

FREQUENTLY ASKED QUESTIONS

This page will be updated after the event and posted to the project website.

1. Where can I find additional resources regarding housing and affordability in Ann Arbor?

- Visit the project website: <https://www.community-engagement-annarbor.com/resources>
- Visit the Ann Arbor Housing Commission’s website: <https://www.a2gov.org/departments/Housing/Pages/Analysis-of-City-Owned-Properties-as-Affordable-Housing.aspx>






2. What is the definition of affordable housing?

Housing that costs 30% or less of a household’s gross annual income. Housing costs include rent and utilities or mortgage, taxes, and utilities.

3. What does 60% AMI mean?

AMI means Area Median Income. See what that looks like in Ann Arbor based on household size:

<https://www.a2gov.org/departments/Housing/Documents/MSHDA%20Income%20Limits%204.24.19.pdf>

| HOUSEHOLD SIZE | 1  | 2  | 3  | 4  | 5  |
|---|---|---|---|---|---|
| 60% AREA MEDIAN INCOME | \$42,660 | \$48,720 | \$54,840 | \$60,900 | \$65,820 |
| AFFORDABLE MONTHLY HOUSING COSTS | \$1,067 | \$1,218 | \$1,371 | \$1,523 | \$1,646 |

4. What is the affordable housing gap in Ann Arbor?

County report specifically recommended 140 units per year for 20 years in the City of Ann Arbor for a total of 2,800 units for 60% AMI households or less.

5. What is the potential impact of developing all four city-owned sites for affordable housing?

There is potential for 200+ affordable units in downtown.

6. What does the passing of the affordable housing millage mean?
 Ann Arbor Proposal C calls for a twenty-year, one-mill tax that will generate about \$6.5 million annually for an approximate total of \$126 million. The millage will increase taxes by \$100 annually for every \$100,000 in taxable value and support the development of about 1,500 housing units for up to 3,700 people.

7. Where can I find the background study?
<https://www.washtenaw.org/DocumentCenter/View/2313/Housing-Affordability-and-Economic-Equity-Analysis-PDF>

8. What is the existing parking supply in and around these sites?

PARKING WITHIN ¼-MILE OF THE SITE

| Facility | Existing Parking | Off-Street | On-Street |
|------------------------------------|------------------|------------|-----------|
| 309 S Ashley (Kline) | 143 | 3,533 | 427 |
| 353 S Main | 24 | 2,781 | 473 |
| 121 E. Catherine (4th & Catherine) | 49 | 5,268 | 607 |

Table shows the on-street and off-street supply within a ¼-mile catchment of the sites.

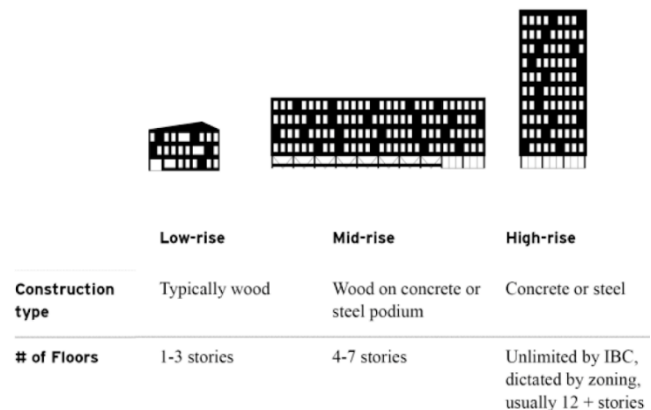
NON-DDA / PART-TIME PARKING FACILITIES IN THE DOWNTOWN

| Non-DDA Facility | Type | Capacity |
|--------------------------------|------|----------|
| County Administration Building | Lot | 46 |
| Washtenaw County Courthouse | Lot | 62 |
| City Hall | Lot | 33 |
| 350 S. Fifth (Former Y Lot) | Lot | 86 |
| Fingerle Lumber | Lot | 69 |
| Depot Street Lot | Lot | 39 |
| Broadway Bridge Lot | Lot | 18 |
| Community High Lot | Lot | 88 |

**The proposed future development of 721 N. Main (123 W. Summit) as shown does not impact the parking area currently used by city employees.*

