



Affordable Housing TOOLKIT



AFFORDABLE HOUSING

In Washtenaw County, 51% of renter households spend more than 30% of their incomes on housing. This creates a burden on household finances making it challenging to afford food, clothing, transportation, child care, education, medical costs, and other needs. A number of tools are available to support preservation and development of affordable housing in local communities.



ZONING & POLICY CHANGES

- Allow duplexes, triplexes & ADUs in residential zones
- Tie PUD rezoning to Affordable Housing development
- Review parking requirements - move to parking maximums
- Allow mixed-use (commercial and residential) along corridors
- Waive or reduce review fees for affordable housing
- Develop policy for Payment in Lieu of Taxes (PILOT) for affordable housing



PUBLIC LAND UTILIZATION

- Review inventory of public land to see if sites could be redeveloped for affordable housing
- Redevelop vacant or underutilized sites
- As part of redevelopment, local units can require affordable and/or mixed-income housing along with other public amenities



FUNDING & FINANCING

- Develop a local Affordable Housing Fund
- Include incentives in zoning to allow for a fee in lieu of affordable housing to seed the fund (incentives could be height or density bonuses)
- Work with larger employers/institutions to support down-payment assistance for their employees

OTHER TOOLS WE WISH WE HAD...

Other states have several other options for encouraging preservation and addition of affordable housing units. Due to a lack of state enabling legislation, case law, and other limitations currently limit the tools available to local communities:

INCLUSIONARY ZONING

Some states allow local communities to require a percentage of all developments be affordable. This is not enabled in Michigan

IMPACT FEES

Some states allow municipalities to levy a fee on developers of commercial and office space related to need for affordable housing for workers supporting those developments

HOTEL/MOTEL/AIRBNB TAXES

States like Ohio allow local bed tax to be used for affordable housing for hospitality workers to live near their jobs

REAL ESTATE TAX

Other states allow for a portion of this tax to be used as part of a local affordable housing fund

