

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE SEPTEMBER 20, 2016 REGULAR BOARD MEETING**

Supervisor Stumbo called the meeting to order at approximately 7:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited and a moment of silent prayer observed.

**Members Present:** Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe and Trustees: Stan Eldridge, Mike Martin, Scott Martin

**Members Absent:** Trustee Jean Hall Currie

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC HEARING**

**A. 7:00PM – 2016 SPECIAL ASSESSMENT LEVY – RESOLUTION NO. 2016-42  
(PUBLIC HEARING SET AT THE AUGUST 16,2016 REGULAR MEETING)**

**SUPERVISOR STUMBO DECLARED THE PUBLIC HEARING OPEN AT 7:04 PM**

Public Hearing Closed at 7:05 pm

**Clerk Lovejoy Roe read Resolution 2016-42, 2016 Special Assessment Levy (see attached).**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve Resolution 2016-42.**

<b>S. Eldridge:</b>	<b>Yes</b>	<b>S. Martin:</b>	<b>Yes</b>	<b>Stumbo:</b>	<b>Yes</b>
<b>Lovejoy Roe:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>	<b>M. Martin:</b>	<b>Yes</b>

**The motion carried unanimously.**

**PUBLIC COMMENTS**

Angela Davis, Ann Arbor Resident, introduced herself and stated she was running in the November election for Washtenaw Community College Trustee.

Mittie McMaster, Township Resident questioned the posting for Green Oaks Golf Course. She suggested that the Golf Course does not need to hire a PGA Card member to work at Green Oaks Golf Course. Ms. McMaster stated that currently the Golf Course had an excellent staff working there.

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**CONSENT AGENDA**

- A. MINUTES OF THE AUGUST 16, 2016 SPECIAL MEETING, WORK SESSION AND REGULAR MEETING
- B. STATEMENTS AND CHECKS
  - 1. STATEMENTS AND CHECKS FOR SEPTEMBER 6, 2016 IN THE AMOUNT OF \$893,600.07
  - 2. STATEMENTS AND CHECKS FOR SEPTEMBER 20, 2016 IN THE AMOUNT OF \$907,588.62
  - 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR AUGUST 2016 IN THE AMOUNT OF \$32,329.57
  - 4. CHOICE HEALTH CARE ADMIN FEE FOR JULY 2016 IN THE AMOUNT OF \$1,192.50
- C. AUGUST 2016 TREASURER'S REPORT (see attached)

**A motion was made by Treasurer Doe, supported by Trustee S. Martin to approve the consent agenda with exception of August 16, 2016 minutes.**

The motion carried unanimously.

**SUPERVISOR REPORT**

**CLERK REPORT (see attached)**

**Clerk Lovejoy Roe reminded everyone that the last day to register to vote before the November election is October 11, 2016. She stated that absentee ballots would be mailed out the first week of October, 2016. Clerk Lovejoy Roe encouraged residents to vote absentee because the ballot was 2 full pages and to avoid lines.**

**TREASURER REPORT (none given)**

**TRUSTEE REPORT (none given)**

**Trustee S. Martin stated that he would encourage the designees on the committee who would hire for the Golf Course that they would select someone within the township to fill the position.**

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**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters stated that this was the fourth year in a row where the Township acquired properties from Washtenaw County Treasurer for the cost of the unpaid taxes. He said they are then sold to Habitat for the same cost and the rehabilitated properties were sold to first time home buyers. He stated that over the last year, the Township together with Habitat identified 9 residential properties to acquire. Attorney Winters said that out of the 9 properties 6 would go to Habitat next week so within 12 months Habitat would rehabilitate the houses and sell it to a home owner which would help stabilize the neighborhood.

Attorney Winters explained the status on Gault Village Shopping Center. He stated the court appointed a receiver to manage the property for the owners who were based in New York. Attorney Winters said the appointed receiver was Karl Fink, a former judge. He said with the appointed receiver if the owner sells the property it would have to be approved by the court.

Attorney Winters stated the former General Motors/Hydra Matic property continues to be a possible site for the autonomous vehicle research center. Attorney Winters said the sale of the GM property to The Willow Run Arsenal for Democracy LLC funded by Michigan Strategic Fund from Racer Trust was scheduled for November 4, 2016. Attorney Winters stated that with the four seasons we had in Michigan we have the best conditions for this type of testing facility.

**OLD BUSINESS**

**1. 2<sup>ND</sup> READING OF PROPOSED ORDINANCE 2016-466, SEWAGE DISPOSAL RATE CHANGE (1<sup>ST</sup> READING HELD AT THE AUGUST 16, 2016 REGULAR MEETING)**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve 2<sup>nd</sup> Reading of Proposed Ordinance 2016-466, Sewage Disposal Rate Change (see attached).

S. Eldridge:	Yes	S. Martin:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes

The motion carried unanimously.

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- 2. 2<sup>nd</sup> READING OF RESOLUTION 2016-30, PROPOSED ORDINANCE 2016-464, AMENDING CHAPTER 48 ARTICLE III OF THE CODE OF ORDINANCES REGARDING RENTAL PROPERTY REGISTRATION AND INSPECTION TO INCLUDE MULTI-FAMILY RESIDENTIAL UNITS (1<sup>ST</sup> READING HELD AT THE AUGUST 16, 2016 REGULAR MEETING)**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve 2<sup>nd</sup> Reading of Resolution 2016-30, Proposed Ordinance 2016-464, Amending Chapter 48 Article III of the Code of Ordinances Regarding Rental Property Registration and Inspection to Include Multi-Family Residential Units (see attached).**

<b>M. Martin:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>	<b>Lovejoy Roe:</b>	<b>Yes</b>
<b>Stumbo:</b>	<b>Yes</b>	<b>S. Martin:</b>	<b>Yes</b>	<b>Eldridge:</b>	<b>Yes</b>

**The motion carried unanimously.**

- 3. 2<sup>ND</sup> READING OF RESOLUTION 2016-31, PROPOSED ORDINANCE 2016-465, ADOPTION OF THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (1<sup>ST</sup> READING HELD AT THE AUGUST 16, 2016 REGULAR MEETING)**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to approve 2<sup>nd</sup> Reading of Resolution 2016-31, Proposed Ordinance 2016-465, Adoption of the 2015 International Property Maintenance Code (see attached).**

<b>S. Eldridge:</b>	<b>Yes</b>	<b>S. Martin:</b>	<b>Yes</b>	<b>Stumbo:</b>	<b>Yes</b>
<b>Lovejoy Roe:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>	<b>M. Martin:</b>	<b>Yes</b>

**The motion carried unanimously.**

**NEW BUSINESS**

- 1. BUDGET AMENDMENT #12**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to support Budget Amendment #12 (see attached).**

**The motion carried unanimously.**

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**2. REQUEST OF JOE LAWSON, PLANNING DIRECTOR FOR APPROVAL OF THE PD STAGE II FINAL SITE PLAN AND DEVELOPMENT AGREEMENT FOR THE NAUTICA POINTE PHASE OF THE MAJESTIC LAKES PLANNED DEVELOPMENT (PD20)**

**A motion was made by Trustee Eldridge, supported by Trustee S. Martin to Approve the Request of Joe Lawson, Planning Director for Approval of the PD Stage II Final Site Plan and Development Agreement for the Nautica Pointe Phase of the Majestic Lakes Planned Development (PD20) (see attached).**

Attorney Winters stated that this would be a great housing project for the Township. Supervisor Stumbo stated she had seen other Redwood projects in other communities and they were high quality and very well maintained and welcomed the developer into the Township. Clerk Lovejoy Roe said that there were people on a wait list already for this development and she felt that it would be successful to have high quality rentals in Ypsilanti Township that would begin at \$1,200.00 a month.

**The motion carried unanimously.**

**3. REQUEST OF JOE LAWSON, PLANNING DIRECTOR FOR ACCEPTANCE OF A 20-FOOT-WIDE SIDEWALK EASEMENT GRANTED BY YPSILANTI MI (2985 WASHTENAW) LLC IN RELATION TO THE CONSTRUCTION AND SITE PLAN IMPROVEMENTS ASSOCIATED WITH THE FORTHCOMING FRESH THYME FARMERS MARKET LOCATED AT 2985 WASHTENAW**

**A motion was made by Clerk Lovejoy Roe supported by Trustee Eldridge to Object to the Filing of the Easement until confirmation was secured regarding responsibility for the maintenance and snow removal until the store is opened.**

**4. REQUEST APPROVAL OF THE PERPETUAL EASEMENT AGREEMENT BETWEEN SBA AND YPSILANTI TOWNSHIP AS IT PERTAINS TO THE COMMUNICATIONS SITE LEASE AGREEMENT FOR THE CELL TOWER LOCATED AT 1865 CADILLAC IN THE AMOUNT OF \$334,000.00**

**A motion was made by Treasurer Doe, supported by Trustee S. Martin to Approve the Request Approval of the Perpetual Easement Agreement Between SBA and Ypsilanti Township as it Pertains to the Communications Site Lease Agreement for the Cell Tower Located at 1865 Cadillac in the Amount of \$334,000.00.**

**The motion carried unanimously.**

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**5. RESOLUTION 2016-38, VACATION/ABANDONMENT OF THE PUBLIC ALLEY BETWEEN ANDREA AND HARRY STREETS**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Resolution 2016-38, Vacation/Abandonment of the Public Alley Between Andrea and Harry Streets (see attached).

The motion carried unanimously.

**6. 1<sup>ST</sup> READING OF RESOLUTION 2016-39, PROPOSED ORDINANCE 2016-467 AMENDING THE TOWNSHIP CODE OF ORDINANCES, CHAPTER 46, ARTICLE II PARK REGULATIONS TO PROHIBIT SMOKING IN TOWNSHIP PARKS**

A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Approve the 1<sup>st</sup> Reading of Resolution 2016-39, Proposed Ordinance 2016-467 Amending the Township Code of Ordinances, Chapter 46, Article II Park Regulations to Prohibit Smoking in Township Parks (see attached).

S. Eldridge:	Yes	S. Martin:	Yes	Stumbo:	Yes
Lovejoy Roe:	Yes	Doe:	Yes	M. Martin:	Yes

The motion carried unanimously.

**7. 1<sup>ST</sup> READING OF RESOLUTION 2016-40, PROPOSED ORDINANCE 2016-468 AMENDING THE TOWNSHIP ZONING CODE REGARDING CHILD DAYCARE CENTERS IN RESIDENTIAL DISTRICTS**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the 1<sup>st</sup> Reading of Resolution 2016-40, Proposed Ordinance 2016-468 Amending the Township Zoning Code Regarding Child Daycare Centers in Residential Districts (see attached).

M. Martin:	Yes	Doe:	Yes	Lovejoy Roe:	Yes
Stumbo:	Yes	S. Martin:	Yes	Eldridge:	Yes

The motion carried unanimously.

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**8. 1<sup>ST</sup> READING OF RESOLUTION 2016-41, PROPOSED ORDINANCE  
2016-469, AMENDING THE YPSILANTI TOWNSHIP CODE OF  
ORDINANCES CHAPTER 58, TO PROHIBIT TEXTING WHILE DRIVING**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Approve 1<sup>ST</sup> Reading of Resolution 2016-41, Proposed Ordinance 2016-469, Amending the Ypsilanti Township Code of Ordinances Chapter 58, to Prohibit Texting While Driving (see attached).**

Attorney King explained prohibiting texting while driving was a State Law which was a civil infraction. Attorney King said that when the Township adopts the prohibiting texting while driving ordinance a portion of the fines collected would go to the Township fund.

<b>S. Eldridge:</b>	<b>Yes</b>	<b>S. Martin:</b>	<b>Yes</b>	<b>Stumbo:</b>	<b>Yes</b>
<b>Lovejoy Roe:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>	<b>M. Martin:</b>	<b>Yes</b>

**The motion carried unanimously.**

**9. RESOLUTION 2016-49, PETITION TO LOCATE, ESTABLISH AND  
CONSTRUCT A DRAIN FOR THE TYLER DAM DRAIN**

**A motion was made by Clerk Lovejoy Roe, supported by Eldridge to Approve Resolution 2016-49, Petition to Locate, Establish and Construct a Drain for the Tyler Dam Drain (see attached).**

**The motion carried unanimously.**

**10. RESOLUTION 2016-50, AUTHORIZATION OF THE DRAIN AND  
DETENTION EASEMENT FOR THE TYLER DAM DRAIN TO THE TYLER  
DAM DRAIN DRAINAGE DISTRICT**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the Resolution 2016-50, Authorization of the Drain and Detention Easement for the Tyler Dam Drain to the Tyler Dam Drain Drainage District (see attached).**

**The motion carried unanimously.**

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- 11. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR APPROVAL OF A CONTRACT WITH STANTEC FOR PROFESSIONAL ENGINEERING SERVICES FOR TYLER DAM PHASE 4 IN AN AMOUNT NOT TO EXCEED \$79,800.00 WITH \$35,000.00 BUDGETED IN LINE ITEM #252-252-000-801-250 FOR 2016 AND \$44,800.00 TO BE BUDGETED IN LINE ITEM #252-252-000-801-250 FOR 2017**

**A motion was made by Treasurer Doe, supported by Trustee S. Martin to Approve Request by Jeff Allen, Residential Services Director for Approval of a Contract with Stantec for Professional Engineering Services for Tyler Dam Phase 4 in an Amount Not to Exceed \$79,800.00 with \$35,000.00 Budgeted in Line Item #252-252-000-801-250 for 2016 and \$44,800.00 to be Budgeted in Line Item #252-252-000-801-250 for 2017.**

**The motion carried unanimously.**

- 12. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR APPROVAL OF AN AGREEMENT WITH CANTON TOWNSHIP FOR THE PROCESSING OF MUNICIPAL YARD WASTE FROM CANTON TOWNSHIP AT THE YPSILANTI TOWNSHIP COMPOST SITE**

**A motion was made by Trustee Eldridge, supported by Trustee S. Martin to Approve Request by Jeff Allen, Residential Service Director for Approval of an Agreement with Canton Township for the Processing of Municipal Yard Waste from Canton Township at the Ypsilanti Township Compost Site contingent upon Attorney review.**

**The motion carried unanimously.**

- 13. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR FOR APPROVAL FOR SALE OF 1810 GEORGE AVE. LOT 458, PARCEL #K-11-14-436-004 TO LORENZO AND TAMMEY EPPS IN THE AMOUNT OF \$1,000.00**

**A motion was made by Treasurer Doe, supported by Trustee S. Martin to Approve Request of Brian McCleery, Assistant Assessor for Approval for Sale of 1810 George Ave. Lot 458, Parcel #K-11-14-436-004 to Lorenzo and Tammeey Epps in the Amount of \$1,000.00 including closing costs to be paid by purchaser (see attached).**

**The motion carried unanimously.**



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- 14. AUTHORIZATION TO PAY DTE FOR THE INSTALLATION OF ONE (1) 280 WATT AUTOBAHN LED WITH BLACK HOUSING MOUNTED ON A SMOOTH BLACK 30' FIBERGLASS DIRECT BURIED POST TO BE LOCATED AT THE YPSILANTI DISTRICT LIBRARY AT WHITTAKER RD. AND CIVIC CENTER DR. IN THE AMOUNT OF \$6,580.91 BUDGETED IN LINE ITEM #101-956-000-926-050**

**A motion was made by Clerk Lovejoy Roe supported by Treasurer Doe to Approve Authorization to Pay DTE for the Installation of One (1) 280 Watt Autobahn LED with Black Housing Mounted on a Smooth Black 30' Fiberglass Direct Buried Post to be Located at the Ypsilanti District Library at Whittaker Rd. and Civic Center Dr. in the Amount of \$6,580.91 Budgeted in Line Item #101-956-000-926-050.**

