

# Premiums & Downtown Zoning Evaluation

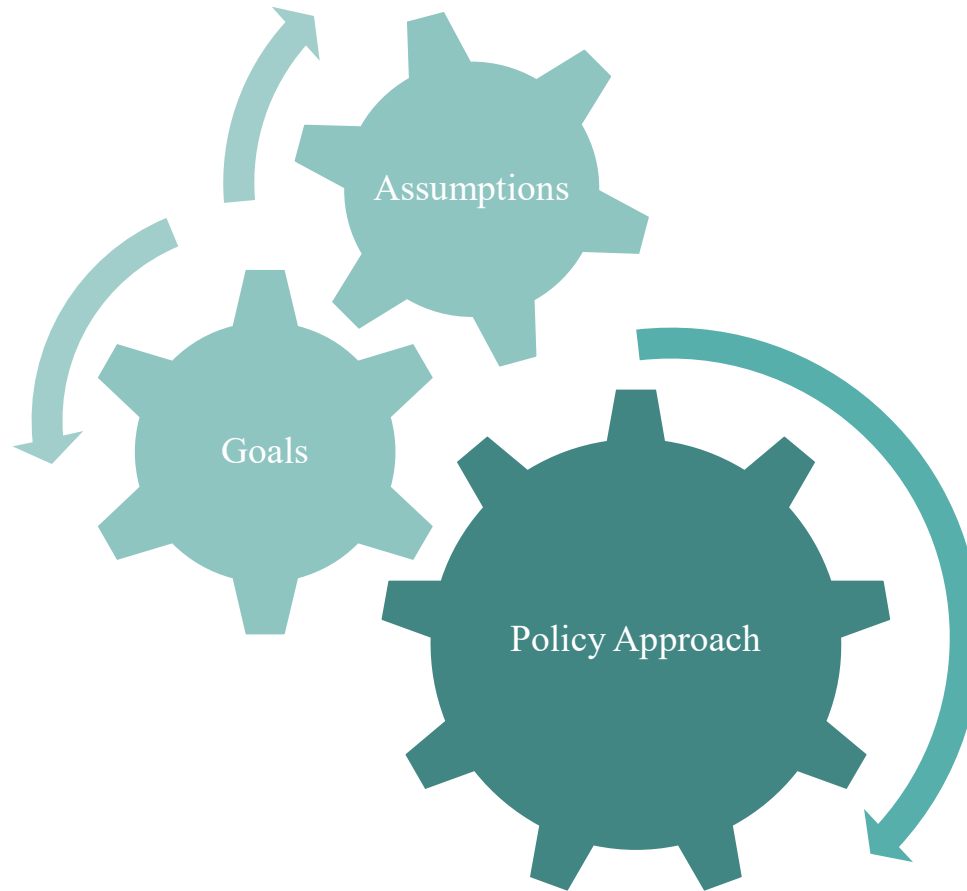


# AGENDA

1. *Meeting Purpose*
  2. *Assumptions & Agreements*
  3. *Goals*
  4. *Policy Approaches\**
  5. *Stakeholders\**
- \* *Discussion*



# MEETING PURPOSE



## Questions:

- What policy options should be shared with stakeholders for feedback?
- Which stakeholder groups should be consulted?

# REVISED ASSUMPTIONS



An equilibrium of development types and land uses in downtown is important and residential, office and commercial are core uses to be continually balanced in downtown.



Developing in downtown is more difficult and more expensive than elsewhere in the City.



Since the last amendments to the premiums in 2019, the affordable housing millage provides dedicated funding source for necessary affordable housing, but millage funds may not be sufficient to be the sole source of affordable housing funding.



A significant number of properties in downtown are ineligible for premiums.



Current downtown residential development is either high-end, low scale residential buildings, or student housing. The current market does not support building of attainable high density housing downtown.



Attainable density in the downtown not only provides places for present and future Ann Arborites to live, but also influences regional sustainability by providing access to housing in a walkable, mixed use place.



Current premiums are not being utilized due to a variety of reasons

## REVISED GOALS



Increase affordability of housing downtown



Increase sustainability, including energy efficiency, in the downtown



Increase equity in the downtown

# POLICY APPROACHES FEEDBACK



Small menu



No incentive

## POLICY APPROACHES TO SHARE WITH STAKEHOLDERS



No premiums with increased FAR in D1 and D2 Zoning Districts



Small menu for premiums



Hybrid: Increase FAR slightly & offer premiums



## **STAKEHOLDERS (UP TO 8)**

- City Council
- Downtown Development Authority (DDA)
- Citizens Advisory Council to the DDA
- Washtenaw Housing Alliance
- Housing and Human Services Advisory Board
- Local Developers (5-10 individuals/firms)
- Housing Commission
- Energy Commission
- Others?

# **NEXT STEP**

Stakeholder Consultation