9. How tall is that relative to existing high-rise buildings in Ann Arbor?

- Tower Plaza 267' (26 stories)
- University Towers 205' (18 stories)
- 616 E. Washington 180' (19 stories)
- 1 N. Main 148' (10 stories)
- First National 132' (10 stories)
- Ashley Terrace 131' (10 stories)
- Ashley Mews 122' (9 stories)
- 4th & William Parking 74' (7 stories)



10. What is the potential financing gap per unit (aka city subsidy)?

| 309 S. Ashley (Ashley & William parking lot / Kline Lot) | | | | | | |
|---|---|---|--|---|---|--|
| | Option 1 | | Option 2 | | Option 3 | |
| Options | Market rate with 20% Affordable with 9% LIHTC | Market rate with 20% Affordable with 9% LIHTC | Market rate with 30% Affordable with 9% & 4% LIHTC | Market rate with 20% Affordable with 9% LIHTC | Market rate with 30% Affordable with 9% LIHTC | |
| Total number of units | 559 | 609 | 610 | 216 | 216 | |
| No of Affordable Units | 114 | 122 | 174 | 44 | 65 | |
| Potential financing gaps/unit | \$24,384 | \$20,749 | \$18,464 | \$5,106 | \$0 | |

| 721 N. Main (123 W. Summit) | | | | | | | | | |
|------------------------------------|----------------------------------|----------------------------------|---|----------------------------------|----------------------------------|---|----------------------------------|----------------------------------|---|
| | Option 1(Apartments) | | | Option 2(Quad-Apartments) | | | Option 3(Townhomes) | | |
| Options | <i>All affordable at 60% AMI</i> | <i>20% Affordable at 60% AMI</i> | <i>20% Affordable at 60% AMI w/o Ground Lease</i> | <i>All affordable at 60% AMI</i> | <i>20% Affordable at 60% AMI</i> | <i>20% Affordable at 60% AMI w/o Ground Lease</i> | <i>All affordable at 60% AMI</i> | <i>20% Affordable at 60% AMI</i> | <i>20% Affordable at 60% AMI w/o Ground Lease</i> |
| Total number of units | 15 | 15 | 15 | 20 | 20 | 20 | 8 | 8 | 8 |
| No of Affordable Units | 15 | 3 | 3 | 20 | 4 | 4 | 8 | 2 | 2 |
| Potential financing gaps/unit | \$29,661 | \$49,001 | \$38,053 | \$11,432 | \$31,520 | \$19,524 | \$63,128 | \$78,776 | \$71,720 |

| 353 S. Main (Main & William parking lot) | | | | | | |
|---|-------------------------------|---------------------------------|--|------------------------------|---------------------------------|--|
| | Option 1(High Density) | | | Option 2(Low Density) | | |
| Options | All affordable with 9% LIHTC | Market rate with 20% affordable | Market rate with 20% affordable w/o Ground Lease | All affordable with 9% LIHTC | Market rate with 20% affordable | Market rate with 20% affordable w/o Ground Lease |
| Total number of units | 90 | 90 | 90 | 50 | 50 | 50 |
| No of Affordable Units | 90 | 17 | 17 | 50 | 10 | 10 |
| Potential financing gaps/unit | \$0 | \$65,875 | \$51,502 | \$0 | \$55,172 | \$38,237 |

**The proposed concept for 353 S. Main assumes all affordable units with 9% LIHTC.*

| 121 E. Catherine (4th & Catherine parking lot) | | | | | | | | | |
|--|------------------------------|---------------------------------|--|------------------------------|---------------------------------|--|-------------------------------|---------------------------------|--|
| | Option 1(Low Density) | | | Option 2(Mid Density) | | | Option 3(High Density) | | |
| Options | All affordable with 9% LIHTC | Market rate with 20% affordable | Market rate with 20% affordable w/o GL | All affordable with 9% LIHTC | Market rate with 20% affordable | Market rate with 20% affordable w/o GL | All affordable with 9% LIHTC | Market rate with 20% affordable | Market rate with 20% affordable w/o GL |
| Total number of units | 57 | 57 | 57 | 75 | 75 | 75 | 93 | 93 | 93 |
| No of Affordable Units | 57 | 11 | 11 | 75 | 15 | 15 | 93 | 18 | 18 |
| Potential financing gaps/unit | \$0 | \$44,222 | \$31,843 | \$0 | \$43,159 | \$28,978 | \$0 | \$40,667 | \$26,158 |

**The proposed concept for 121 E. Catherine assumes all affordable units with 9% LIHTC.*