**The motion carried unanimously.**

- 15. REQUEST AUTHORIZATION TO SIGN PURCHASE AGREEMENT WITH DTE ENERGY FOR THE INSTALLATION OF ONE OVERHEAD FED 280 WATT AUTOBAHN LED WITH GRAY HOUSING MOUNTED ON A 6' ARM ATTACHED TO A WOOD POLE TO BE LOCATED IN THE PARKING AREA FOR HEWENS CREEK PARK ON BEMIS RD. IN THE AMOUNT OF \$8,718.23 BUDGETED IN LINE ITEM #101-956-000-926-050**

**A motion was made by Clerk Lovejoy Roe supported by Treasure Eldridge to Approve Request Authorization to Sign Purchase agreement with DTE Energy for the Installation of One Overhead Fed 280 Watt Autobahn Led with Gray Housing Mounted on a 6' Arm Attached to a Wood Pole to be Located in the Parking Area for Hewens Creek Park on Bemis Rd. in the Amount of \$8,718.23 Budgeted in Line Item #101-956-000-926-050 (see attached).**

**The motion carried unanimously.**

- 16. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 1196 LESTER IN THE AMOUNT OF \$5,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

**A motion was made by Trustee S. Martin supported by Trustee Eldridge to Approve Request of Mike Radzik, OCS Director for Authorization to Seek Legal Action if Necessary to Abate Public Nuisance for Property Located at 1196 Lester in the Amount of \$5,000.00 Budgeted in Line Item #101-950-000-801-023.**

**The motion carried unanimously.**

**17. REQUEST TO APPROVE L-4029 AND AUTHORIZE SIGNING**

**A motion was made by Clerk Lovejoy Roe supported by Treasurer Doe to Approve Request to Approve L-4029 and Authorize Signing (see attached).**

**The motion carried unanimously.**

**18. REQUEST TO REDUCE THE NUMBER OF MEMBERS ON THE  
CONSTRUCTION BOARD OF APPEALS FROM SEVEN TO THREE**

**A motion was made by Clerk Lovejoy Roe supported by Trustee Eldridge to Approve Request to Reduce the Number of Members on the Construction Board of Appeals from Seven to Three.**

**The motion carried unanimously.**

**19. REQUEST TO APPOINT MICHAEL RANDALL TO THE PLANNING  
COMMISSION TO FILL A VACANCY**

**A motion was made by Trustee Eldridge supported by Clerk Lovejoy Roe to Approve Request to Appoint Michael Randall to the Planning Commission to Fill a Vacancy.**

**The motion carried unanimously.**

**OTHER BUSINESS**

**1. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, OCTOBER  
18, 2016 AT APPROXIMATELY 7:00 PM – SPECIAL ASSESSMENT LEVY**

**A motion was made by Trustee S. Martin, supported by Clerk Lovejoy Roe to Approve the Request to Set a Public Hearing Date of Tuesday, October 18, 2016 at Approximately 7:00 PM – Special Assessment Levy.**

**The motion carried unanimously.**

Supervisor Stumbo stated November 10, 2016 would be the 25<sup>th</sup> Anniversary of the Viet Nam Memorial. She said there would be a ceremony on November 10, 2016 at the Civic Center. Supervisor Stumbo also said that on Wednesday September 21, 2016 at the New Covenant Church in West Willow, Michigan Department of Transportation would host an open house with American Center for Mobility from 4:00 -7:00 pm. Supervisor Stumbo said the public was encouraged to come and see the displays and comment about the importance of public safety for pedestrian and vehicles as it relates to the ACM development as well as some of the community improvements that had been requested.

**AUTHORIZATION AND BIDS**

- 1. REQUEST OF TRAVIS MCDUGALD, IS MANAGER TO AWARD THE LOW BID FOR THE INSTALLATION OF FIBER OPTIC CABLE TO THE CIVIC CENTER AND COMPOST SITE CONTINGENT UPON ATTORNEY REVIEW TO FIBER LINE INC. IN THE AMOUNT OF \$37,036.14 BUDGETED IN LINE ITEM #101-266-000-971-008**

**A motion was made by Trustee Eldridge supported by Trustee M. Martin to Approve Request of Travis McDugald, IS Manager to Award the Low Bid for the Installation of Fiber Optic Cable to the Civic Center and Compost Site Contingent Upon Attorney Review to Fiber Line Inc. in the Amount of \$37,036.14 Budgeted in Line Item #101-266-000-971-008.**

**The motion carried unanimously.**

- 2. REQUEST OF TRAVIS MCDUGALD, IS MANAGER TO SEEK PROPOSALS FOR VOICE PHONE UTILITY SERVICES**

**A motion was made by Trustee Eldridge supported by Trustee M. Martin to Approve Request of Travis McDugald, IS Manager to Seek Proposals for Voice Phone Utility Services.**

**The motion carried unanimously.**

- 3. REQUEST OF TRAVIS MCDUGALD, IS MANAGER TO REJECT ALL MANAGED PRINT SERVICES PROPOSALS AND TO SEEK INDIVIDUAL AGREEMENTS ON A PER UNIT BASIS**

**A motion was made by Clerk Lovejoy Roe supported by Treasurer Doe to Approve Request of Travis McDugald, IS Manager to Reject all managed Print Services Proposals and to Seek Individual Agreements on a Per Unit Basis.**

**The motion carried unanimously.**

- 4. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO AWARD THE LOW BID FOR THE RENOVATION OF THE FORD LAKE PARK TENNIS COURTS TO S&J ASPHALT IN THE AMOUNT OF \$218,187.00 WITH \$203,687.00 BUDGETED IN LINE ITEM #212-970-000-997-001 AND \$14,500.00 BUDGETED IN LINE ITEM #212-970-000-975-795 PARTIALLY FUNDED WITH A MATCHING GRANT IN THE AMOUNT OF \$99,600.00 FROM THE DNR**

**A motion was made by Treasurer Doe supported by Trustee S. Martin to Approve Request of Jeff Allen, Residential Services Director to Award the Low Bid for the Renovation of the Ford Lake Park Tennis Courts to S&J Asphalt in the Amount of \$218,187.00 with \$203,687.00 Budgeted in Line Item #212-970-000-0997-0012 and \$14,500.00 Budgeted in Line Item #212-970-000-975-795**

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**Partially Funded with a Matching Grant in the Amount of \$99,600.00 From The DNR.**

**The motion carried unanimously.**

- 5. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO SEEK PROPOSALS FOR THE PRINTING AND MAILING OF THE "HELPFUL HANDBOOK"**

**A motion was made by Trustee Eldridge supported by Treasurer Doe to Approve Request of Jeff Allen, Residential Services Director to Seek Proposals for the Printing and Mailing of the "Helpful Handbook".**

**The motion carried unanimously.**

- 6. REQUEST OF KAREN LOVEJOY ROE, CLERK FOR AUTHORIZATION TO PURCHASE TWENTY (20) DELL LATITUDE 3560 LAPTOPS AT \$515.00 EACH (COMPETITIVE PRICING NEGOTIATED THROUGH WASHTENAW COUNTY CLERK'S OFFICE) FOR ELECTION USE IN THE AMOUNT OF \$10,300.00 BUDGETED IN LINE ITEM #101-266-000-977-000**

**A motion was made by Trustee Eldridge, supported by Trustee S. Martin to Approve request of Karen Lovejoy Roe, Clerk for Authorization to Purchase Twenty (20) Dell Latitude 3560 Laptops at \$515.00 Each (Competitive Pricing Negotiated Through Washtenaw County Clerk's Office) For Election Use in the Amount of \$10,300.00 Budgeted in Line Item #101-266-000-977-000.**

**The motion carried unanimously.**

- 7. REQUEST FOR AUTHORIZATION FOR THE PRINTING, MAILING AND POSTAGE OF INFORMATIONAL POSTCARDS IN REGARD TO THE TOWNSHIP MILLAGE RENEWALS BY MESSENGER PRINTING IN THE AMOUNT OF \$4,200.00 FOR THE PRINTING AND MAILING BUDGETED IN LINE ITEM #101-267-000-900-000 PLUS POSTAGE BUDGETED IN LINE ITEM #101-267-000-730-000**

**A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to Approve Request for Authorization for the Printing, Mailing and Postage of Informational Postcards in Regard to the Township Millage Renewals by Messenger Printing in the Amount of \$4,200.00 for the Printing and Mailing Budgeted in Line Item #101-267-000-900-000 Plus Postage Budgeted in Line Item #101-267-000-730-000.**

**The motion carried unanimously.**

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**A Motion was made by Clerk Lovejoy Roe, supported by Trustee M. Martin to adjourn.**

**The motion carried unanimously.**

The meeting was adjourned at approximately 8:06 p.m.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# CHARTER TOWNSHIP OF YPSILANTI

## RESOLUTION NO. 2016-42

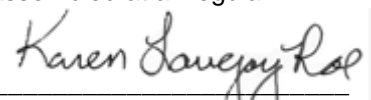
### SPECIAL ASSESSMENT LEVY

**WHEREAS**, the Charter Township of Ypsilanti Board of Trustees, on September 20, 2016 held a public hearing on the proposed special assessment roll prepared by the Assistant Assessor, a copy of which is on file in the Clerk's Office, after advertising the same in a newspaper of record in the Township, and;

**WHEREAS**, on September 20, 2016 the Ypsilanti Township Board heard comments on said proposed special assessment roll prepared by the Assistant Assessor.

**NOW THEREFORE, BE IT RESOLVED** that the proposed special assessment roll prepared by the Assistant Assessor for the Charter Township of Ypsilanti be adopted and the amounts set forth on the special assessment roll be levied on the 2016 Winter Tax Roll.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2016-42 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 20, 2016.



Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**PUBLIC ACT 188 OF 1954 PROCEEDINGS  
CHARTER TOWNSHIP OF YPSILANTI  
WASHTENAW COUNTY, MICHIGAN  
NOTICE OF PUBLIC HEARING  
ON SPECIAL ASSESSMENT ROLL**

**PLEASE TAKE NOTICE** that the Supervisor and Assessing Officer of the Township has reported to the Township Board and filed in the Office of the Township Clerk for public examination a special assessment roll prepared by the Assessor covering all properties within the Special Assessment Districts benefited by the districts listed below.

**PLEASE TAKE FURTHER NOTICE** that the Assessing Officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

**PLEASE TAKE FURTHER NOTICE** that the Township Board will hold a public hearing at the Ypsilanti Township Civic Center, 7200 S. Huron River Drive, Ypsilanti, MI on **September 20, 2016 at approximately 7:00pm**, for the purpose of reviewing said special assessment roll and hearing any objections thereto. Said roll may be examined at the office of the Township Clerk during regular business hours of regular business days until the time of said hearing and may further be examined at said hearing. Appearance and protest at the hearing held to confirm the special assessment roll is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal.

An owner, or partner in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance should not be required. (The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll.

**THE FOLLOWING ARE THE PROPOSED SPECIAL ASSESSMENT ROLLS TO BE LEVIED ON THE 2016 WINTER TAX ROLL**

<u>SPECIAL ASSESSMENT</u>	<u>CODE</u>
Sherman Oaks Water	051
Sugarbrook Security Cameras	060
West Willow Security Cameras	061
Thurston Area Security Cameras	062
Apple Ridge Area Security Cameras	063
Bud- Blossom Area Security Cameras	064

**STREET LIGHT SPECIAL ASSESSMENTS**

<u>DISTRICT</u>	<u>CODE</u>	<u>DISTRICT</u>	<u>CODE</u>
Shady Knoll 1-6	101	Nancy Park 1-3	102
Nancy Park 5-6	103	West Willow #1	104
Ypsi Twp Area	105	West Willow #2	106
Hickory Hill	107	Washtenaw Orchard	108
Washtenaw Ridge	109	Nancy Park #7	111
Rambling Road	112	Hickory Hill #1	113
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**KAREN LOVEJOY ROE, CLERK**  
Charter Township of Ypsilanti

# **SUPERVISOR'S REPORT**

## **September 20, 2016**

- 8/17/16 Met with Shataura Clayborne & Lamia Sharmeen regarding Muslim Social Services
- 3 FTOs, Doug Winters, Joe Lawson & Mike Radzik met with Spectrum Community Services regarding issues on Wharton Street
- Attended MDOT kick off meeting for road safety on US-12/Dorset
- 8/18/16 Attended weekly development team meeting
- Met with Mark Nelson
- Attended Community Advisory Committee meeting
- 8/22/16 Met with Jeff Allen
- Attended weekly police meeting
- Attended Huron Meadows NHW meeting
- Attended Gault Village NHW meeting
- 8/23/16 Attended Sugarbrook NHW meeting
- 8/24/16 Attended YCUA Board meeting
- 8/25/16 Attended weekly development team meeting
- Attended meeting for 25<sup>th</sup> Anniversary of Vietnam Veterans Memorial
- 8/29/16 Attended weekly police meeting
- Attended Gault Village Special NHW meeting
- 8/30/16 Attended Department of Justice Community meeting in West Willow
- 8/31/16 3 FTOs, Debbie Agdorny and Karen Wallin met to discuss Golf Course positions
- Mike Radzik, Alex Mamo, Bill Elling and I met with Mike O'Lynneger regarding multi-family unit inspections
- Met with Girl Scouts regarding sewer easement and parking lot
- 9/1/16 Attended weekly development team meeting
- Attended Aerotropolis meeting



9/2 & 5/16 Township closed for Labor Day holiday

9/6/16 Attended weekly police meeting  
Attended Oaklawn/Hawthorne NHW meeting  
Attended Lakeview NHW meeting

9/8/16 Attended weekly development team meeting  
3 FTOs and Debbie Agdorny met to discuss Golf Course position  
Larry Doe, Mike Radzik, Tammie Keen and I met with Greg Dill of Washtenaw County and Benjamin Edmondson & Steve Burgess from Ypsilanti Schools regarding Ypsilanti Community Middle School  
3 FTOs, Jeff Allen & David Maynard met with Ann Arbor Audio to discuss Board Room improvements  
Attended Creekside South NHW meeting

9/9/16 Attended WCCVB meeting

9/11/16 Attended American Legion Patriot Day celebration

9/12/16 Attended weekly police meeting

9/13/16 3 FTOs, Joe Lawson, Jeff Allen, Doug Winters and Michael Saranen met with Evan Pratt regarding Tyler Dam  
Attended Holmes Road NHW meeting

9/14/16 ACM meeting at Willow Run Plant with MDOT Director, Governor and State delegation  
Attended Memorial Event Committee meeting

9/15/16 Attended weekly development team meeting  
Attended Stevens Park NHW meeting

9/16/16 Attended CVB meeting and strategic luncheon  
Attended Gault Village Family Dinner

9/17/16 Attended Mazin Court block party

9/18/16 Attended Historical Society auction

9/19/16

3 FTOs and Tammie Keen met with members of West Willow Board regarding US-12 public outreach meeting

Attended weekly police meeting

Attended West Willow NHW meeting

# **CLERK REPORT**

**SEPTEMBER 20, 2016**

**Submitted by Karen Lovejoy Roe, Clerk**

- **NOVEMBER 8, 2016 PRESIDENTIAL ELECTION**-Ballots have been ordered and are expected by September 24, 2016. Absentee ballots should be mailed out no later than the very first week of October and very possibly earlier. The Clerk's office has sent out over 3,700 applications for an absentee ballot and over 3,000 have been returned already. The Election Inspectors assignments are currently underway and plans to conduct three absentee count boards are in the works. The office is extremely busy with election preparations. Residents are also walking in to register to vote. The deadline for voter registration is Tuesday, October 11, 2016. We are encouraging residents to register to vote in person so that if it is necessary they would be able to vote absentee. You are required to register in person in order to vote the first time by absentee ballot. This is especially important for students who live out of town.

