



TO: City of Ann Arbor Planning Commission

Through: Brett Lenart, Planning Manager and Alexis Dileo, City Planner

FROM: Office of Community and Economic Development
Teresa Gillotti, Director; Mirada Jenkins, Housing & Infrastructure Manager

DATE: August 2, 2019

RE: Recent Housing and Human Services Advisory Board (HHSAB) recommendations around zoning ordinance considerations

At their July 11, 2019 meeting, the HHSAB received a presentation on the latest proposed changes to the **downtown premium zoning** from Brett Lenart, Planning Manager. Based on the presentation by City staff (dated July 10, 2019) they passed a resolution as follows:

The HHSAB endorses and accepts the concept and framework of the proposed updated zoning premiums in the presentation and document dated July 10, 2019.

HHSAB would further encourage the Planning Commission to consider two additions:

- 1- That any developers using the premiums are required to accept Housing Choice Vouchers*
- 2- That the penalty for non-compliance be doubled.*

This resolution was approved unanimously by the HHSAB.

Also at their July 11, 2019 meeting, staff introduced a proposed change to the definition of **Affordable housing for Lower Income Households** to put it more in line with other City housing policy and practices (see attached memo for background information and proposed language).

That resolutions was also passed unanimously and is as follows:

The HHSAB requests that the Planning Commission review the HHSAB recommended changes to the zoning ordinance definition around Affordable Housing for Lower Income Populations. The changes would put the definition more in line with other City policy around Affordable housing income thresholds and also provide clarity on corresponding rents.

The recommended text change would be:

Housing units for households or individuals with income levels (including low and very low income levels) that are less than ~~80%~~ 60% of City-Area median income as defined by the United States Department of Housing and Urban Development where the occupant is paying no more than ~~30% of gross income~~ the annually published Fair Market Rents based on unit size -for housing costs, including taxes and utilities