

Dear Mayor Taylor and Members of Council,

The Office of Community & Economic Development is happy to release the *Housing Affordability and Economic Equity Analysis* for Washtenaw County. This report is made possible in part by the funding provided by City Council, and as importantly, by your commitment and requests to understand the growing issue of housing affordability in and around Ann Arbor. It is a product of many conversations, data analysis and synthesis from our staff and czb, who was the consultant on the project.

The analysis ultimately tells us some things we know to some extent: that the county has two distinct housing markets, one for Ann Arbor, and another for Ypsilanti City and Township, with Pittsfield Township leaning towards the Ann Arbor market. What is clear in considering these two markets is a stark disparity—even segregation—around income, race, mobility, education and overall opportunity within our relatively small community.

You'll find a helpful executive summary on page 3, analysis supported by quantitative and qualitative data throughout, recommended implementation strategies (pages 36-42), and the best practices of other communities around the country (starting on page 43).

As you are well aware, there aren't any easy solutions to intervene in what is a growing imbalance in local housing and opportunity. Every goal, strategy, and action step will require clarifying priorities and making difficult choices. Thankfully, we're not the only community struggling with these issues, and in many regards we are better positioned to address them as we already benefit from numerous regional collaborations that will be needed to address this challenge over the long term. Further, City Council has already adopted community sustainability goals, which can provide an important foundation on which we can build opportunity within and around the city.

I look forward to your comments, and to our upcoming discussions about where we go from here, including at the City Council's and Planning Commission joint work session on January 12th. I am happy to talk through any findings, recommendations, or any portion of the analysis with you. Please don't hesitate to call or e-mail with any questions.

Sincerely,
Mary Jo

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