

Housing and Human Services Advisory Board Resolution March 14, 2019
Proposed Lockwood Development

Memorandum

The City of Ann Arbor has consistently prioritized addition of committed Affordable Housing as a goal. In 2012, City Council and multiple City Boards and Commissions adopted the *City of Ann Arbor Sustainability Framework*. This framework provides an organizing structure for city plans and goals, fitting into three key aspects of sustainability including environment, economy, and equity. *Diverse housing* was identified as a goal within this framework, with the specific charge to “provide high quality, safe, efficient, and affordable housing choices to meet the current and future needs of our community, particularly for homeless and low-income households.” One action item identified to meet this diverse housing goal was to conduct an analysis to better understand the current status of affordable housing in the community. With this charge, the Office of Community & Economic Development undertook a comprehensive analysis of housing and related equity indicators in Ann Arbor and across the urban core of Washtenaw County.

On February 17, 2015, the City of Ann Arbor Adopted the Housing Affordability and Economic Equity Analysis, resolving to commit to advancing the goals of this analysis to promote balancing in the County’s housing market through policy and resource allocations, partnerships and collaborations throughout the County, including participation in the regional workgroup.

The affordable housing unit goals for the City of Ann Arbor as detailed in the 2015 Analysis included the development of 2,792 rental units affordable to households up to 60% of the AMI by 2035. Broken into an annual goal, the City should add 140 affordable units each year for 20 years. Since adoption of the plan, here is the progress:

- 2015 – 2 committed affordable units
- 2016 – 16 committed affordable units
- 2017 – 26 committed affordable units
- 2018 – 6 committed affordable units to date

Additionally, in the last 19 months more than 800 affordable units have been lost in the county including more than 200 affordable senior units.

On March 18, 2019, a series of development proposals and council resolutions around affordable housing will be presented. In light of that we would like to make the following recommendations to council related to those decisions:

Whereas, the City of Ann Arbor adopted the Housing Affordability and Economic Equity Analysis in 2015 that establishes a goal of supporting 140 new affordable units each year; and

Whereas, the proposed Lockwood development would add 41 units of affordable housing at 50% and 60% of the Area Median Income with a commitment to affordability for 99 years and significantly exceeds the requirements in the city’s zoning ordinance for Planned Unit Developments, and

Whereas, the Planning Commission approved both the proposed rezoning and the proposed site plan, and

Whereas, the proposed development is well-suited to senior living as it's on a bus line, near grocery, restaurants, shops, library, karaoke, movie theatre, bowling alleys, natural areas as well as pharmacies and medical facilities, and

Whereas the Michigan Department of Environmental Quality (MDEQ), has confirmed that the proposed project will have no adverse environmental impact in regard to the Gelman Plume, that monitoring will continue regardless of a development, and

Whereas the by-right alternative to the current Lockwood proposal could be 21, over-sized single family units with limited setbacks, a height of 30 feet, and no additional amenities such as a playground, are counter to the City's desires for sustainability and inclusion, and

Now Therefore Be It Resolved, that the Housing and Human Services Advisory Board recommends that City Council approve the Planned Unit Development rezoning and site plan review , and

May it Further Be Resolved that the HHSAB considers that a vote against the proposed Lockwood development a vote against the City's Affordable Housing and Sustainability goals.

Moved by: R. Sarri and supported by E. Pollack

Approved unanimously:

Yays: A. Erickson, T. Jabzanka, A. Foster, E. Pollack, R. Sarri, A. Carlisle, G. Pratt

Nays: none

3-14-19