The analysis of the new voting booths, the table tops, used for the first time at the August primary election, was that they were successful. There was some adjusting to them by both the election workers and the voters but overall they worked. The plan is to double the number of voting booths or stations that were utilized in all prior elections in order to attempt to have shorter lines of voters on election day. Of course with more voting booths the bottle neck is expected to be at the computer and not with people waiting for an open booth. The State Bureau of Elections has now approved the utilization of dual computers at all locations in the State of Michigan to help with processing voters at the computer station. The Clerk's office has analyzed the number of registered voters, absentee voters and determined that dual computers will be utilized at the precincts where the larger number of voters are registered and vote at the polls. Nine precincts will be utilizing the dual poll books in the November, 2016 Presidential election. A request to purchase additional computers for the election is on the board agenda for the meeting on Tuesday, September 20, 2016. The Courts finally ordered that the ballots can be printed that will allow for Straight Party voting for the November election, while the court case moves through the legal system. This is great news for the voters in Michigan and for helping to keep the lines as short as is physically possible. The ballot is a complete two side ballot with several proposals including Ypsilanti Township's four millage renewal proposals. It will take voters a long time to read all the proposals and cast their votes. The Clerk's office is encouraging voters to request an absentee application. Absentee applications can be requested by calling 734.484.4700 or emailing [klovejoyroe@ytown.org](mailto:klovejoyroe@ytown.org).

- **PASSPORTS**-The Clerk's office has been very busy with the processing of Passports. The Clerk's office has been contacted by Eastern Michigan University once again to process over 50 passports for the EMU football team. This is a large undertaking for the Clerk's office but really helps out EMU and also provides healthy revenue for the township.
- **AFFORDABLE HOUSING REGIONAL EQUITY LEADERSHIP GROUP MEETING**-Clerk Lovejoy Roe and Supervisor Stumbo attended the meeting of the Affordable

Housing Regional Equity Leadership Group on Wednesday, September 14, 2016 at the Washtenaw County Learning Resource Center on Washtenaw Ave. This group of elected leaders and Washtenaw County staff are working on strategies to implement the goals of the Affordable Housing Study that was adopted throughout Washtenaw County. All communities are working on individual community goals and county goals for meeting the goals outlined in the Affordable Housing Study. All the partners have been asked to identify all municipal owned properties in their own communities that may be used for Affordable Housing or for Market Rate Housing depending on the goals of each community. The City of Ann Arbor is exploring the possibility of allowing developers to contribute funds to provide Affordable Housing in the City of Ann Arbor in exchange for allow developments to be denser than would be allowed without the financial contribution in order to financially support developing affordable housing within the City of Ann Arbor. The Leadership Group also discussed trying to revive the Washtenaw County Landbank discussion to provide a Landbank in Washtenaw County that currently does not exist and would help with the goal of increasing the number of affordable units within both the City of Ann Arbor and Pittsfield Township. The City of Ann Arbor has recently changed ordinances to allow for accessory dwelling units on residential property in order to provide additional housing units that would rent for less.

- **WASHTENAW URBAN COUNTY EXECUTIVE COMMITTEE MEETING-** Clerk Lovejoy Roe attended the Washtenaw Urban County Executive Committee Meeting on Wednesday, September 7, 2016. The 2016 Planned Activities Summary Table was presented and discussed along with the Final 2016 HOME Allocation Project Status. The creation of a Landbank in Washtenaw County was discussed. There was support for beginning the discussion of starting a Landbank as soon as possible for Washtenaw County. The allocation of \$106,899 of CDBG Priority Funding for 2015 was originally awarded to Habitat for Humanity to complete energy efficiency improvements in Gault Village and West Willow in Ypsilanti Township and in the Garland Neighborhood in the City of Ypsilanti. Habitat for Humanity has decided it would be best to not pursue these funds through CDBG but through other funding sources. Discussion surrounded the use of the funds, \$106,899 of priority funding, to be reallocated to pursue more substantial rehabilitation projects instead of energy efficiency. This issue was discussed again and it was decided to postpone the vote on the CDBG 2015 Action Plan Amendment until Habitat and the County could meet again and try and work out a plan for the changes. The amendment that had been proposed and was postponed was to request a shift from owner occupied energy efficiency projects to owner occupied roof replacement. All agreed to postpone action on this item until the October meeting. There are several new staff assignments underway at Washtenaw County including the Director of Office of Community and Economic Development and the Housing Director.
- **MDOT US-12/DORSET SAFETY STUDY/AMERICAN CENTER FOR MOBILITY ROAD PLANS-**The elected officials, township staff and township attorney have met with the Michigan Department of Transportation(MDOT) and the Washtenaw County Road Commission(WCRC) to discuss ways to improve pedestrian safety at the US-12 and Dorset intersections where fatalities and serious injuries to Ypsilanti Township residents has occurred. The MDOT plans for changes to the roadways surrounding the American Center for Mobility (ACM) were also presented by MDOT at a meeting held on Thursday, September 15, 2016 in the first floor conference

room at the Civic Center. There was a meeting held on Wednesday, August 17, 2016 and on Thursday, August 18, 2016 with MDOT and the WCRC to discuss the safety study process and to share results of preliminary findings of the safety study. There was also a follow up meeting to the study and also a preliminary meeting with Ypsilanti Township, MDOT and WCRC in preparation of the public open house scheduled to discuss the safety study findings and the proposed road changes for the ACM on Thursday, September 15, 2016. The public open house will take place on Wednesday, September 21, 2016 from 4:00 PM to 7:00 PM at the New Covenant Church on Tyler Rd. in West Willow. A variety of scenarios were presented and discussed on both the ACM plan and the US-12/Dorset safety plan. It is hoped the two projects will be undertaken by MDOT together and not separately. A decision regarding whether the projects will be planned and constructed together or separately will be decided next week. The public is encouraged to attend the public open house. Ypsilanti Township will also submit a letter to MDOT regarding the position of the township in relationship to the changes to both MDOT and WCRC roads located in the boundaries of Ypsilanti Township.

- **NEW EASTERN MICHIGAN UNIVERSITY PRESIDENT**-Supervisor Stumbo and Clerk Lovejoy Roe attended a welcoming reception for the new EMU President, Jim Smith. The reception was held at the student center on the campus of EMU on Tuesday, August 23, 2016.
- **FAIR HOUSING MEETING WITH WEST WILLOW RESIDENTS**-Supervisor Stumbo and Clerk Lovejoy Roe observed only, at the invitation of Pastor Crout and West Willow residents, a meeting between township residents and staff from the Office of Fair Housing on Tuesday, August 30<sup>th</sup> at the New Covenant Church on Tyler Rd.
- **BOARD ROOM AUDIO IMPROVEMENTS**-All the elected officials, Deputy Clerk Lisa Garrett, David Maynard, Information Systems staff and Jeff Allen, Residential Services Director all met with a representative from Ann Arbor Audio on Thursday, September 8, 2016 to discuss improvements to the sound system in the Civic Center Board room. Ann Arbor Audio is preparing a plan and costs for the new sound system. This project will be brought to the board for action at a later date.
- **TYLER DAM DRAIN DISTRICT AND TYLER DAM PROJECT**-All elected officials, Washtenaw County Water Resource Commissioner Evan Pratt, township staff and township attorney met to discuss the process and plans to create the Tyler Dam Drain District on Tuesday, September 13, 2016. This project was approved by the township board and additional agenda items regarding the Tyler Dam Drainage District and the Tyler Dam construction project are on the September 20, 2016 Township Board meeting agenda.
- **WASHTENAW COUNTY SHERIFF'S EDUCATION FORM/COMMUNITY MEETING**-Clerk Lovejoy Roe attended the community education meeting held by the Washtenaw County Sheriff, Jerry Clayton at the LRC on Wednesday, September 15, 2016. The meeting was well attended by the Washtenaw County community and several Ypsilanti Township residents. The topic of the first in a series of education forums scheduled by the Sheriff was the Hiring, Recruitment and Training for the Washtenaw County Sheriff's Office.

**CHARTER TOWNSHIP OF YPSILANTI  
ORDINANCE NO. 2016-466**

**An ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to increase sewage disposal service rates.**

**BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:**

Section 62-77 of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to October 1, 2016, existing sewage disposal service rates shall prevail. For all billings rendered on or after October 1, 2016, charges for sewage disposal services shall be as provided for in Schedule A, for each bimonthly (two-month) period:

**Schedule A:**

Meter Size (inch)	Allowed Usage Cubic Feet	CAPITAL CHARGE		OM&R		TOTAL	
		Contract Community	All Others	Contract Communities	All Others	Contract Community	All Others
5/8-3/4	600	\$1.39	\$1.39	\$18.64	\$23.07	\$20.03	\$24.46
1	1000	\$2.35	\$2.35	\$31.16	\$39.27	\$33.51	\$41.62
1½	2100	\$5.14	\$5.14	\$63.92	\$80.74	\$69.06	\$85.88
2	4000	\$9.33	\$9.33	\$123.30	\$155.19	\$132.64	\$164.52
3	9000	\$21.01	\$21.01	\$269.10	\$347.25	\$290.11	\$368.26
4	16200	\$37.82	\$37.82	\$513.32	\$625.84	\$551.14	\$663.66
6	36000	\$84.05	\$84.05	\$1,106.77	\$1,392.81	\$1,190.81	\$1,476.86
8	66000	\$154.04	\$154.04	\$2,019.98	\$2,544.19	\$2,174.01	\$2,698.22
10	102000	\$234.55	\$234.55	\$3,126.77	\$3,937.00	\$3,361.32	\$4,171.55
12	150000	\$350.11	\$350.11	\$4,602.47	\$5,794.01	\$4,952.58	\$6,144.12

For all usage in excess of allowed usage, the rate per 100 cubic feet shall be as follows:

	CAPITAL CHARGE	OM&R	TOTAL
Contract Communities	\$0.235	\$2.017	\$2.252
All Others	\$0.235	\$2.126	\$2.361

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2016-466 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on September 20, 2016 after first being introduced at a Regular Meeting held on August 16, 2016. The motion to approve was made by member Roe and seconded by member Doe. Yes: Mike Martin, Eldridge, Stumbo, Roe, Doe, S. Martin ABSENT: Currie, NO: None. ABSTAIN: None.

*Karen Lovejoy Roe*  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**RESOLUTION 2016-30**  
**(In Reference to Ordinance 2016-464)**

*Rental Inspection Requirement to  
Include Multi-Family Residential Units*

**Whereas**, the Township currently requires rental inspections for all single and duplex rental units; and

**Whereas**, the Township Board finds that it is in the best interests for Township residents' health, safety, and welfare to expand the rental inspection requirement to include multi-family residential units which are subject to rental agreements; and

**Whereas**, Ordinance No. 2016-464 amends Chapter 48 of the Township Code of Ordinances to require inspections for multi-family residential units which are subject to rental agreements;

**Now therefore**, be it resolved that Ordinance 2016-464 is hereby adopted by reference.

**CHARTER TOWNSHIP OF YPSILANTI  
ORDINANCE NO. 2016-464**

*An Ordinance to Amend Chapter 48 Article III of the  
Ypsilanti Charter Township Code of Ordinances  
Regarding Rental Property Registration and Inspection*

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

**DELETE:** in its entirety, Article III of Chapter 48 entitled “One and Two Unit Dwelling Rental Properties”:

**ADD:** the following new article to Article III of Chapter 48:

**Sec. 1 Definitions.**

The following words and phrases shall have the following meanings respectively given to them in this article:

*Apartment dwelling:* an attached dwelling unit with party or common walls, contained in a building with other dwelling units or sharing the occupancy of a building with other than a residential use. Apartments are commonly accessed by common stair landing or walkway. Apartments are typically rented to the occupants. Apartment buildings often may have a central heating system and other central utility connections. Apartments typically do not have their own yard space. Apartments are also known as garden apartments or flats.

*Certificate of compliance:* A certificate issued by the Township’s Office of Community Standards indicating that the dwelling unit identified on the certificate is in compliance with this article and other applicable state laws and township ordinances. The Certificate shall show the name and address of the property owner and the expiration date. It shall be valid until its expiration date, unless suspended by the Office of Community Standards upon a subsequent reinspection disclosing violations.

*Code:* The Township Property Maintenance Code

*Code Compliance:* the dwelling unit is in compliance with all applicable state law and township code requirements, including the Township’s Property Maintenance Code.

*Department:* Ypsilanti Township Office of Community Standards

*Dwelling Unit:* a structure containing single family detached residential dwelling unit, single family attached residential dwelling unit, a multi-family residential dwelling unit, an apartment dwelling, a duplex residential dwelling unit, or a manufactured dwelling unit.

*Duplex Dwelling:* A detached building, designed exclusively for and occupied by two families living independently of each other, with separate housekeeping, cooking and bathroom facilities for each family.



*Family:*

- (a) A single individual or a number of individuals domiciled together whose relationship is of a continuing nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit. This shall not include any society, club, fraternity, sorority, association, lodge, coterie, hospice, organization, or group of students or other individuals whose relationship is of transitory or seasonal nature or for anticipated limited duration of school terms or other similar determinable period.
- (b) The functional equivalent of the domestic family, that is, persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family, with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. This definition shall not include any rooming house, society, club, fraternity, sorority, association, lodge, coterie organization or group whose association is temporary or seasonal in character or nature. For the purposes of the enforcement, it is presumed that a functional equivalent of a domestic family is limited to six (6) or fewer persons.

*Manufacture Dwelling Unit:* A dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located.

*Multiple-family dwelling:* A building designed for and occupied by three or more families living independently, with separate housekeeping, cooking, and bathroom facilities for each. Multiple-family dwelling units may also be known as apartments.

*Owner:* A person or entity with legal or possessory interest in a dwelling unit.

*Owner's agent:* Any employee, or any person with implied consent or apparent authority, or acting under color of authority, of the owner.

*Rental Agreement:* Any agreement or lease, written or oral, which establishes or modifies the terms, conditions, rules, regulations or any other provisions concerning the use and occupancy of residential premises.

*Single-family Attached Dwelling:* A self-contained single-family dwelling unit attached to a similar single-family attached dwelling unit with party or common walls, designed as part of a series of three or more dwelling units, each with:

- (a) A separate entryway with direct access to the outdoors at ground level;
- (b) Each dwelling shall comprise of a single unit from the lowest floor to the highest floor of the structure between the common walls (i.e. units shall not be stacked on top of each other);
- (c) A separate basement, if applicable;
- (d) A separate utility connection, and;
- (e) Defined front and rear yards.

*Single-family Attached Dwelling* units may also be known as townhouses, row houses, or clustered single-family dwellings. Any three or more attached dwellings not meeting the above criteria shall be considered a multiple-family dwelling.

*Single-family Detached Dwelling*: an independent, detached residential dwelling designed for and used or held ready for use by one family only.

*Temporary Certificate of Compliance*: A certificate issued for a dwelling unit, following an inspection, which is found to be in substantial compliance with the Code and which, in the opinion of the building officials, has no life-, health-, or safety-threatening violations. Such certificate shall state any remaining violations to be corrected and the date it expires. A reasonable extension may be granted at the discretion of the department. Failure by the owner to correct the violations within the specified time shall constitute a violation of this article.

*Tenant*: The person entitled under a rental agreement to the use and occupancy of a dwelling unit.

