

Planning Commission

January 23, 2025

Comprehensive Plan Questions

1. Could we get a breakdown of the 68,785 housing units mentioned in the presentation? A simple breakdown of single-family vs. multi-family units would be helpful, but additional detail is always welcome if available. Do we have a breakdown of the R districts?

The 68,785 quantity is incorrect (it relied on an inaccurate data source). The number of housing units is challenging to pinpoint with precision. The 2023 1-Year American Community Survey Estimates report 53,547 housing units with a margin of error of +/- 2,708 units. The total housing units have been updated to 53,637, based on the following data:

- 21,524 owner-occupied single family lots in the City
- 32,113 rental homes in the City's rental inspection program

Staff will continue to work on verifying and breaking down this data to the extent possible, such as by existing zoning districts as requested.

2. The report includes the statement: *"5,300 homes in the pipeline - puts city ahead of the State's housing plan for multifamily targets for 2030 but behind for single-family targets."* Could you clarify the following points related to this statement? Is the stated goal of 5,300 homes specific to the City of Ann Arbor, or is it tied to a state-level objective?

5,300 is the number of housing units that have site plan approval between 2018 and 2024 but are not yet completed. Portions of this total are currently under construction or have not yet commenced. This is the city's inventory and not based on the Michigan Housing Plan.

The report does not specify the single-family target or identify who set this target. Could we get more information about the single-family target and its source?

The 2022 Michigan Housing Plan sets housing targets for each region. Within larger regions, MSHDA breaks the unit of geography into subregions. Ann Arbor, includes five subregions that contain calculations for housing demand by owners and renters. We have changed the previously used language from single-family and multi-family to

match the Housing Plan's terminology of owners and renters. The Michigan Housing Plan estimates that annually in Ann Arbor, there is demand for 3,108 housing units across all five subregions and sets corresponding 1-year targets to meet this demand. The 1 year housing targets are 60 units for homeowners and 437 units for renters. These numbers are based on the state's goal of reaching 75,000 new or rehabilitated housing units. The Plan does not explain its methodology for estimating the demand and/or targets.

Sources:

[Statewide Housing Plan](#)

[Region K Housing Plan](#)

3. The project examples lack their existing zoning designations, which makes their inclusion in this section of the report confusing. The discussion focuses on Low Rise Residential, with the question at the end asking whether Low Rise Residential should replace R1 and R2 zoning. However, the project examples provided—City Place, Davis Row, Lockwood, and The George—are zoned R4 and C1B. Given this context, I would have expected to see examples like the Robertson Brothers Scio Church development, which aligns more closely with R1 and R2 zoning. Could you clarify why the projects above were included in the discussion about whether R1 and R2 should be replaced by Low Rise Residential?

These properties were selected to show a range of options to consider in the proposed low rise residential land use category. As we discuss densification, we are asking the Planning Commission to provide guidance on what level of density is appropriate among previously designated single-family and duplex districts. The images and zoning provided in the floor area ratio handout demonstrate massing, scale, and height to visualize compatibility in low-rise residential areas.

Some examples demonstrate residential structures without limits on the number of units, but that meet a height limit less than 50 feet, as discussed previously by the Comprehensive Plan Subcommittee. The handout "Floor Area Ratio" was updated to include the properties' zoning designations as requested.

Example: 371 Scio Church/75 Main St

This property is in the Township but requested a conditional rezoning to R4E. The project proposed 75 townhomes, 40 ft in height, with a floor area ratio of 22%.



Figure 1 371 Scio Church Road