

Premiums & Downtown Zoning Evaluation



AGENDA

1. *Stakeholder Consultation Report Back*
2. *Policy Options**
3. *Amendment Changes**

* *Discussion*

STAKEHOLDERS

Local Developers/Civil Engineers/Architects

Affordable Housing Developers

Community Economic Development Association of Michigan

DDA Capital Improvements Committee

Energy Commission

Renters Commission

Housing & Human Services Advisory Board

IN EVERY GROUP



Increase base F.A.R.



Preference for small menu



Small menu: housing vs. sustainability



Housing affordability



Financing is a factor



100% payment in-lieu

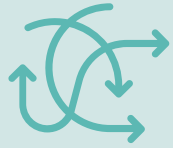


Unintended consequence: wealth concentration



Other incentives

ITEMS OF NOTE



Development process difficult



Family housing



Extension of premiums

POLICY APPROACHES



**No premiums with increased FAR in
D1 and D2 Zoning Districts**



**Hybrid: Increase FAR & offer
premiums**

Residential

In-unit affordable housing

Payment in-lieu affordable housing

Energy efficiency

OUTLINE OF AMENDMENT CHANGES

Raise base F.A.R. in D1 & D2

Affordable housing premium: 100% in-lieu most attractive

Energy efficiency/Sustainability premium: define goal

Elimination of all other premiums

Simplify language

NEXT STEP

Draft amendment language