## Sec. 2 - Registry of owners and premises.

- (a) All persons owning dwelling units which are subject to rental agreements shall register the dwelling unit with the Department. Owners of new dwelling units which are subject to rental agreements shall register prior to the date of issuance of the first certificate of occupancy. The registration shall include: 1) the owner's name, 2) business address, 3) email address, 4) date of birth, 5) telephone number and 6) the address of the dwelling unit within the township owned by such persons which are rented in whole or in part, including the number and type of each unit in the structure.
- (b) If the dwelling unit is managed or operated by an agent, the owner shall supply the agent's name, business address, email address and telephone number and the name of that person's representative, and a statement that the agent is authorized to receive notices and process under this Article.
- (c) If the owner is a corporation, the names, addresses and telephone numbers of its officers shall be listed as shall the name, address and telephone number of the registered agent along with the state registration number. If the corporation is controlled in whole or in part by another corporation, the same information shall be provided for the other corporation.
- (d) Any change in the name or address of the owner or the owner's agent, or in the number of units, or in any other information required in this section shall be reported to the Department within 15 days.
- (e) Owners of single and duplex dwelling units who permit persons to occupy single and duplex dwelling units are exempt from the provisions of this Article provided:

- (1) No compensation is received by the owners for the use and occupancy of the premises by non-owners.
- (2) The owner pays the property taxes and homeowners insurance for the premises used and occupied by non-owners.
- (3) The owner signs an affidavit attesting under oath that:
  - a. No compensation is received for the use and occupancy of the single or duplex dwelling unit;
  - b. The property taxes and insurance are paid by the property owner;
  - c. The exemption automatically terminates when the owner receives compensation for the use and occupancy of the premises or the property taxes and/or homeowners insurance are paid by a non-owner.

Sec. 3. - Certificate of compliance required.

- (a) The Department shall provide for the systematic inspection of all dwelling units which are subject to rental agreements in the township for the purposes of determining whether the dwelling units are in compliance with the Code and this chapter. Those dwelling units that are in compliance shall be issued a certificate of compliance.
- (b) An owner shall provide the Department with a certificate of insurance, issued by an insurance company that certifies that the dwelling unit is insured against structural loss or damage, including, but not limited to, fire damage. The certificate of insurance shall state the name of each person named on the policy and its expiration date. The certificate of insurance shall be in force at the time a certificate of compliance is issued or at the time a renewed certificate of compliance is issued.
- (c) The Department shall schedule initial inspections, at its discretion, of dwelling units which are subject to rental agreements to determine if the units qualify for a certificate of compliance. The owner of the property shall receive not less than 30 days' prior notice of the Department's intent to inspect the property. The owner shall provide to the tenant a minimum of 72 hours' written notice of the Department's intent to inspect the property. After the initial phase-in period, all rental dwelling units which are subject to rental agreements shall be required to be inspected at not less than 24-month intervals nor more than four year intervals.
- (d) The Department shall inspect a dwelling unit when it receives a complaint from a tenant that the dwelling unit is being maintained in violation of Michigan's housing law. MCL 125.401 et seq. or the Township's Property Maintenance Code §48.26 et seq.
- (e) No person, either the owner or the owner's agent, shall rent or lease a dwelling unit after the initial inspection, to any tenant, unless that owner or agent has first obtained a valid certificate of compliance from the Department covering the dwelling unit. For new construction the original certificate of occupancy shall serve as the certificate of compliance for a period of 24 months.

(f) The Department shall advise the landlord and tenant that either has the right to refuse entry for purposes of inspection unless a search warrant is first obtained. If entry is refused, the Department shall apply to the appropriate judicial officer for a search warrant and shall not inspect until a valid search warrant is obtained. Inspections shall be limited to only the areas necessary to ascertain compliance with the Code and state law.

(g) An owner or owner's agent who is provided, during an inspection of a dwelling unit, with written notice of a code violation or violations, shall correct the code violations within the period specified in the notice of violations.

#### Sec. 4 – Fees

Reasonable fees for registration, inspections and re-inspections of a dwelling unit under this Article shall be established by resolution adopted by the Township Board and shall be placed on file and made available to the public by the Township Clerk's Office.

#### Sec. 5. - Issuance of certificate of compliance.

(a) A certificate of compliance shall not be issued until all required inspection and reinspection fees have been paid in full.

(b) A certificate of compliance shall be issued on the condition that the premises remain in compliance with the Code. If upon valid complaint the Department determines that violations exist, the full certificate may be suspended as to the affected areas, and the areas may be ordered vacated until the dwelling unit is brought into compliance.

#### Sec. 6 - Right to examine certificate of compliance, registry of certificate holders.

(a) The owners or the owner's agent shall provide a copy of a valid certificate of compliance to the tenant or prospective tenant at the tenant's request.

(b) The Department shall maintain a registry of all units that have obtained valid certificates. Such registry shall be available for public inspection.

#### Sec. 7 - Expiration of certificate of compliance.

Certificates of compliance shall be valid until the expiration date on the Certificate of Compliance unless suspended by the Department. The date of issuance and expiration shall be recorded on the certificate. It is the duty of the owner of the dwelling unit to arrange for the inspection necessary for the renewal of the certificate at least 30 days prior to its expiration.

Sec. 8 - Transfer of certificate of compliance.

Certificates of compliance shall be transferable when the ownership of a dwelling unit changes provided that a valid certificate of compliance is in effect for each dwelling unit the owner intends to rent or lease. It shall be the duty of the new owner to register with the Department consistent with section 2.

Sec. 9 - Scope of inspection authority.

Nothing in this article shall be construed to restrict the lawful authority of the Department to inspect any dwelling units in the township more frequently than such periodic inspection as outlined in this article.

Sec. 10 – Penalties; municipal civil infraction.

A violation of this article shall be a municipal civil infraction subject to prosecution and penalty under Section 42.21(3) of the Michigan Compiled Laws. The requirements of this article are in addition to, and not in lieu of any other rights and remedies provided by law. Violation of this article shall be a municipal civil infraction and for the first offense subject to a maximum \$250.00 fine and any of the penalties authorized un Section 600.8727 of the Michigan Compiled Laws and/or Section 600.8302 of the Michigan Compiled Laws. Second or subsequent offenses shall be subject to a maximum fine of \$500.00 and any of the penalties authorized under Section 600.8727 of the Michigan Compiled Laws and/or Section 600.8302 of the Michigan Compiled Laws. Each day that a violation continues shall be considered a separate offense.

Sec. 11 - Severability

Should any action, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Sec. 12 - Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Sec. 13 - Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2016-464 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on September 20, 2016 after first being introduced at a Regular Meeting held on August 16, 2016. The motion to approve was made by member Roe and seconded by member Doe. Yes: Mike Martin, Eldridge, Stumbo, Roe, Doe, S. Martin ABSENT: Currie, NO: None. ABSTAIN: None.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**RESOLUTION 2016-31**  
(In Reference to Ordinance 2016-465)

***Adopting the 2015 International Property Maintenance Code***

***Whereas***, the ***International Property Maintenance Code 2015*** establishes minimum regulations governing conditions and maintenance of property, buildings and structures; provides standards which are designed to ensure that structures are safe, sanitary and fit for occupation and use; provides standards for condemnation of buildings and structures unfit for human occupancy and use; and

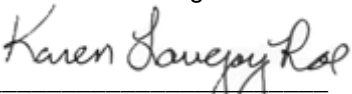
***Whereas***, the ***International Property Maintenance Code 2015*** is fully compatible with the ***Stille-DeRossett-Hale Single State Construction Code Act of 1972, Act 230 of Public Acts of 1972 as amended***, and the ***International Fire Code***; and

***Whereas***, the Township Board of Trustees recognizes the need for a modern, up-to-date property maintenance code governing the maintenance of existing buildings.

***Now Therefore***,

***Be it resolved***, that Ordinance No. 2016-465 is hereby adopted by reference.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2016-31 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 20, 2016.

  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**ORDINANCE NO. 2016-465**

*An Ordinance to Amend the Code of Ordinances,  
Chapter 48 entitled Property Maintenance  
Adopting the 2015 International Property Maintenance Code*

The Charter Township of Ypsilanti **Ordains** that the Code of Ordinances Charter Township of Ypsilanti, Chapter 48 entitled **Property Maintenance** is amended as follows:

**DELETE:** Sections 48-27 entitled **Adoption** and 48-28 entitled **Additions, Insertions and Changes** in their entirety.

**ADD:** the following new provisions:

**Section A.** That a certain document, copies of which are on file in the office of the Ypsilanti Township Clerk, being marked and designated as the **International Property Maintenance Code**, 2015 edition, as published by the International Code Council, Inc., be and is hereby adopted as the **Property Maintenance Code** of the Charter Township of Ypsilanti, in the State of Michigan for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said **Property Maintenance Code** are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section B of this ordinance.

**Section B.** The following sections are hereby revised:

**Section 101.1.** Insert: Charter Township of Ypsilanti

**Section 103.5.** Insert: As established by the Township Board, by Resolution, from time to time.

**Section 112.4.** Failure to comply is deleted in its entirety and replaced with the following new section:

**Section 112.4.** Failure to Comply. Any person, firm, or corporation who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be responsible for a

municipal civil infraction, as provided in Chapter 40, Article II, of this Code, and shall be subject to a fine as follows:

- (i) the maximum fine for any first violation shall be \$250.00;
- (ii) the maximum fine for any violation which the violator has, within the past two years, been found in violation of once before, shall be \$400.00;
- (iii) the maximum fine for any violation which the violator has, within the past two years, been found in violation of twice before, shall be \$500.00.

Lien upon real estate. The violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Each day a separate municipal civil infraction. A separate municipal civil infraction shall be deemed committed upon each day during or when a violation occurs or continues.

**302.4** Insert: 7 inches

Add the following new subsection as follows:

**Section 304.13.3 Boarded windows** The owner of a structure may, for a maximum of 30 days, board up a window when the window glass is broken, cracked or missing. After 30 days has expired, the window glass must be replaced with glass or other similar material and the board up material removed.

**Section 304.14.** Insert the following dates: April 1 to November 1.

Add new section as follows:

**Section 304.15.1 Boarded doors.** The owner of a structure may, for a maximum of 30 days, board up a door when the door is broken or otherwise rendered inoperable. After 30 days has expired, a replacement door must be installed, and the board up material removed.

Add new section as follows:

**Section 304.18.4 Common access** In multiple dwellings which are offered for rent or lease and where access to individual dwelling or rooming units is provided by means of common hallways and exterior doors, such exterior doors and any windows shall be equipped as follows:

1. All doors shall be self-closing and self-latching and shall not be equipped with any type of hold-open device.
2. All doors shall be equipped with a lock requiring a key or code for entry from the exterior. The lock shall operate without any key, code, tool or other special knowledge or effort



from the interior and be of a type that remains locked from the exterior at all times. Electric releases are permitted, and if so equipped, said releases shall be operable at all times. Strike plates shall have protective guards on the exterior side to prevent the lock from being pried open.

3. Common tenant areas such as laundry rooms, storage areas, etc., which are accessed from a common hallway shall have entry doors meeting the requirements of this section.

**Section 602.3.** Insert: January 1 to December 31.

**Section 602.4.** Insert: January 1 to December 31.

Add the following new section as follows:

**603.7 HVAC Certification Requirement.** All gas fired heating equipment shall be serviced and inspected by a licensed mechanical contractor. The mechanical contractor shall provide certification of inspection minimally every 4 years. The certification shall be on a form approved by the Building Official. Inspectors may require cleaning and service more frequently based on observations made during the inspections.

**603.8 Carbon Monoxide Alarms** A carbon monoxide alarm shall be provided outside of each sleeping area in the immediate vicinity of bedrooms in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

**Section 605.2 Receptacles** is deleted in its entirety and replaced with the following new section:

**605.2 Receptacles** Every *habitable space* in a dwelling shall contain an adequate number of receptacle outlets to meet demand.

Add the following new section as follows:

**702.4.1 Finished Basements emergency escape and rescue window.** If a home constructed since 7/31/01 is found to have a finished basement, an emergency escape and rescue window shall be required. Homes constructed prior to 7/31/01 may have finished basements without an emergency escape and rescue window provided there are no sleeping areas in the basement, and the work was completed prior to 7/31/01. All sleeping areas in a basement shall be provided with an egress window.

Add the following new section as follows:

**705 Fire Extinguishers**

**705.1 Where required.** Portable fire extinguishers shall be installed as follows:

1. All dwelling units, which are offered for rent or lease, shall be equipped with

a fire extinguisher with a minimum rating of 5ABC and meeting the requirements of the International Fire Code.

2. All common tenant areas in the structure in which said units are located containing laundry equipment for tenant use shall be equipped with a fire extinguisher with a minimum rating of 10ABC and meeting the requirements of the International Fire Code.

**705.2 Location.** All extinguishers shall be permanently mounted in conspicuous locations where they will be readily accessible and immediately available for use.

**Section C. Severability**

Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance which shall remain in full force and effect.

**Section D. Effective Date and Repeal of Conflicting Ordinances**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall take effect after publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2016-465 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on September 20, 2016 after first being introduced at a Regular Meeting held on August 16, 2016. The motion to approve was made by member Roe and seconded by member S. Martin. Yes: Mike Martin, Eldridge, Stumbo, Roe, Doe, S. Martin ABSENT: Currie, NO: None. ABSTAIN: None.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

Published: Thursday, September 29, 2016

**CHARTER TOWNSHIP OF YPSILANTI  
2016 BUDGET AMENDMENT #12**

September 20 , 2016

**101 - GENERAL OPERATIONS FUND**

**Total Increase \$78,637.00**

Request to increase budget for the Townships purchase of 10 cameras, installation, and for an additional main modem for cameras to be located in the special assessment district in the Holmes Road area. This will be funded by an appropriation of prior year fund balance.

<b>Revenues:</b>	Prior Year Fund Balance	101-000-000-699.000	\$63,337.00
		<b>Net Revenues</b>	<u><u>\$63,337.00</u></u>
<b>Expenditures:</b>	Cameras Non Tax Assessment	101-956-000-925.000	\$2,924.00
	Capital - Neighborhood Camera System	101-970-000-972.000	\$60,413.00
		<b>Net Expenditures</b>	<u><u>\$63,337.00</u></u>

Request to increase budget for DTE to install an overhead LED street light at the entrance of Hewens Creek Park. This will be fund by an Appropriation of Prior Year Fund Balance.

<b>Revenues:</b>	Prior Year Fund Balance	101-000-000-699.000	\$8,719.00
		<b>Net Revenues</b>	<u><u>\$8,719.00</u></u>
<b>Expenditures:</b>	Street Light - Construction/Conversion	101-956-000-926.050	\$8,719.00
		<b>Net Expenditures</b>	<u><u>\$8,719.00</u></u>

Request to increase budget for DTE to install an overhead LED street light at the entrance Whittaker Road and Civic Center Drive. This will be fund by an Appropriation of Prior Year Fund Balance.

