

2015 Annual Report

Housing Affordability and Economic Equity Analysis

This report is intended to provide the first of annual snapshots of the housing market in the urbanized area of Washtenaw County, and resultant affordability trends. This is intended to provide a summary of actions, policies, and outcomes that have been summarized in the Housing Affordability and Economic Equity – Analysis for Washtenaw County completed in January 2015. Progress toward the goals identified in the report will go toward addressing imbalances in income, education, and opportunity between jurisdictions and segregation that will hamper the regional economic growth potential of the area.

Goals and Principles

Several communities and entities of Washtenaw County have reviewed the report, approved the document, and committed to the work ahead of achieving the goals of the report:

- Ann Arbor needs to focus its attention on the preservation and production of affordable non-student rental housing for low and moderate income workers. 2,797 new units of non-student affordable housing at or below 60% AMI should be added by 2035.
- Pittsfield Township needs to focus its efforts on future demand for affordable non-student rental housing for low and moderate-income workers. 342 new units of non-student affordable housing should be added by 2035.
- Ypsilanti City and Ypsilanti Township cannot remain the defacto affordable housing policy for Washtenaw County, as this will ensure decline of property values and stability, exacerbating economic and racial segregation, and ultimately, opportunity.
- Ypsilanti City and Ypsilanti Township must find partners to intervene in the destabilizing cycle of foreclosure, disinvestment, abandonment, flipping, and distress in certain neighborhoods. 4,178 units of housing for college-educated households should be cultivated in Ypsilanti by 2035.

2015 DASHBOARD

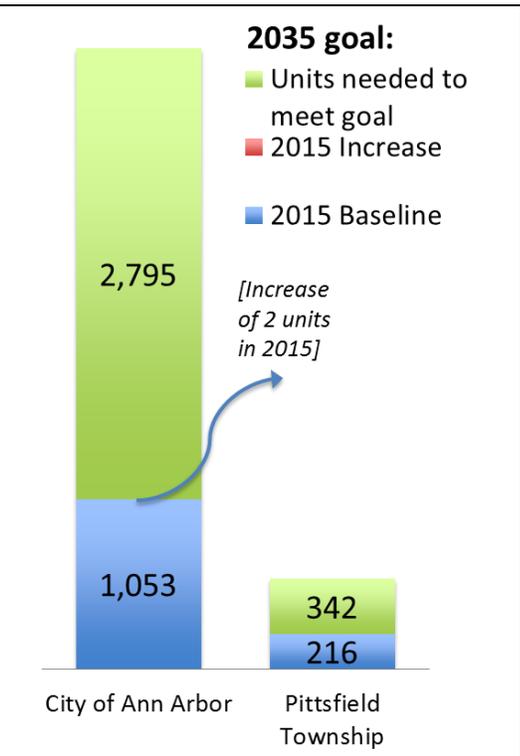
Housing Affordability and Economic Equity Analysis

Definitions:

Committed-Affordable Units – These units have an affordability restriction that limits occupancy to household within specific income ranges, usually up to a certain percentage of the Area Median Income (AMI). In addition, there is also a limit on the amount of rent that can be charged. These restrictions are usually in place for a defined period of time (e.g. 20 years) and require ongoing compliance.

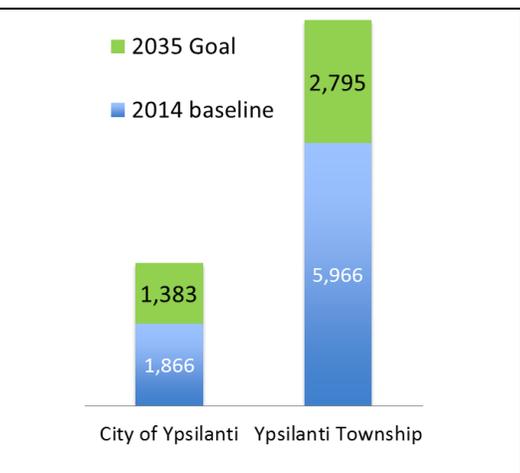
Market-Rate Units: These are units where rental rates can fluctuate with the market, and where there are no restrictions on the income of residents or requirement to maintain rent or purchase price levels.

Rental units	City of Ann Arbor	Pittsfield Township
New market-rate units	265	127
New committed-affordable units	3 (AHC)	0
Total New Units	268	127
Committed-affordable rehabbed	280	0
Committed-affordable units lost*	1 (Avalon)	0
Annual change in Committed-affordable units	+2	0
Total committed-affordable units	1,054	462
Goals – by 2035	2,797 or 140/year	342 or 17/year
How soon to goal	1,399 years to goal	No progress



*Committed Affordable Units are usually lost due to the expiration of an affordability period, or in the case of some rehabilitation of units, that several units are combined to make a larger and more modern unit size. Total new market rate units determined by number of final certificate of occupancy for new residential units by jurisdiction.

