

**Subject:** Comprehensive plan comments from Avalon Housing  
**Attachments:** Advancing Supportive Affordable Housing in Ann Arbor.pdf

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**From:** Dan Meisler  
**Sent:** Wednesday, May 14, 2025 9:24 AM  
**To:** Planning <Planning@a2gov.org>  
**Cc:** Scott Ellis <sellis@avalonhousing.org>  
**Subject:** Comprehensive plan comments from Avalon Housing

Greetings,  
We'd like to submit the attached comments regarding the comprehensive land use plan revisions on behalf of Avalon Housing.

thanks,

-Dan

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## Advancing Supportive Affordable Housing in Ann Arbor Avalon's Call to Action for the Comprehensive Plan

Avalon Housing has over 30 years of experience as a non-profit developer and service provider creating supportive affordable housing in the city of Ann Arbor. Avalon is advocating for strategic initiatives to be incorporated into the city's comprehensive plan. This plan must reflect the values of equity, inclusivity, and community well-being, ensuring that all residents have access to safe, affordable housing and the supportive services necessary for thriving.

Ann Arbor faces significant challenges in meeting the housing needs of its residents, particularly those with low incomes, disabilities, or experiencing homelessness. The current housing market presents barriers to affordability, resulting in displacement, housing instability, and a widening gap between housing costs and household incomes. Additionally, the lack of sufficient supportive services exacerbates these challenges, hindering the ability of vulnerable populations to maintain stable housing.

### Key Recommendations:

#### 1. Expand Affordable Housing Stock:

- Set ambitious targets for the creation of new affordable housing units.
- Incentivize the inclusion of affordable units in new residential developments through zoning regulations, density bonuses, and tax incentives.
- Preserve existing affordable housing stock through measures such as continued property tax relief, rehabilitation grants, and acquisition funds.
- Continue to repurpose city-owned property for affordable housing
- Adopt inclusionary zoning practices that are proven to increase affordable housing such as;
  - eliminating single-family zoning
  - amending height restrictions
  - lowering minimum set-back requirements
  - eliminating or lowering minimum floor area
  - and lowering minimum lot size requirements, especially for affordable housing developments



## 2. Promote Equitable Development:

- Engage directly impacted communities, including residents with lived experience of homelessness or housing insecurity, in the planning and decision-making process to ensure their voices are heard and their needs are prioritized.
- Implement anti-displacement measures to protect vulnerable residents from involuntary displacement due to gentrification, rising housing costs, or redevelopment initiatives.

## 3. Enhance Supportive Services:

Affordable housing is most successful when it is paired with robust supportive services. Therefore, the comprehensive plan must encourage:

- Investment in permanent supportive housing models that combine affordable housing with on-site services tailored to the needs of residents, such as permanent supportive housing for individuals with chronic homelessness or disabilities.
- Allocation of sufficient resources and funding to support the implementation of affordable housing and supportive services initiatives, including dedicated funding streams, grants, and public-private partnerships.

The city's comprehensive plan represents a critical opportunity for Ann Arbor to address the urgent need for affordable housing and supportive services and to build a more inclusive, equitable, and resilient community for all residents. By adopting the recommendations outlined in this document and prioritizing the well-being of our neighbors most in-need of supportive affordable housing, we can create a future where everyone has access to safe, stable housing and the opportunity to thrive. Thank you for your consideration, and we look forward to working together to make this vision a reality.

Sincerely,

**Scott Ellis** | Director of Mission Advancement  
Avalon Housing | [sellis@avalonhousing.org](mailto:sellis@avalonhousing.org)