<b>Revenues:</b>	Prior Year Fund Balance	101-000-000-699.000	\$6,581.00
		<b>Net Revenues</b>	<u><u>\$6,581.00</u></u>
<b>Expenditures:</b>	Street Light - Construction/Conversion	101-956-000-926.050	\$6,581.00
		<b>Net Expenditures</b>	<u><u>\$6,581.00</u></u>

**CHARTER TOWNSHIP OF YPSILANTI  
2016 BUDGET AMENDMENT #12**

September 20 , 2016

<b>206 - FIRE FUND</b>			<b>Total Increase</b>	<b><u><u>\$0.00</u></u></b>
<p>Request to do a budget line transfer from Fire operations department 206-206 to Fire Civil Service department 206-220. This transfer is necessary for legal expenditures related to a Civil Service issue and requires Board approval to move budgeted funds from one cost center to another. There are available funds in the officers salary line because we are contracting out Fire Marshal services. This is funded by a budget line transfer and will not change the budgeted total</p>				
Expenditures:	Salaries Officers	206-206-000-705.002	(\$25,000.00)	
		<b>Net Expenditures</b>	<b><u><u>(\$25,000.00)</u></u></b>	
Expenditures:	Professional Service	206-220-000-801.000	\$25,000.00	
		<b>Net Expenditures</b>	<b><u><u>\$25,000.00</u></u></b>	

<b>212 - BIKE, SIDEWALK, RECREATION, ROADS, &amp; GENERAL FUND</b>			<b>Total Increase</b>	<b><u><u>\$0.00</u></u></b>
<p>Request to do a budget line transfer from BSRll operating department 212-212 to BSRll capital outlay department 212-970. This transfer is necessary for sidewalk repair and requires Board approval to move budgeted funds from one cost center to another. This is funded by a budget line transfer and will not change the budgeted total amount.</p>				
Expenditures:	Repairs & Maintenance - Parks	212-212-000-931.004	(\$15,000.00)	
		<b>Net Expenditures</b>	<b><u><u>(\$15,000.00)</u></u></b>	
Expenditures:	Capital Outlay / Sidewalks	212-970-000-997.002	\$15,000.00	
		<b>Net Expenditures</b>	<b><u><u>\$15,000.00</u></u></b>	

**CHARTER TOWNSHIP OF YPSILANTI  
2016 BUDGET AMENDMENT #12**

September 20 , 2016

**225 - ENVIRONMENTAL CLEANUP FUND**

Total Increase \$35,000.00

Increase budget to allow for a transfer to the Hydro Station Fund. This is for Professional Services of Stantec for design & engineering regarding Tyler Dam which is needed in anticipation of a large State required repair to the dam. The Tyler dam can not use Hydro funds. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	225-000-000-699.000	\$35,000.00
		Net Revenues	<u><u>\$35,000.00</u></u>
Expenditures:	Transfer to Hydro Station	225-225-000-968.252	\$35,000.00
		Net Expenditures	<u><u>\$35,000.00</u></u>

**252 - HYDRO STATION FUND**

Total Increase \$35,000.00

Increase budget for 44% in 2016 for the Professional Services of Stantec for design & engineering regarding Tyler Dam, (remaining 46% of the project is for 2017). This service is needed in anticipation of a large State required repair to the dam. The Tyler dam can not use Hydro funds, therefore it has been recommended to transfer funds from the Environmental Cleanup Fund. This will be funded by a transfer of funds from the Environmental Cleanup Fund.

Revenues:	Transfer In: Environmental Cleanup	252-000-000-697.007	\$35,000.00
		Net Revenues	<u><u>\$35,000.00</u></u>
Expenditures:	Professional Ser - Other Dams	252-252-000-801.250	\$35,000.00
		Net Expenditures	<u><u>\$35,000.00</u></u>

Motion to Amend the 2016 Budget (#12):

Move to increase the General Fund budget by \$78,637 to \$8,756,257 and approve the department line item changes as outlined.

Move to complete budget line transfer between cost centers in the Fire Fund and approve the department line items changes as outlined.

Move to increase the Environmental Clean Up Fund by \$35,000 to \$72,000 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund by \$35,000 to \$556,112 and to approve the department line item changes as outlined.

**PD STAGE II DEVELOPMENT AGREEMENT**  
**MAJESTIC LAKES PLANNED DEVELOPMENT**  
**NAUTICA POINTE PROJECT**

This PD Stage II Development Agreement ("**Agreement**") is entered into as the Effective Date provided below by **Nautica Pointe One LLC**, an Ohio limited liability company, whose address is 23775 Commerce Park Drive, Suite 7, Beachwood, Ohio 44122, including its successors and assigns ("**Redwood**"), and the **Charter Township of Ypsilanti**, a Michigan municipal corporation, whose address is 7200 S. Huron River Drive, Ypsilanti, Michigan 48197-7099 (the "**Township**").

**RECITALS:**

A. Blue Majestic LLC, a Michigan limited liability company ("**Blue Majestic**") and the Township entered into the Lakewood Planned Development Agreement, dated April 8, 2013, and recorded in Liber \_\_\_\_\_, Page \_\_\_\_\_, Washtenaw County Records (the "**PD Agreement**"), with respect to certain real property which is described therein (the "**Planned Development**").

B. The PD Agreement was amended pursuant to the First Amendment to Lakewood Planned Development Agreement, dated September 15, 2015 and recorded in Liber \_\_\_\_\_, Page \_\_\_\_\_, Washtenaw County Records (the "**First Amendment**"). Capitalized terms used, but not defined, in this Agreement shall have the meanings given to such terms in the PD Agreement and First Amendment.

C. In addition to the PD Agreement and First Amendment, the Planned Development is subject to the Lakewood Association Declaration of Easements, Covenants, Conditions and Restrictions, dated May 18, 2007, and recorded in Liber 4627, Page 74 Washtenaw County Records ("**Declaration**").

D. Pursuant to the PD Agreement and First Amendment, Blue Majestic and Redwood submitted to the Township an application for PD Stage I Preliminary Site Plan Approval, together with a copy of an amended PD Stage I Preliminary Site Plan (the "**Amended PD Stage I Preliminary Site Plan**"). The Township Board approved the Amended PD Stage I Preliminary Site Plan.

E. Pursuant to the Amended PD Stage I Preliminary Site Plan and the First Amendment, the portion of the Planned Development which is described on **Exhibit A** attached hereto has been approved for the development of a for lease community consisting of 142 ranch units, to be known as Nautica Pointe (the "**Nautica Pointe Parcel**").

F. Redwood has submitted a PD Stage II Final Site Plan for the development of the Nautica Pointe Parcel (the "**PD Stage II Final Site Plan for Nautica Pointe**"). The Township Planning Commission forwarded to the Township Board its recommendations regarding the PD Stage II Final Site Plan Nautica Pointe and on May 24, 2016, the Township Board reviewed and approved the PD Stage II Final Site Plan for Nautica Pointe, subject to the conditions which are set forth in this Agreement.

G. Pursuant to Article XIX, Section 1919(2) of the Township's Zoning Ordinance, Redwood and the Township desire to enter into this Agreement to identify the terms and conditions for the development of the Nautica Pointe Parcel, which constitute the basis for the Township Board's approval of the PD Stage II Final Site Plan for Nautica Pointe.

H. The PD Stage II Final Site Plan for Nautica Pointe is consistent with the Amended PD Stage I Preliminary Site Plan, the PD Agreement, the First Amendment, the Declaration, and Article XIX of the Township's Zoning Ordinance pertaining to the use and development of a planned development.

NOW THEREFORE, in consideration of the parties' promises, duties and covenants described in this Agreement, the parties agree as follows:

1. **Recitals Part of Amendment.** Redwood and the Township acknowledge and represent that the Recitals are true, accurate and binding on the respective parties and are an integral part of this Amendment.

2. **Name of Planned Development Project.** The portion of the Majestic Lakes Planned Development which is identified on **Exhibit A**, and which is to be developed pursuant to this Agreement shall be referred to as either "**Nautica Pointe**" or "**Nautica Pointe Parcel**".

3. **Approval of PD Stage II Final Site Plan.** The PD Stage II Final Site Plan for Nautica Pointe consists of those plans attached as **Exhibit B** hereto. The PD Stage II Final Site plan for Nautica Pointe has been approved in accordance with the authority granted to and vested in the Township pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, in accordance with Ordinance No. 74, [99-200] the Zoning Ordinance of Ypsilanti Township, enacted in 1994 [1999], as amended, and specifically Article XIX entitled PD Planned Development Regulations, and in compliance with Act 288, Public Acts of 1967, as amended, the Land Division Act. The parties acknowledge that the PD Stage II Final Site Plan for Nautica Pointe does not modify the obligations of others under the Amended PD Stage I Preliminary Site Plan, the PD Agreement, the First Amendment, the Declaration, or any PD Stage II final site plan that has been or will be approved for other phases of the Majestic Lakes Planned Development, relating to land or uses which are not within the Nautica Pointe Parcel.



4. **Permitted Residential Development.** Nautica Pointe shall be developed, owned and operated as an attached for lease community consisting of 142 ranch units with attached 2 car garages, in accordance with the PD Stage II Final Site Plan for Nautica Pointe and this Agreement.

5. **Conditions of PD Stage II Final Site Plan Approval for Nautica Pointe.**

- Applicant shall comply with the photometric plan, attached as **Exhibit C.**
- As the Township has a no phosphorus ordinance, all notation of utilizing phosphorus within the landscape plan shall be deleted.
- The exterior materials shall include the masonry and other materials, including vinyl siding, as shown on the PD Stage II Final Site Plan for Nautica Pointe pursuant to and as allowed by Section 1909 of the Zoning Ordinance.

6. **Phased Development.** Nautica Pointe may be developed in phases in accordance the PD Stage II Final Site Plan for Nautica Pointe, with this Agreement, and the PD Agreement, and the First Amendment. Each phase shall include the associated infrastructure necessary to serve such phase. Subject to the foregoing, Redwood shall have the right to determine the sequencing of such phases and more than one phase may be developed at the same time.

7. **Plans and Elevations.** The approved plans and elevations for Nautica Pointe are attached hereto as **Exhibit B.** Any material modifications to the plans and elevations, including photometric plans, shall be subject to the approval of the Township's director of planning, which approval shall not be unreasonably withheld.

8. **Open Space Areas.** Nautica Pointe shall be entitled to the benefits of, and be subject to the obligations under the Amended PD Stage I Preliminary Site Plan, the PD Agreement, the First Amendment, and the Declaration, including the right of residents within Nautica Pointe to use the open areas as referenced therein and the obligation of the owner of Nautica Pointe to contribute to the costs of operating the Lakewood Association.

9. **Storm Water Management.** Redwood shall preserve, retain, maintain and keep operational any detention areas, inlet and outlet areas, and other storm drainage facilities which are installed by Redwood within Nautica Pointe or which are currently located within Nautica Pointe, whether arising under the PD Agreement, the First Amendment, the Declaration or any other open space maintenance agreements or other maintenance and/or easement agreements entered into with the Township or other governmental entities, from the date of certification by the Township engineer that he or she has inspected the required improvements and is reasonably satisfied that they are proper and complete. Upon the completion of the storm water and detention facilities within Nautica Pointe and the approval of such storm drainage and detention facilities by the WCWRC, Redwood shall be responsible for the maintenance of such storm drainage and detention facilities and Blue Majestic shall have no maintenance obligations in connection therewith.

In the event that Redwood at any time fails to maintain or preserve the detention areas, the inlet and outlet areas, or other storm drainage facilities located within Nautica Pointe in accordance with the PD Agreement and First Amendment, the Township or the Washtenaw County Water Resources Commissioner's Office may serve written notice by certified mail upon Redwood, setting forth the deficiencies in Redwood's maintenance and/or preservation of the detention areas, inlet and outlet areas or other storm drainage facilities in accordance with the PD Agreement and the First Amendment. The written notice shall include a demand that deficiencies of maintenance and/or preservation be cured within thirty (30) days of the date of said notice. If the deficiencies set forth in the original notice, or any subsequent notice are not cured within the thirty (30) day period, the Township, in order to prevent the detention areas, inlet and outlet areas, etc. from becoming a nuisance, may enter upon the detention areas, inlet and outlet areas, or other storm drainage facilities, and perform the required maintenance and/or preservation to cure the deficiencies. The Township's cost to perform any such maintenance and/or preservation, together with a ten (10%) percent surcharge for administrative costs, shall be placed on the next Township roll as a special assessment against Nautica Pointe and collected in the same manner as general property taxes.

10. **Applicable Yard Setbacks.** The PD Stage II Final Site Plan for Nautica Pointe identifies the width and size of each unit within Nautica Pointe and the approved front yard, rear yard and side yard setbacks for each unit within Nautica Pointe. No exterior wall of a principal residence shall be erected or placed other than within the confines of the approved building area without the consent of the Township. Minor variances to the foregoing setback and yard requirements may be administratively approved by the Township's Office of Community Standards, without the necessity of amending this Agreement.

11. **Development Review.** The PD Stage II Final Site Plan for Nautica Pointe and detailed construction plans for Nautica Pointe, and the dwellings to be built within Nautica Pointe, shall not be subject to any enactments or amendments to the Township Zoning Ordinance, the Township Site Condominium Ordinance, or any other Township ordinances, rules and regulations which affect the development of Nautica Pointe or the architectural standards governing construction in Nautica Pointe that become effective after the date of the approval of the PD Stage II Final Site Plan for Nautica Pointe.

12. **Roads.** The internal roads within Nautica Pointe shall be private. The Township and the Washtenaw County Road Commission shall have no obligation to maintain, repair or replace the roads within Nautica Pointe. Redwood shall provide the Township with an annual maintenance schedule for all interior roads for the anticipated life of the paved surface. All interior roads shall be constructed to the applicable standards of the Washtenaw County Road Commission as outlined within the approved engineering plans dated June 9, 2016. Redwood shall supply the Township with a reasonable escrow deposit to be determined by the Township Engineer in order to provide inspection services during the placement of pavement. Spot inspections shall be completed by the Township Engineer prior to the placement of any pavement course. The escrow deposit shall be released after the placement of the pavement meets the applicable standards of the Washtenaw County Road Commission as outlined within the approved engineering plans dated June 9, 2016.

13. **Interior Sidewalks.** Interior sidewalks shall be installed within the Nautica Pointe development per the PD Stage II plan approved by the Township Board of Trustees with a final revision date of “April 12, 2016”.

14. **Public Water and Sewer.** Nautica Pointe shall be developed with public sanitary sewers as approved by the YCUA and the Michigan Department of Environmental Quality, subject to all applicable laws and regulations, and shall be developed with public water mains as approved by YCUA and the Michigan Department of Public Health, and subject to applicable laws and regulations. All standard connection, inspection, costs and fees imposed from and after the date of this Agreement by the Township with respect to the issuance of building permits in Nautica Pointe, including but not limited to engineering inspections, water tap fees and sewer tap fees, shall be paid by Redwood, or its successors or assigns, except for the portion previously paid for such connections, including but not limited to those as shown in the YCUA Estimate of Costs- Application for Services dated August 1, 2006 and the accompanying receipt dated August 17, 2006. To the extent not previously done by the Original Developer or Blue Majestic, Redwood shall dedicate all necessary easements to the Township for the maintenance, repair and replacement of the public water and sanitary sewer lines within Nautica Pointe.

15. **Street Lighting.** All street lighting in Nautica Pointe shall be private and maintained by Redwood. Accordingly, no SAD for the maintenance of interior street lighting shall be established for Nautica Pointe.

16. **Security Cameras.** A Security camera shall be installed at each of the two entranceways on Tuttle Hill Road, at the one entranceway to the Project on Textile Road, and at the intersection of Whitehall and Joyce View Drive. The security cameras shall meet the specifications established by the Township and shall be installed before the issuance of certificates of occupancy are requested for Nautica Pointe. Such cameras shall be monitored by the Township’s Department of Public Safety. The creation and establishment of a special assessment district ("**Security Camera SAD**") for the purpose of defraying the Township’s cost of maintaining and repairing the security cameras shall be established for each Residential Project within the Planned Development, including Nautica Pointe, for which building permits are requested, and such Security Camera SAD shall be established prior to the issuance of certificates of occupancy within Nautica Pointe. Redwood shall assist the Township in creating the Security Camera SAD. The Security Camera SAD for each Residential Project, including Nautica Pointe, shall be based on the relative number of units within such Residential Project in relation to the total number of units that are contained in the overall Planned Development, and each Residential Project within the overall Majestic Lakes PD, including Nautica Pointe, shall be subject to the Security Camera SAD.

17. **Street Trees; Perimeter Fencing within Nautica Pointe.** Redwood shall install within Nautica Pointe the landscaping which is identified in the landscaping plans that have been approved as part of the Amended PD Stage I Preliminary Site Plan and the PD Stage II Final Site Plan for Nautica Pointe. In addition, Redwood shall install perimeter fencing, landscaping and signage within the portion of Nautica Pointe behind units 1 through 9 that abuts Lake Joyce in

order to deter trespassing. Such improvements shall be installed pursuant to landscaping plans approved the Township's Office of Community Standards.

18. **Nautica Pointe Marketing.** In addition to the provisions of Section 3.3 of the PD Agreement, Redwood may utilize one pre-leasing trailer and a construction trailer for Nautica Pointe until such time as the construction of building improvements within Nautica Pointe have been completed.