New college-educated residents	City of Ypsilanti	Ypsilanti Township
Goal by 2035	1,383 or 69 a year	2,795 or 140/year
2014 College-educated residents	1,866	5,966
<p><i>The goals for the City of Ypsilanti and Ypsilanti Township are around increasing the number of college-educated households. To track this annually, education status of workers aged 25 and over will be used from the annual Longitudinal-Employer Household Dynamics dataset.</i></p>		



2015 Progress

Washtenaw County

- Led the effort to complete the Housing Affordability and Economic Equity – Analysis Report, completed in January 2015.
- The Washtenaw County Board of Commissioners adopted the report on February 4, 2015.
- Convened Housing & Equity Leadership Team, a small cohort of elected and appointed officials to urbanized communities to discuss report, implementation, and shared experiences.
- Organized and presented the Equity Summit, an event that broadened the discussion of affordable housing to other aspects of community, and featured discussions from the lens of housing, criminal justice, health, and education.
- Developed and released OpportunityWashtenaw.org an online resource for applying data through a geographic lens to explore strengths and disparities throughout Washtenaw County.

City of Ann Arbor

- The Ann Arbor City Council adopted the report on February 17, 2015.
- The Ann Arbor City Council provided more than \$900,000 in financial support to the Arbor Housing for rehabilitation of units through Ann Arbor Affordable Housing Fund
- The Ann Arbor City Council passed a resolution designating ½ of sale proceeds from the Library Lot to the Ann Arbor Affordable Housing Fund.
- The Ann Arbor City Council has directed the Planning Commission to make recommendations on accessory dwelling units as a new prototype of housing in the City.
- The Ann Arbor Housing Commission decided in 2015 to increase voucher payment amounts to 110% went holders found housing in Ann Arbor.
- The Ann Arbor Housing Commission continues the RAD conversion program which will result in the rehabilitation of all public housing units by 2020.

Pittsfield Township

- The Pittsfield Township Board of Trustees approved the Housing Report on February 25, 2015.
- Pittsfield Township held design charrettes at key nodes where they look to incorporate mixed income housing in the recommendations.

Ypsilanti Township

- The Ypsilanti Township Board of Trustees approved the Housing Report on March 3, 2015.
- Ypsilanti Township continued an active partnership with Habitat for Humanity, by contributing \$120,000 in general fund support for housing acquisition and rehabilitation supporting home ownership and neighborhood stabilization.
- Ypsilanti Township worked with developers on market-rate housing projects.
- Ypsilanti Township has been active with the Michigan Housing State Housing Development Authority (MSHDA), encouraging the state agency to seek approval for a higher level of rental support with Housing Choice Vouchers to allow more access to higher cost units.
- The Township continues an active code enforcement program to maintain high quality neighborhoods.

City of Ypsilanti

- The Ypsilanti City Council approved the Housing Report on February 17, 2015.
- The City of Ypsilanti is working with the Ypsilanti Housing Commission to maintain existing committed units, and update them to provide quality units to residents.
- The City has also completed a large section of the Border to Border trail including a pedestrian bridge from Riverside Park to Michigan Avenue (pedestrian crossing planned for 2016) as well as trail along the Water Street Redevelopment Area.

Ann Arbor Downtown Development Authority

- Ann Arbor Downtown Development Authority approved the Housing Report on Feb. 4, 2015.
- Ann Arbor DDA paid 2nd of 3 installments of \$300,000 to Ann Arbor Housing Commission for affordable housing.

2016 Work Plan Summary

	Project/Policy
All communities	<ul style="list-style-type: none"> • Platt Road advocacy • Inventory/analyze publicly-owned land for either affordable units, or for economic development potential • Advocate for state legislative changes to allow inclusionary zoning, performance zoning and fee-in-lieu options
City of Ann Arbor	<ul style="list-style-type: none"> • Consider various means to increase funding of Ann Arbor Affordable Housing Fund • Adopt revised zoning ordinance allowing ADUs
Pittsfield Township	<ul style="list-style-type: none"> • Consider Payment In Lieu of Taxes (PILOT) policy • Complete Charrette for Packard/Carpenter and State Street for mixed-income housing
Ypsilanti Township	<ul style="list-style-type: none"> • Continue/Increase funding for neighborhood stabilization • Consider expanding rental inspection program to all rentals • Implement non-motorized plan improvements & amenities
City of Ypsilanti	<ul style="list-style-type: none"> • Creation and adoption of property disposition strategy • Adoption and implementation of Neighborhood Enterprise Zone (with grant support) • Restoration of Amtrak service • Support of YHC rehabilitation of all existing units
Washtenaw County	<ul style="list-style-type: none"> • Develop a process to evaluate all county investments through an equity lens • Analyze ability to provide land bank functionality for demand and supply strategies • Hold vote on Platt Road site disposition