

# Washtenaw County Office of Community & Economic Development

## Affordable Housing/Equity Leadership Team Work Plan 2017

OBJECTIVE: Achieve regional equity balance (skills, education, and housing) to help ensure Washtenaw County is positioned for economic growth.

### All Communities

- Platt Road advocacy for inclusion of affordable housing in proposal selected
- Advocate for state legislative change to Rent Control Act to allow for incentive zoning and fee-in-lieu options

### Washtenaw County

- Develop a process to evaluate all county investments through an equity lens
- Consider/analyze ability to provide land bank functionality for demand and supply strategies
- Hold vote on Platt Road redevelopment proposals and execute purchase agreement
- Publish 2nd Annual Affordable Housing Progress Report and updates jurisdictions

### City of Ann Arbor – goal of 140 units/year

- Consider various means to increase funding of Ann Arbor Affordable Housing Trust Fund
- Work to waive tap fees or not require second sewer line for detached ADUs, and consider low-interest mortgages for ADUs that meet affordability criteria (Santa Cruz example)
- Discuss policy to commit sale proceeds of city-owned property to Affordable Housing Fund
- Continue conversation on removing regulatory barriers including fees, zoning, etc.
- Progress on Downtown Zoning Premiums

### Pittsfield Township – goal of 17 units/year

- Consider Payment In Lieu of Taxes (PILOT) policy
- In lower-market areas, identify neighborhoods needing stabilization and related interventions
- In higher market areas, identify parcels, areas for mixed income development

### Ypsilanti Township – goal of 140 households/year

- Continue/Increase funding for neighborhood stabilization
- Develop economic development strategy around ACM and other development opportunities
- Targeted outreach to developers including RFQ for development on Township-owned sites

### City of Ypsilanti – goal of 69 households/year

- Marketing of Neighborhood Enterprise Zone (with grant support)
- Support of YHC rehabilitation of all existing units, and Family Empowerment Program
- RFP process for new development at Boys and Girls Club and other potential sites
- Restoration of Amtrak service

### OCED research

- Proposal to fund counseling for voucher holders and Loan Loss Reserve and other services to encourage landlords in high-value markets to accept Housing Choice Vouchers.
- Continue work with MML and MAP on legislative changes to state Rent Control Act

Revised: March 7, 2017