19. **Nautica Pointe – Rent Restrictions.** Lease rates within Nautica Pointe shall be consistent with market rates in the Township for multi-family housing. Redwood shall have the right to adjust such rates at any and all times in response to market conditions. Nautica Pointe shall comply with all applicable fair housing requirements established by the State of Michigan and by the federal government. To the extent permitted by federal, state and local law, including the laws adopted and enforced by the Township, the rental of units within Nautica Pointe shall not be at subsidized rates or pursuant to programs offered by any governmental agency for subsidized housing. The Ypsilanti Township Board of Trustees, as part of its ongoing efforts to achieve the adopted policy goals of Neighborhood Stabilization and to find solutions to the long term housing crisis in relation to occupancy and physical condition of residential structures within the Township and furthermore to promote balance in Washtenaw County's housing market through policy and resource allocations including partnerships and collaborations throughout Washtenaw County with the overarching goal of promoting policies that create resiliency, promote equity and improve opportunity for households of all income levels throughout the County, do hereby make and restate the following "Findings of Fact" in support hereof.

(a) The Charter Township of Ypsilanti implemented a nuisance abatement program with regard to foreclosed property, which program is based upon the fact that Ypsilanti Township has experienced over 3,100 foreclosures between 2007 and 2015. The Township has 33% of foreclosures in Washtenaw County, but constitute 15% of the county's households and population; that as a result of these foreclosures, the average SEV of residential properties decreased 37% from 85,550.00 to 52,526.00; that many foreclosed properties became rental properties and the increase in rental properties demonstrates a corresponding increase in crimes and calls for police services.

(b) Due to the unprecedented number of residential foreclosures between 2007 and 2015, Ypsilanti Township enacted Ordinance No. 2015-450 regarding vacant property registration and regulation in response to the disproportionate number of foreclosed properties in the Township. The implementation of this nuisance abatement program in conjunction with the vacant property ordinance has resulted in increased demand for legal services and staff resources for the filing of nuisance abatement civil actions in the Washtenaw County Circuit Court.

(c) During this most severe housing crisis not seen since the "Great Depression," the Washtenaw County Office of Community and Economic Development undertook an analysis of housing market conditions throughout the County, which included support from the United States Department of Housing and Urban Development ("HUD"). This analysis resulted in a comprehensive report entitled "Housing Affordability and Economic

Equity - Analysis”, which report was published in January, 2015, **a copy of the Report being attached hereto and incorporate by reference and labeled as Exhibit D.** The Township Board adopted this report by passage of Resolution 2015-4 on March 3, 2015. This study found *inter alia* that Ypsilanti Township is experiencing “vastly disproportionate numbers of subsidized housing units” in the Township (p. 5); that the Township “is at risk of entering a point of no return in its downward spiral, as the domino effect of foreclosures roots ever more deeply” (p. 5); that the Township “cannot remain the de facto affordable housing policy for Ann Arbor and Pittsfield; that “continuation of this default way of operating will ensure further decline in property values and fiscal stability” (p. 38); and that the Township “must find partners to intervene in the destabilizing cycle of foreclosure, disinvestment, abandonment, flipping and distress.” (p. 38)

(d) During the aforementioned time period, the City of Ann Arbor Housing Commission released a study in 2012 which examined the Housing Choice Voucher Program (Section 8), which report concluded that Ypsilanti Township had 547 housing vouchers; that the 547 vouchers constitute 40% of all voucher participants in Washtenaw County while the Township comprises 15% of the county population; that the percentage of the county population using vouchers in the Township is 2.8 times higher than the County as a whole and 4.4 times higher than the City of Ann Arbor.

Thus, based upon the foregoing Findings of Fact, the policy of prohibiting rental units from being rented at subsidized rates or pursuant to programs offered or mandated by any governmental agency for subsidized housing reflect legitimate governmental interests in stabilizing property values, stabilizing incomes and reducing disparities in income, reducing the impacts of disproportionate concentrations of struggling families and corresponding issues of crime, inadequate property maintenance and fiscal stress, and moderating the increased cost of providing supporting governmental services. The foregoing Findings of Fact are the representations of the Township, only, and do not constitute the representations or warranties of Redwood.

20. **Surety and Escrows for Infrastructure Improvements.** Redwood shall post with the Township or other governmental entity cash, escrow agreement, irrevocable letter of credit, or check payable to the Township in an amount which has been reasonably determined by the Township Engineer to cover the cost of completing any remaining site improvements within the phase of Nautica Pointe for which Redwood is developing, including, mass grading, underground and site improvements such as, but not limited to, water mains, water lead relocations and abandonments, sanitary sewers, sanitary lead relocations and abandonments, WCWRC storm sewers, parking lot lights, curb replacements, street paving, retention ponds and any other site improvements required by the Township, with respect to the phase of Nautica Pointe being developed by Redwood. Redwood may satisfy the foregoing surety or escrow requirement in all or in part by the posting of such surety or escrows for such improvements with other governmental entities (e.g. the WCRC, the WCWRC, YCUA, etc.) and to the extent any of the foregoing governmental entities hold performance guaranties for any such improvements, Redwood shall be deemed to have satisfied its performance guaranty obligations for such improvements under this Agreement. Redwood shall deliver to the Township Treasurer’s office copies of all such surety or escrow agreements with other governmental entities. The surety

amount required by the Township may be reduced incrementally as improvements within Nautica Pointe are accepted and approved and the Township agrees that, at Redwood's request and upon approval from the appropriate inspecting agency, sureties held by the Township will be released to Redwood for completed portions of Nautica Pointe. The Township will use its good faith commercially reasonable efforts to release such funds to Redwood within thirty (45) days from the Township's receipt of a written request for payment from Redwood, and in any event, such funds shall be released by the Township to Redwood within forty-five (60) days from the Township's receipt of a written request for payment from Redwood.

21. **Construction Access.** Redwood shall take all reasonable measures requested by the Township to reduce any dust created by trucks traveling to and from its construction site, including placing brine on the roads when requested by the Township, as well as deploying a water truck on site when dust conditions create a nuisance during the site development stage of construction, if applicable, the expense of which shall be borne exclusively by Redwood.

22. **Engineering Plans and Certification.**

(a) With respect to each phase of Nautica Pointe that is developed, Redwood shall furnish a "project engineer's certificate," indicating that the water, sanitary sewer, storm sewer, and the storm water detention/retention facilities located within such phase, per the "as built" plans, have been constructed in accordance with this Agreement, and the approved PD Stage II Final Site Plan and engineering plans for Nautica Pointe.

(b) Following the completion of each development phase of Nautica Pointe, Redwood shall furnish "as built" engineering plans (3 hard copies, digital pdf), reviewed and approved by the Township Engineer, showing all site improvements installed within such phase per Township specifications. All inspections for water and sewer (sanitary and storm) installations within Nautica Pointe are to be performed by Township and YCUA engineering inspectors, with applicable fees.

(c) Redwood shall furnish a "project engineer's certificate" for each phase of Nautica Pointe being developed by Redwood, indicating that all soil erosion and sedimentation measures for such phase have been complied with, according Chapter 24, Article VI of the Township Municipal Code and part 91 of Act 451 of the Public Acts of 1994.

23. **Underground Utilities.** To the extent not previously installed, Redwood shall cause to be installed underground within Nautica Pointe, all electric, telephone and other communication systems, in accordance with the requirements of the applicable utility company. Redwood shall dedicate all easements necessary for the installation and maintenance of such utilities to the extent such easements were not previously established.

24. **Removal of Construction Debris.** Redwood shall remove all discarded building materials and rubbish at least once every two weeks during installation and construction of site improvements within Nautica Pointe and within two weeks of completion or abandonment of construction of each development phase. Redwood shall provide temporary containment units for

the storage of debris and discarded building material until such time that the materials are scheduled to be removed. No burning of discarded construction material shall be allowed.

25. **Vested Project; Successor Developer.** Nautica Pointe shall be deemed fully "vested". Beginning on the date of this Agreement, Redwood assumes Blue Majestic's rights and obligations with respect to Nautica Pointe under the PD Agreement, the First Amendment, the Amended PD Stage I Preliminary Site Plan and Blue Majestic shall have no further obligations or liability in connection therewith. The Township confirms, as of the date of this Agreement, that there are no violations of the Amended PD Stage I Preliminary Site Plan, the PD Agreement, the First Amendment, the Declaration or any of any applicable law, including the Township Ordinance, relating to the Nautica Pointe Parcel.

26. **Redwood agrees:**

(P-1) To prepare and submit to the Township for approval detailed plans and specifications prepared by a registered professional engineer for construction of on-site improvements, according to "Engineering Design Specifications for On-Site Improvements" adopted by the Township and the Ypsilanti Community Utility Authority ("YCUA") (which plans and specifications have been so submitted, bearing the revision date of June 9, 2016) with the understanding that no work on said improvements shall be commenced except in compliance with the Township Zoning Ordinance until such plans and specifications have been approved by the Township Planner and Township Engineer and which engineering plans have been so approved April 1, 2016 and to provide such other information to the Township Departments as set forth in the Township Engineer letter of approval dated April 1, 2016.

(P-2) To install required lot grading and soil erosion and sedimentation control improvements and to provide drainage for storm water from Nautica Pointe in accordance with applicable standards so that storm water will not flow from the multiple family site on to any adjacent property in such amounts that do not exceed the amounts from the undeveloped condition.

(P-3) To remove all discarded building material and rubbish from the Nautica Pointe at least once every two weeks during construction of improvements and within one month after completion or abandonment of construction. Redwood further agree that no burning shall be allowed on the site unless an exception is granted by the Ypsilanti Township Board of Trustees and the Township Fire Department.

(P-4) To provide a "plan for signs" and installation of street name signs according to Washtenaw County Road Commission specifications upon or following commencement of construction (but in any event, to be approved and installed prior to issuance of a final certificate of occupancy) and to install such temporary warning signs and temporary road name signs during the construction period as are appropriate to protect the health, safety and welfare of the public, in accordance with applicable requirements.

(P-5) To provide the Township with the name and address of the management company for Nautica Pointe and notify in writing the Township Clerk's office of the name and address of any successor management company within 30 days.

(P-6) Represent that the tenant rental application forms attached hereto are similar to those currently being utilized in their rental procedure in operating projects in the Midwest and that Redwood intends to continue utilizing said tenant rental applications forms in essentially the same form and content (subject to review for compliance with Michigan law prior to commencement of operations) and shall notify the Clerk's office of any change within 30 days by forwarding the revised tenant rental application forms.

(P-7) Use its best efforts to work with the Washtenaw County Sheriff's Department to establish security systems which may include joint arrangements with the owners of neighboring rental complexes. Redwood shall endeavor to cooperate with neighboring apartment complexes to the extent reasonably possible to address crime, drugs or related problems. This cooperation may include sharing of information regarding disruptive occupants of rental units. Redwood shall extend to the Sheriff's Department appropriate rights of access upon Nautica Pointe and associated waivers of claims of trespass (including without limitation extending authority to the Sheriff's Department to issue trespass notices in the form attached hereto by exhibit or as such form may be modified from time to time in the future).

(P-8) Notwithstanding anything to the contrary set forth herein, the following understandings have been reached between the Township and the Redwood as a part of Redwood's preliminary site plan approval and are hereby reaffirmed and incorporated in this Agreement:

(d) Redwood shall enter into a binding deed restriction enforceable in perpetuity which would preclude an owner of the Nautica Pointe from ever increasing the density of the site beyond 142 units. This restriction is voluntarily and freely undertaken by the Redwood.

(e) Redwood's Landscape Architectural Plans shall include appropriate berming and planting (including adjacent to the neighboring single-family residences) in accordance with the approved site plan.

(h) Redwood shall endeavor to cooperate with the Township Solid Waste Committee on future recycling activities.

(i) Redwood shall paint fire hydrants "Rustoleum School Bus Yellow" in accordance with Township Fire Departments standards.

**The Township Hereby Agrees:**

(C-1) To accept appropriate easements for public water mains and sanitary sewers.

(C-2) To provide timely and reasonable Township inspections as may be required during construction.

27. **Maintenance Program.** Redwood will establish and implement an ongoing maintenance program for Nautica Pointe which complies with the more stringent of the standards required by the Township's Property Maintenance Code or the following standards of Redwood:



(i) Landscaping Specifications- Mowing and weeding is performed weekly. Grass height is maintained between 2.75” and 3”; (ii) Snow Plow - Roads are cleared once snow depth reaches 2” for roadways. Walkways are cleared once snow depth reaches 1” and there is no limit on the number of pushes/clearings; (iii) Building Exteriors- Redwood does not have a deferred maintenance program and any deficient items are addressed in real time as they are identified; and, (iv) Building Interiors - Unit interiors are returned to new condition at resident move-out.

28. **Miscellaneous.**

(a) **Execution in Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

(b) **Headings; Construction.** The various headings of this Agreement are included for convenience only and shall not affect the meaning or interpretation of this Agreement or any provision. When the context and construction so require, all words used in the singular shall be deemed to have been used in the plural and the masculine shall include the feminine and the neuter and vice versa. Capitalized words or phrases not otherwise defined herein shall be construed to be consistent with those words or phrases as used in the Amended PD Stage I Preliminary Site Plan, the PD Agreement, the First Amendment, and the Declaration. Except as specifically identified herein or as related to the Conditions of PD Stage II Final Site Plan Approval for Nautica Pointe contained in paragraph 5 of this Agreement, this Agreement is intended to reflect and reiterate the obligations of the owner of Nautica Pointe and of the Township as referenced in the Amended PD Stage I Preliminary Site Plan, the PD Agreement, the First Amendment, and the Declaration and is not intended to materially modify such obligations.

(c) **Partial Validity; Severability.** If any term or provision of this Agreement or its application to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(d) **No Third Party Beneficiaries.** This Agreement is for the sole and exclusive benefit of the parties hereto and their respective successors in interest and assigns, and no third party is intended to, or shall have, any rights hereunder.

(e) **Joint Product of Parties.** This Agreement is the result of arms-length negotiations between Redwood and the Township and their respective attorneys. Accordingly, none of the parties shall be deemed to be the author of this Agreement, and this Agreement shall not be construed against either party.

(f) **Inspections.** In consideration of the above undertakings, the Township shall provide timely and reasonable Township inspections as may be required during construction of Nautica Pointe.

(g) **Recordation of Agreement.** The Redwood shall record this Agreement with the Washtenaw County Register of Deeds and further provide a recorded copy to the Township Clerks Office.

(h) **Effect of Agreement.** Except as modified by this Agreement and the PD Stage II Final Site Plan for Nautica Pointe, the terms and provisions of the PD Agreement and the First Amendment shall continue in full force and effect and are hereby ratified by the parties. In the event of any conflict between the terms and provisions of this Agreement and any other agreement or applicable document, including the PD Stage II Final Site Plan for Nautica Pointe, and the provisions of the Zoning Ordinance or any other Township ordinances, rules, regulations or any amendments thereto, the provisions of this Agreement and the PD Stage II Final Site Plan for Nautica Pointe shall control and variances shall not be required.

(j) **Effective Date.** The Effective Date of this Amendment shall be the last date on which both Redwood and the Township sign this Amendment.

(k) **Obligations of Successor Developers.** This Agreement is not intended to create contractual rights for third parties. It may be enforced, amended or rescinded only by a writing executed by both parties or their successors-in-interest. The obligation of Redwood contained hereing shall be binding on successors and assigns in ownership of the Nautica Pointe Parcel and shall run with the land. Redwood is no longer responsible for obligations under this Agreement: (i) upon assignment of this Agreement; or (ii) upon the sale of the Nautica Pointe Parcel to a third party.

