

From: Ann Arbor Renter's Commission
Sent: Tuesday, October 24, 2023 11:14 AM
To: [REDACTED]
Subject: RE: CareOne "Max Occupancy of 6" Missing from Rental Advertisements

Hi [REDACTED],

Thank you for your email, it will be shared with the Renters Commission.

Take care,

Kristen

Kristen Vander Lugt, Office Manager (she/her/hers)
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
Direct dial (734) 794-6140 Ext. 41404
kvanderlugt@a2gov.org | www.a2gov.org
Follow the Clerk's Office on Instagram [@a2cityclerk](https://www.instagram.com/a2cityclerk)

From: [REDACTED]
Sent: Tuesday, October 17, 2023 8:37 PM
To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: Fwd: CareOne "Max Occupancy of 6" Missing from Rental Advertisements

You don't often get email from [REDACTED]

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hi,

Please see my email exchange below with the city. This is an interesting rule by the city of Ann Arbor where they do not require landlords to disclose max zoning in a particular unit for a long term rental. In my opinion, the bedroom count on a rental listing SHOULD absolutely reflect maximum zoning allowed in that unit. It is entirely unrealistic for many of these campus houses to have 6+ family members in them. Although it is possible, it is highly misleading to the target demographic - students. It is also completely unrealistic for students to be aware of the zoning. If they see a 7 or 8 bedroom rental, they will assume 7-8 people can live there. Landlords try to label these extra bedrooms as "Studys" and then rent them out anyways. Students are exceeding occupancy limits without even knowing it because it is being advertised as a 7 or 8 bedroom house. The city should crack down on this and stricter rules should be put into place for advertising bedroom count and disclosing max zoning in EVERY description. Thank you.

[REDACTED]

----- Forwarded message -----

From: MacFarland, Chris <CMacFarland@a2gov.org>

Date: Tue, Oct 17, 2023 at 12:03 PM

Subject: RE: CareOne "Max Occupancy of 6" Missing from Rental Advertisements

To: [REDACTED]

Cc: Held, Peter <PHeld@a2gov.org>

Mr. [REDACTED]

Our short-term rental ordinance(ch. 97) requires listings to include the maximum occupancy, but I am not aware of a requirement applicable to your typical long term rental property. Please also note that the maximum occupancy of 6 is specific to unrelated individuals and there are exceptions for families. Also, the number 6 could be reduced due to the space and facilities requirements of the housing code. In the event we have reason to believe the maximum occupancy is in violation, we will further investigate. This is an area of our code where obtaining evidence sufficient to enforce can be challenging, but it is something we encounter during periodic rental inspections.

5.16 Use Specific Standards

5.16.1 Residential Uses

A. Residential Occupancy²¹

1. Purpose

This section is intended to reasonably regulate the number of Persons who can live in a residential Dwelling Unit. The City finds that occupancy limits are needed to provide density control; preserve and enhance residential neighborhoods as stable, quiet places for citizens to live and raise children; protect safety and welfare; and maintain property values. Such limits are also needed to ensure that there are adequate public and private facilities including adequate off-street parking, utilities, and adequate Lot Area to accommodate the residents of each Dwelling Unit without impairing the character of the neighborhood. The City also finds there are a number of residential living arrangements other than the traditional biological Family arrangement. This section is intended also to accommodate those alternative living arrangements.

2. Limits on Occupancy of Dwelling Unit

A Dwelling Unit may be occupied by one of the following Family living arrangements:

- a. One or more Persons related by blood, marriage, adoption, or guardianship living as a single Housekeeping Unit, in all districts.
- b. A maximum of four Persons plus their Offspring living as a single Housekeeping Unit, in all districts.
- c. A maximum of six Persons living as a single Housekeeping Unit in Multiple-Family and mixed use districts only.
- d. A Functional Family living as a single Housekeeping Unit that has received a Special Exception Use permit pursuant to Section 5.29.5.

3. Additional Standards for Functional Family

In addition to meeting the definition in Article VIII of this chapter and the Special Exception Use standards of Section 5.29.5, a permit for a Functional Family is subject to the following standards and regulations:

a. Limited to Approved Functional Family Type

The permit shall apply only to the Functional Family type which obtained the permit and shall be limited to the number of Persons specified in the permit.

Chris MacFarland, Code Compliance Official

Manager of Rental Housing Services

City of Ann Arbor | Guy C. Larcom City Hall | 301 E. Huron, 1st Floor · Ann Arbor · MI · 48104

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From: [REDACTED]
Sent: Tuesday, October 17, 2023 9:32 AM
To: MacFarland, Chris <CMacFarland@a2gov.org>
Cc: Held, Peter <PHeld@a2gov.org>
Subject: CareOne "Max Occupancy of 6" Missing from Rental Advertisements

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Hey Chris/Pete-

Can we make sure on the rental advertisements that the max zoning is on the listing? CareOne is not doing that and I will keep my eye out for others. Can we notify them accordingly? It should be in all capital letters and obvious to prospective tenants. It is not realistic for the tenant to know about the city zoning per property. It is misleading and unsafe otherwise. Thank you.

Example:

CareOneRental:

https://www.zillow.com/homedetails/118-N-State-St-Ann-Arbor-MI-48104/24700341_zpid/

https://www.zillow.com/homedetails/926-Greenwood-Ave-Ann-Arbor-MI-48104/24707651_zpid/

https://www.zillow.com/homedetails/532-Walnut-St-Ann-Arbor-MI-48104/24700567_zpid/

Please let me know if this will be enforced. I will notify the Ann Arbor Renters commission as well. Thank you.

