th
Outreach: flyers at the library, city hall, and Bryant Community Center; GovDelivery email notices (7,598 emails), social media, press release, Office of Sustainability and Innovation newsletter, parks and senior center newsletter, community newsletter	**Purpose:** to collect input on the draft goals, strategies, and future land use map
Format: Public open house and online format	**Attendance:** 355 people

Housing and Neighborhoods

Goal score: 3.27 (out of 5), Strategy score: 2.63 (out of 5), Feedback responses: 233, Priority responses: 284

The participants were split when it came to densification in residential zones: 41 for densifying and 39 opposed. An additional 9 respondents were opposed to any densification at all, even in the downtown and hub areas. Some worry about the unknown consequences (20), which go hand in hand with wanting to see a greater explanation of the plan's methodology and implementation (13) and more research and data to understand how the strategies connect with the goals (16). Notably, a significant number of respondents were unconvinced that density would improve affordability (21). Other concerns included environmental and infrastructure challenges associated with density (18) and that neighborhood character won't be protected (18). While many participants highlighted the importance of walkability and non-car transportation options (15), others described the importance of cars and parking, especially for seniors and disabled people (7). The top priority from participants was to protect neighborhood character (26), which included an emphasis on preserving the visual cohesion of neighborhoods (15). Many respondents also highlighted the need to improve affordability for all income levels (25), through increasing housing supply (21) and expanding income-restricted housing (12).

Economy and Opportunity

Goal score: 3.43 (out of 5), Strategy score: 3.04 (out of 5), Feedback responses: 107, Priority responses: 123

The responses do not show a clear consensus among the residents. The highest proportion of respondents (22) support the proposed hub districts. Many report the improved walkability and retail diversity that could come as a result of a downtown-like hubs throughout the city. The next most common response (18) was that the goals or statements were vague or unclear. This came in the form of questions or comments that the descriptions were not concrete enough to properly evaluate. Support for local entrepreneurs was also emphasized (11). Some lamented the loss of smaller local businesses and urged the city to assist where feasible. Respondents used this opportunity to discuss housing and its connection

to economic development – some believing that density will support local commercials uses and others that it will ruin the neighborhoods and force local business out. The priorities reflect the open responses: support for hub districts and support for local entrepreneurs are the top two, earning 20 and 14 calls outs, respectively.

Infrastructure and Services

Goal score: 4.05 (out of 5), Strategy score: 3.81 (out of 5), Feedback responses: 228, Priority responses: 108

The highest proportion of respondents were related to protecting natural features (17). There is concern that with greater density, environmental protections will be eroded and that a balanced approach would support both development and trees, water, and green spaces. The second most common was an expression of general support (16) for goals and strategies. In the case of "general support," responses were either nonspecific support or comments that expressly supported more than one of the goals or strategies. When combined, references to transportation, including multimodal, roads, and public transit infrastructure (35) top priorities. Many of these comments are to improve public safety and reliability. Similarly, if combined, infrastructure energy and resilience infrastructure (13) call for the city to plan for future needs under extreme climates. The priorities largely follow the open responses: protect natural features (26) and expand multimodal transportation infrastructure (20).

Planning Commission	
Location: Council Chambers and Online	**Date:** April 29th, 2025
Outreach: City Hall Meeting Board; Online City Meeting Calendar (Legistar); GovDelivery email notices (3,142 emails)	**Purpose:** Review the draft comp plan
Format: City meeting	**Attendance:** Planning Commission, City Planning Staff

Discussion Topics:

Citizens and commissioners discussed the draft comprehensive plan, focusing heavily on housing, land use, and development. Speakers raise concerns about community engagement, the clarity and consistency of the plan's language, and the potential impacts of increased density on existing neighborhoods and infrastructure. There was significant debate on whether building more housing will lead to affordability, how to support economic development and diverse businesses within the city, and the appropriate balance between growth and preserving neighborhood look and feel. The discussion highlights the complexity of balancing different goals and the need for clearer communication and potentially revised strategies in the final plan.

Planning Commission	
Location: Council Chambers and Online	**Date:** May 6th, 2025
Outreach: City Hall Meeting Board; Online City Meeting Calendar (Legistar); GovDelivery email notices (3,235 emails)	**Purpose:** Review draft comp plan
Format: City meeting	**Attendance:** Planning Commission, City Planning Staff

Discussion Topics:

Residents expressed significant concerns about the city's proposed comprehensive land use plan, arguing it is based on unsupported growth assumptions and inadequate data, particularly regarding population projections and infrastructure costs. Many urged the planning commission to pause the plan to allow for more robust public engagement, a thorough review of data, and a more realistic approach to housing needs and economic development. Conversely, some speakers advocated for the plan to move forward, highlighting the housing crisis and the potential for increased density to address it, while also discussing specific site plan reviews and the nuances of different zoning districts like the proposed "flex" zone.

Planning Commission	
Location: Council Chambers and Online	**Date:** May 13th, 2025
Outreach: City Hall Meeting Board; Online City Meeting Calendar (Legistar); GovDelivery email notices (3,224 emails)	**Purpose:** Review the draft comp plan
Format: City meeting	**Attendance:** Planning Commission, City Planning Staff

Discussion Topics:

Many speakers expressed strong concerns about potential negative impacts on neighborhood character, affordability, trees, and infrastructure if the plan is enacted as written. Advocates to pause to plan allow for more public engagement and data review showed up, as did several speakers supported the plan. Supporters believe that increased density is essential for addressing the housing crisis, fostering inclusivity, and revitalizing areas, and that the concerns raised reflect resistance to necessary change or a misunderstanding of the plan's goals and process. The commission and staff acknowledged the diverse feedback and the need for further refinement, particularly regarding how the plan's vision translates into the specifics of zoning and addresses neighborhood scale and infrastructure challenges.