**Signatures and acknowledgments by the parties and approval by counsel for the parties appear on following pages**



**Township:**

Charter Township of Ypsilanti, a Michigan  
Municipal corporation

By: Brenda L. Stumbo  
Brenda L. Stumbo  
Its: Supervisor 9.21.16

Charter Township of Ypsilanti, a Michigan  
Municipal corporation

By: Karen Lovejoy Roe  
Karen Lovejoy Roe  
Its: Clerk 9.21.16

STATE OF MICHIGAN )  
)SS  
COUNTY OF WASHTENAW )

On this 21st day of September, 2016, the foregoing instrument was acknowledged before me by Brenda L. Stumbo, Supervisor, and Karen Lovejoy Roe, Clerk, of Charter Township of Ypsilanti, a Michigan Municipal corporation on behalf of the corporation.

**LISA R. GARRETT**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF WASHTENAW**  
My Commission Expires February 26, 2017  
Acting in the County of Washtenaw

Lisa R. Garrett  
\_\_\_\_\_, Notary Public Washtenaw County, MI  
Acting in the County of \_\_\_\_\_, State of Michigan  
My Commission expires: 2.25.17

DRAFTED JOINTLY BY REDWOOD AND THE TOWNSHP:

WHEN RECORDED RETURN TO:

Wm. Douglas Winters  
McLain & Winters  
61 N. Huron St.  
Ypsilanti, MI 48197

Tyler D. Tennent  
Dawda Mann  
39533 Woodward, Ste 200  
Bloomfield Hills, MI 48025

## EXHIBIT A

### NAUTICA POINTE LEGAL DESCRIPTION

Parcel Number: K-11-26-200-035

Commencing at the West  $\frac{1}{4}$  comer of Section 26, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan; thence North 89 degrees 51 minutes 07 seconds East 50.00 feet along the East-West  $\frac{1}{4}$  line of said Section 26 for a **PLACE OF BEGINNING**; thence North 00 degrees 40 minutes 17 seconds West 492.09 feet along the Easterly right-of-way of Tuttle Hill Road (variable width); thence South 89 degrees 39 minutes 35 seconds East 528.04 feet; thence North 00 degrees 40 minutes 17 seconds West 495.14 feet; thence South 89 degrees 52 minutes 12 seconds East 736.71 feet; thence North 00 degrees 50 minutes 53 seconds West 282.20 feet along the West line of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 26; thence North 89 degrees 20 minutes 15 seconds East 1293.56 feet; thence South 00 degrees 17 minutes 50 seconds East 91.66 feet; thence South 80 degrees 45 minutes 07 seconds West 222.03; thence South 51 degrees 00 minutes 11 seconds West 152.07 feet; thence South 31 degrees 16 minutes 54 seconds West 394.93 feet thence; South 48 degrees 37 minutes 04 seconds West 294.53 feet; thence South 87 degrees 55 minutes 26 seconds West 491.69 feet; thence South 00 degrees 07 minutes 48 seconds West 452.37; thence South 78 degrees 33 minutes 12 seconds East 252.30 feet; thence South 89 degrees 51 minutes 07 seconds West 168.05 feet along the East-West  $\frac{1}{4}$  line of said Section 26; thence South 31 degrees 54 minutes 36 seconds West 441.75; thence North 41 degrees 40 minutes 00 seconds West 3.57 feet; thence South 89 degrees 20 minutes 36 seconds West 405.26; thence South 00 degrees 39 minutes 24 seconds East 120.00 feet; thence South 89 degrees 20 minutes 36 seconds West 66.00 feet; thence North 00 degrees 39 minutes 24 seconds West 121.35 feet; thence South 89 degrees 49 minutes 11 seconds West 123.58 feet; thence North 00 degrees 39 minutes 24 seconds West 374.63 feet; thence South 89 degrees 51 minutes 07 seconds West 531.40 feet along the East-West  $\frac{1}{4}$  line of said Section 26 to the Place of Beginning, being a part of the West  $\frac{1}{2}$  of said Section 26, containing 44.51 acres of land, more or less.

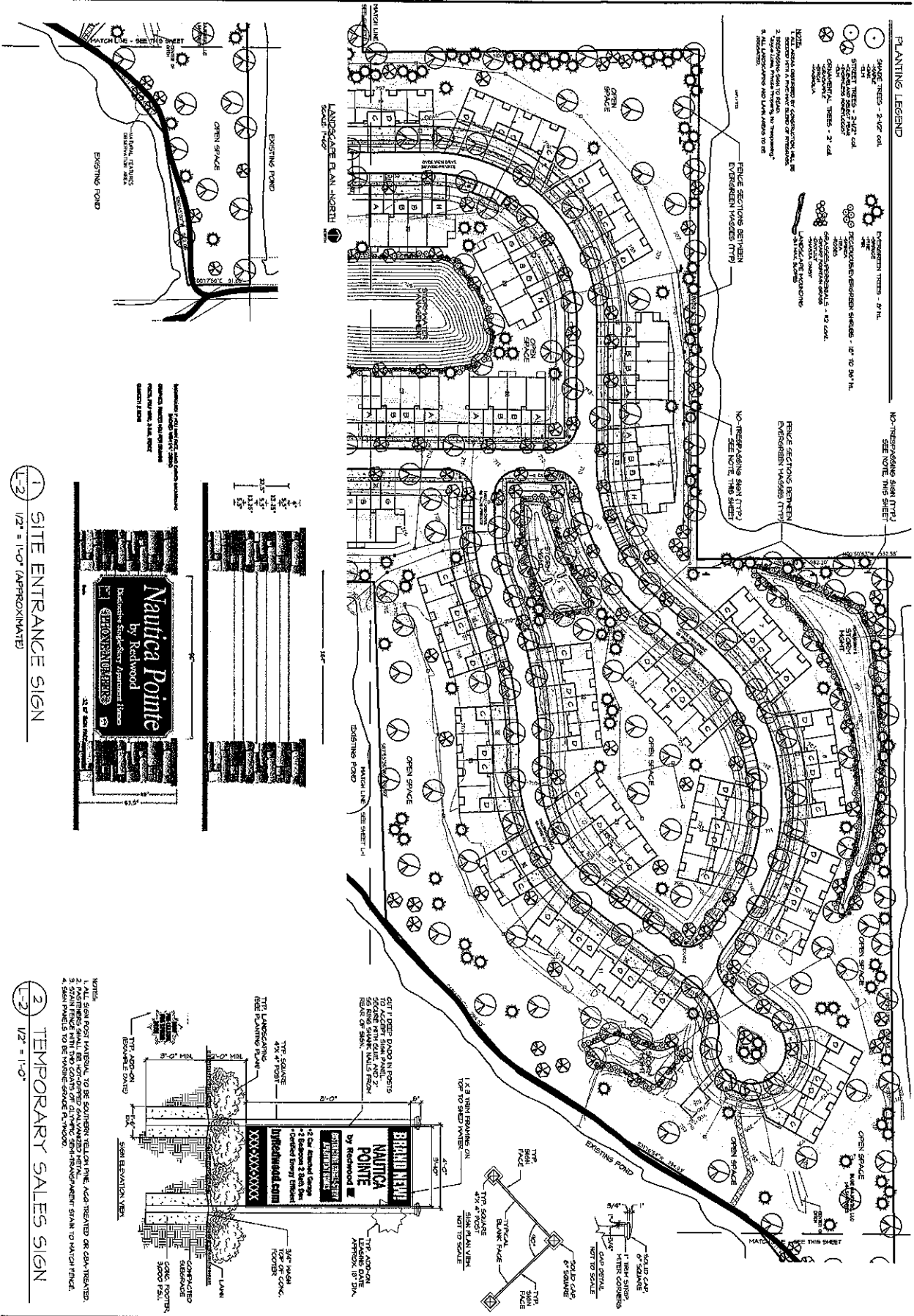
**EXHIBIT B**

**PLANS FOR THE  
APPROVED PD STAGE II FINAL SITE PLAN FOR NAUTICA POINTE**



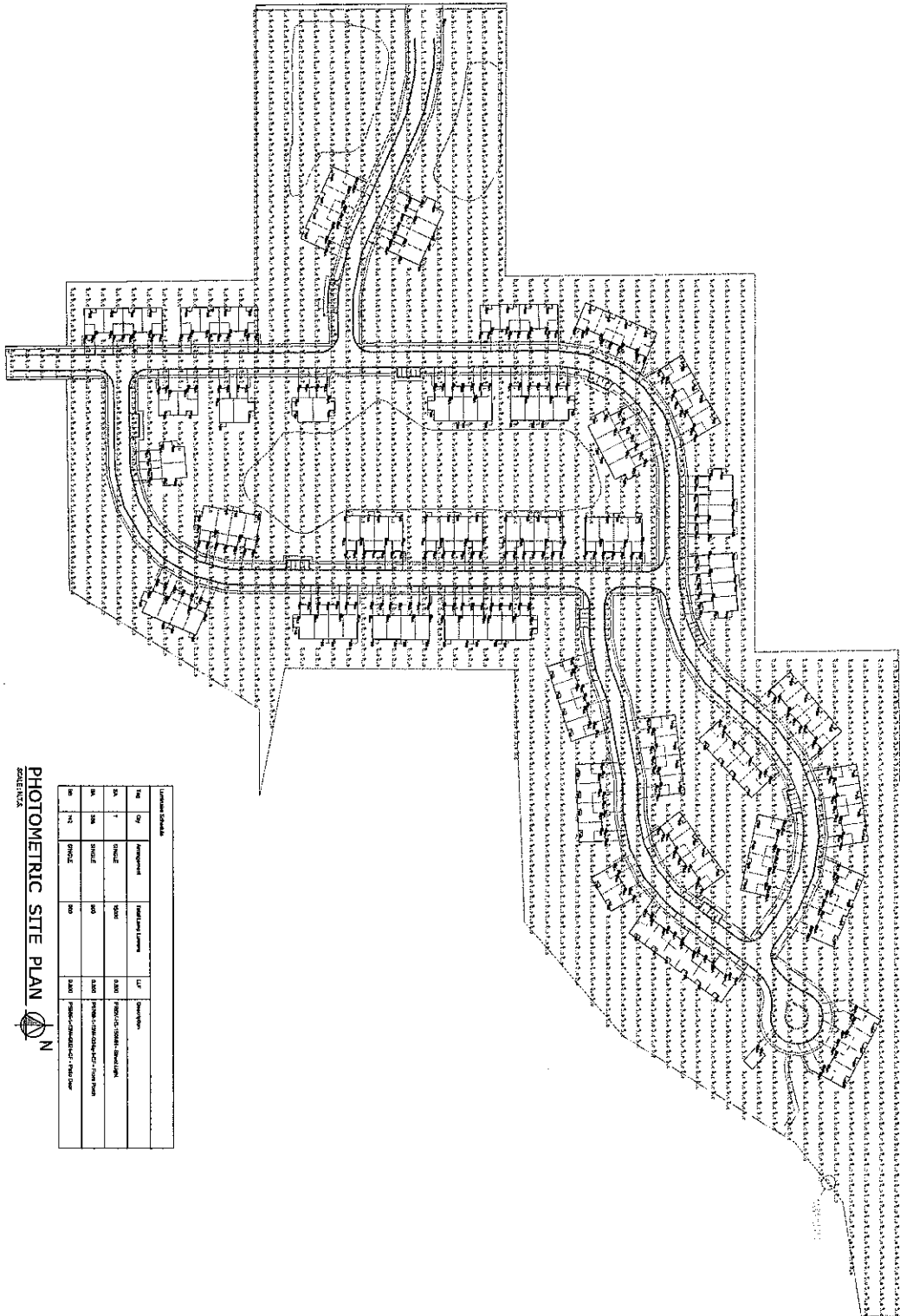






**EXHIBIT C**

**NAUTICA POINTE PHOTOMETRIC PLAN**



**PHOTOMETRIC SITE PLAN**



NO.	DATE	DESCRIPTION
01	05/25/2016	PHOTOMETRIC SITE PLAN

PS-1  
Sheet no.

drawing  
**PHOTOMETRIC SITE PLAN**  
 project no. 1514 date MAY 25, 2016 scale AS NOTED  
**NAUTICA POINTE**  
 YPSILANTI, MICHIGAN  
 project

**mann**  
 architects  
 3680 embassy parkway  
 fairlawn, ohio 44333  
 tel. 330 . 666 . 5770  
 fax. 330 . 666 . 8612  
 www.mann-architects.com

**Redwood**  
 distinctive living  
 23775 commerce park road, suite 7  
 beachwood, ohio 44122  
 tel. 216 . 360 . 9441  
 www.byredwood.com

revisions



**EXHIBIT D**

**HOUSING AFFORDABILITY AND ECONOMIC EQUITY – ANALYSIS PREPARED  
FOR THE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT,  
WASHTENAW COUNTY, JANUARY 2015**

# Housing Affordability and Economic Equity - Analysis

## Washtenaw County, Michigan



The imbalance in income, education and opportunity between the jurisdictions along with the segregation that goes with it will hamper the regional economic growth potential of the area. Regions that experience strong and more stable growth are typically more equitable, have less segregation and better balanced workforce skills within them.

This report was commissioned by the Washtenaw County Office of Community and Economic Development, and was funded by the U.S. Department of Housing and Urban Development, the City of Ann Arbor, the Ann Arbor Downtown Development Authority, and Washtenaw County. The goal of this analysis is to provide a snapshot of housing market conditions and corresponding goals to improve affordability across a wide spectrum of households in Washtenaw County's urban core communities. In support of these goals, the report identifies tools intended to guide the allocation of resources and policy decisions toward a regionally balanced housing market in order to maximize opportunity for lower and middle class households. This supports the development of a more equitable community, with corresponding economic, environmental, and other quality of life benefits for all residents.

czb is an Alexandria, Virginia - based community planning practice specializing in econometric analysis, community engagement, and strategy and comprehensive planning

[www.czb.org](http://www.czb.org)

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## EXECUTIVE SUMMARY

While real challenges require attention, the overall housing market in Washtenaw County is basically healthy.

Despite foreclosure and resulting - and troubling - tenure shifts in Ypsilanti Township, the countywide market has stabilized to where most homes in most jurisdictions have recovered at least 85% of their 2005 value. And, at the county level, the “housing ladder” is balanced, with a wide range of options for renters and buyers. Though more than 90% of renter households with annual incomes below \$20,000 are cost burdened, the overall market is affordable. Value to income ratios throughout most of the county are between 2.67 (Ypsilanti Township) and 4.34 (Ann Arbor), making home ownership possible. Plus, renter household incomes to median rent ratios range from 2.4 to 3.4, meaning that all but the most challenged can find an affordable apartment in the county without a significant commute.

However, this is not a complete picture. The fuller story is that while Washtenaw County’s housing market today is basically healthy, it won’t be for long, as it is likely to become considerably out of balance. And while the county is fundamentally affordable today, housing cost increases are going to so outpace income gains that affordability will be a real challenge in the future as regards both housing and transportation expense.

### **The reality is that Washtenaw County has two distinct housing markets.**

One is fundamentally strong - anchored by the City of Ann Arbor. The other - the City of Ypsilanti and Ypsilanti Township - is fundamentally weak and in some respects in abject distress.

The former has a high quality of life and excellent public schools. The latter faces real challenges. The former does not have a perception problem when it comes to safety and housing equity, the latter does.

Ann Arbor - and its central driver, the University of Michigan - is a magnet for highly educated households with upward mobility and significant disposable income. With some exceptions, Ypsilanti (City and Township) - and their challenge of being overloaded by a disproportionate number of at risk households and homes with negative equity - is where the most affordable options exist.

Moreover, the deeper truth is not just that the City of Ann Arbor (and Ann Arbor Township) is strong, but that both and Pittsfield are getting stronger, and their rate of growing strength is likely to increase.

And, correspondingly, that the City of Ypsilanti and Ypsilanti Township have not kept pace, and neither are well positioned to keep pace, and are thereby at real risk of falling even further behind.

In sum, Ann Arbor and those with Ann Arbor addresses are at one end of the spectrum where property values are increasing and that appears likely to continue, while Ypsilanti (City and Township) is at the other and in real trouble. **At this unblended scale, these are two markets going in opposite directions with three very probable outcomes, barring a significant change in policy at the local jurisdictional or countywide level.**

- First, Ann Arbor will become more costly, and less affordable, especially to non student renters in the short run and eventually, to aspiring buyers as well. The driver for higher costs is a combination of high livability and quality of life, great public schools, resulting sustained demand by households with discretionary income, and resulting expectations of stable and continually rising property values.
- Second, Ypsilanti will become more distressed and thus more affordable, especially to at-risk households. The reasons include unstable and falling property values and the impacts of disproportionate concentrations of struggling families (crime, lower levels of property maintenance, fiscal stress).
- Third, as housing costs in the Ann Arbor market outpace the incomes of working families employed in Ann Arbor but not able to afford to live there, those families will commute to housing they can, particularly on key corridors. This will increase congestion, compromising environmental quality and market appeal. And since more and more of the area’s very low income families (working, as well as unemployed) will locate to the City of Ypsilanti and Ypsilanti Township for pricing advantages, those markets will be at increased risk for even higher concentrations of struggling households. In turn this will further weaken those jurisdiction’s fiscal capacity.

The result will be a county decreasingly affordable and out of balance and, eventually, unsustainable, as some parts of the county possibly degrade beyond a point of no return, and others grow in value beyond a point that's ever again affordable.

The imbalance in income, education and opportunity between the jurisdictions along with the socioeconomic segregation that goes with it will hamper the regional economic growth potential of the area. Regions that experience strong and more stable growth are typically more equitable, have less segregation and better balanced workforce skills within them. <sup>1</sup>

In the Ann Arbor Metro Area, households in the 90th percentile (income) have experienced an 18.8% gain since 1979 while wages have *decreased* by 14.4% for those in the 10th percentile.

**“The rise in inequality in the United States over the last three decades has reached the point that inequality in incomes is causing an unhealthy division in opportunities, and is a threat to our economic growth. Restoring a greater degree of fairness to the U.S. job market would be good for businesses, good for the economy, and good for the country.” - Alan Kreuger**

This is important because racial gaps in income correlate with educational attainment and projected job education requirements. The National Equity Atlas shows that in the Ann Arbor Metro Area, 43.6% of all jobs require at least two year's of college. Education gaps for Black (36.9%) and Latino (40.6%) households translate into wage gaps which translate into racial gaps in income which turn translates into lost GDP.<sup>2</sup>

As pointed out by PolicyLink, this contributes to a \$1.43B opportunity cost in lost potential regional GDP resulting from racial gaps in income. For Washtenaw County, this means persistent (if not worsening) gaps in the conditions that lead to income disparity and lost economic output.

Why? With very few exceptions - parts of Appalachia and the Ozarks where white poverty is significant - race and class are near perfect proxies for one another in America today.

To be in the 90th percentile (income) in Washtenaw County is to be white, and to be in the 10th percentile is to not be white.

Any concentration of households in the 90th percentile in one location is a de facto guarantee of a concentration of households in the 10th percentile in another. If the former results in demand for housing that so outpaces supply that values rise at a greater rate than do the incomes for anyone below the 90th percentile, housing becomes decreasingly affordable for all but those at the top. In other words, when the rate of return on capital (principally in the form of real estate investments in Ann Arbor by those at the top) is greater than the rate of economic growth (principally as a function of the wages of everyone else), the result is a concentration of wealth that by definition will trigger instability if not curtail growth.<sup>3</sup>

These problems can be addressed, and Washtenaw County is not unique; many jurisdictions across the country are facing similar challenges, but hard choices will be required.

- Right now, the City of Ann Arbor focuses much of its attention on the housing problems for the poorest households. Increasingly however, another critical housing dilemma in Ann Arbor will be for affordable non-

<sup>1</sup> Aghion and Caroli asked in 1999 in their seminal *Inequality and Economic Growth*, “can the negative impact of inequality on growth be reduced by redistribution?” They (and others - Persson and Tabellini) concluded that inequality may have a direct negative effect on growth because inequality reduces investment opportunities, b) worsens borrower incentives, and c) generates volatility. See also:

- America's Tomorrow: Equity is the Superior Growth Model by PolicyLink (2011)
- The Rise and Consequences of Inequality in the United States by Alan Kreuger (2012)
- Equality of Opportunity by Richard Reeves and Isabell Sawhill (2014)
- Neighborhoods, Cities, and Economic Mobility (Draft) by Patrick Sharkey (2014)

<sup>2</sup> National Equity Atlas; PolicyLink (2013)

<sup>3</sup> Capital in the 21st Century by Thomas Piketty, President and Fellows of Harvard College, 2014; p 353



student rentals. Where will they go? Who will develop them? In what ratio to market rate units?

- Right now, vastly disproportionate numbers of subsidized housing units are in Ypsilanti. Land is less expensive there, as are rents. Greater numbers of cost-burdened households can be housed in Ypsilanti than in Ann Arbor or Pittsfield.
  - If these trends are not reversed, or worse are continued, the overall Ypsilanti market and the fiscal stability of the city itself will be in further jeopardy.
  - It is in no one's best interest for Ypsilanti (city or township) to fail, as failure brings on a whole host of increased service costs that invariably become constraints (such as police and public safety, prolonged demand for housing subsidies, insurance, et.al.)
  - But if subsidized low income households are not housed in Ypsilanti, where else in the county will they go?

Put another way, there are always going to be those in Washtenaw County who earn significant incomes, those who earn very little, and those in between. The more that those who earn very little are segregated and concentrated, the more those jurisdictions will be in fiscal distress, and the more those jurisdictions are in fiscal distress, the more the costs of segregation reverberate throughout the county in costly ways - air quality reductions through congestion, business attraction and retention challenges, safety compromises through concentrations of poverty, reduced real estate values through falling demand and prices.

- Right now, the market is doing an adequate job of addressing significant portions of the rental housing needs of working families. But families with poor credit and work histories, disabilities, or other challenges are not being served by the market, and there is limited public and nonprofit sector capacity to handle the balance, irrespective of where housing might be found or developed. Addressing this will not be inexpensive. Who is going to pay for these costs?
- Right now, Ypsilanti Township is at risk of entering a point of no return in its downward spiral, as the domino effect of foreclosures roots ever more deeply. Turning this around will require expensive cost gaps to be closed, and most likely, a clawback process relying on rental households in the short run to achieve stability before a future home ownership strategy can work. This will require patience and financing. By no means is it too late. But the current array of policies and practices require revision.

- Right now, throughout the Ann Arbor-Ypsilanti corridor, in each jurisdiction, significant stretches of valuable land provide extensive redevelopment opportunities that can produce large amounts of both market and below-market rate housing, especially in Ann Arbor and Pittsfield. These areas can act as powerful receiving areas to absorb directed growth, contribute to regional balance, reduce congestion in the long run, and add to multi-jurisdictional stability by taking the pressure off the weaker Ypsilanti markets to absorb more than their fair share of low income households. But this requires putting sustainable policies in place that actively aim for regional balance.

## **Housing Affordability and Transportation Expense**

This report focuses on the urbanized area for Washtenaw County. This is not to conclude that there are no affordability or neighborhood stabilization challenges throughout the remaining geography of Washtenaw County. Significantly, the urbanized area jurisdictions include 64% of the County's population and 66% of the County's housing stock. These areas also have the greatest access to public transportation, non-motorized networks, and higher instances of transportation choice.

This is important as transportation is usually the second largest household expense for families, after housing costs. This impacts the housing market in Washtenaw County in many ways. In one regard, housing that is close to job centers can make land and housing more valuable. These location-based amenities are valued by the market, enabling households to reduce transportation costs through non-motorized trips, utilization of public transit, and shorter trip distances. In these areas, the same community characteristics that drive value upward result in a reduced transportation burden for the average household. Conversely, land is often cheaper further away from job and economic centers. On one hand this is appealing, as land cost is a significant determinant in housing development value and cost. When housing units are moved significantly outside the job center however, any savings in land value are quickly redirected to increased transportation costs. This occurs through more trips requiring automobile access, at greater distances.

Therefore, it makes sense to focus the development of affordable units in areas with transportation choices, which are typically close to job centers and other services, to maximize the long term sustainability of households in these units. As commuting expenses as a percentage of income are reduced, either by less costly transportation options or reduced spatial mismatches between jobs and housing, more will be available for housing, food, education, and health care.

The bottom line is that the greater the degree to which Ann Arbor invests in affordable housing for those working in Ann Arbor, and Ypsilanti makes progress towards growing demand by investing in livability, the less the commuting pressures - and resulting congestion - along Washtenaw Avenue and other key corridors will occur.

# PART 1

## Qualitative Analysis

## QUALITATIVE ANALYSIS : INTERVIEWS + SURVEYS

czb met and held telephone calls with over 33 elected officials, community leaders, and staff to discuss issues around affordability in Washtenaw County during June, July, and August 2014. From those discussions we have identified a number of themes regarding people's views about affordable housing in the region. We also conducted a survey of 489 people to gauge their views and ideas about affordable housing. The survey responses contain significant information about respondent's affordable housing priorities, preferred policy options, and community concerns.

### Respondent Input and czb Comment

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1. **The sky isn't falling.** Yet. As many pointed out, the county has a range of housing options and smart government policies like the new transit system will afford even more opportunities. We agree, but think Washtenaw County can do much better. There is broad agreement that the jurisdictions can do a better job of addressing affordable housing needs. There are clearly growing concerns about the ability of current residents to continue to afford to live in their community and the long-term sustainability of affordable housing prices.
2. **The big challenge is balance.** As many pointed out, there is growing inequity. Some used the word "segregation" to describe gaps between jurisdictions. Many concerns were raised about the creation of luxury units in Ann Arbor at the expense of middle class housing. Over time, that imbalance is going to harm the economic potential of the county. It will also continue to conflict with the strong desire for racial and socio-economic equity in the county expressed repeatedly by many.
3. **There is good news.** Fortunately, the region is well equipped to develop and manage a balanced affordable housing policy that can be

coordinated between the jurisdictions. It will take work, but the civic and community ingredients are there to create a state and perhaps national model. People clearly see the value of a regional policy framework to help guide the future of housing in the county.

4. **Quality of life is the biggest driver - and divider - of value in the region.** This is a double edged sword as higher quality of life in one area can cause that area to leapfrog other places quickly and create greater imbalance around housing affordability. Ann Arbor is on this trajectory now. If not checked, Ann Arbor will turn into an exclusive enclave with little alignment between jobs and housing and greater transportation and environmental impacts as a result.





5. **Vocabulary.** Affordable Housing is a complex term in Washtenaw County that different people understand differently. The region would benefit from a shared understanding and language about affordable housing, its relationship to jobs, to development and growth and to planning. There isn't a consistent framework for discussing or evaluating these issues, and there needs to be one.
6. **Image and perception matter greatly.** Respondents expressed concerns about how subsidized housing in Washtenaw County looks, and about the general safety of the community that is implied by how well or poorly a place is taken care of. They say they want their region to be integrated; they also want it to look nice and they want to feel safe in their neighborhood. These issues need to be addressed in the context of any housing effort, with safety being the number one issue for quality of life.
7. **Agreement.** There is strong regional agreement about the value of mixed-use, mixed-income development along transit corridors and equally strong agreement about the need to limit sprawl and protect agricultural and open space areas. It would be unfortunate to not capitalize on the convergence of opinion and market reality.
8. **Transportation, commuting, jobs, and housing.** People want housing choices to exist throughout the region and believe they should be, ideally, close to jobs. This came up over and over; the issue of housing near jobs, or workforce housing, was a strong thread in interviews and the survey. This can become the undergirding for a regional housing policy.
9. **Concentrated poverty is a problem that isn't going away.** People understand that it isn't economically healthy for any community to have a disproportionate share of low-income housing. It isn't sustainable for one area to essentially send low income residents and the resulting service needs to communities that are not able to afford the services needed to give the residents the best chance at success. This imbalance is one of the most striking and hardest issues that needs to be addressed.

10. **Focus.** There is a strong desire to focus on homelessness in Ann Arbor. While appropriate and well-meaning, has taken energy away from workforce housing preservation and creation, which is the more significant issue at hand.
11. **Government resources and priorities.** To the extent current government funds are spent, we think the needs to preserve public housing, subsidize low-income housing and that addressing the service needs of these residents should take precedence. Strong civic support for these efforts is healthy and should be fostered. It is important though, that they be better balanced geographically in terms of how and where these funds are spent.
12. **Market forces.** There is a need to look at market solutions, and land-use incentives, for workforce housing needs and as something in the survey suggested, there is clear value in evaluating a funding stream to ensure the preservation of workforce housing for the long-term. Like the difficulty of addressing concentrations of poverty (which require diffusion in a county where few are going to come forward and volunteer to absorb their fair share), the only value market forces provide is the value the community extracts through policy.
13. **Nominal history of serious collaborative output.** We have been surprised that there isn't greater collaboration or policies around the development community to address these issues. The opportunity for public-private partnerships, especially around workforce housing, is not being taken advantage of. This needs to be explored in more detail. We see opportunities to both educate the development community and residents about what could be possible, such as development rights transfer programs.
14. **Weakness and Imbalance.** The lack of balance in the housing mix of each jurisdiction has weakened both the overall economic prospects for the region as well as the ability to give all residents of the region an equal chance to move forward successfully. There's a discernible gap between viewpoint and rhetoric and nominal collaborative output to address equity issues. Focusing on this is essential and hard.
15. **Housing ladder.** While housing for families and people starting out was emphasized, people understand the need to provide housing for all life-stages from people starting out to seniors as well as people with unique health needs. The view of "community" as being driven by the stakeholders was powerful thread through most discussions. The desire for a diverse community is a strength that can be built on.
16. **Wages.** There is some awareness, especially in the survey, that jobs and wages are one of the policy arenas that should be focused on. We strongly encourage housing policy discussion to be connected to wage issues for there to be any chance for sustainable outcomes.
17. **Schools. Schools. Schools.** The fact that some areas of the region have access to Ann Arbor schools and others don't creates an inherent economic challenge for the value of housing outside of the Ann Arbor school district. Poor performing schools are an issue that will handcuff any weak market's capacity to recover, so school quality differential requires attention.
18. **Capacity.** The capacity and ideas to address these issues are within the County. Between the survey's and the interviews, it is clear to us that a policy framework to address the housing issues can be developed and that champions exist to help develop and support it over time. We are impressed with the breath and depth of civic interest and passion around this issue. There is a healthy range of viewpoints and ideas to create something that can last for the long term. But experience also tells us that the ability to craft sustainability policies can vary wildly based on willingness. No progress is likely without risks being taken, issue literacy being elevated, innovation occurring, and multi-jurisdictional collaboration at the center.
19. **Positioning.** The county is well positioned to play a leading role helping to address its housing and market strength imbalances and to support quality economic development and balanced growth throughout the region, at the center of which are looming affordability challenges given Ann Arbor's high and increasing quality of life. People in the county understand that there should be a planning relationship between jobs, housing, and transit. The challenge is developing a policy framework for the region to work within that also respects the unique differences of each jurisdiction as well as the different economic capacities of each jurisdiction, and then takes those differences into account.

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## RECOMMENDED NEXT STEPS

Building on past, successful regional collaborations, we suggest the creation of multi-jurisdictional housing policy working group.

- The group would be responsible for distilling the qualitative and quantitative information collected and analyzed by czb about housing in the county and then to develop a set of housing goals & strategies, as well as metrics and action steps to pursue.
- The importance of reshaping the county into an equitable community across jurisdictions cannot be overstated. Segregation of any sort - racial, economic, other - is also a two way street. It is never mathematically possible for one area to become segregated unless other areas as oppositely comprised. The more segregated into a high income area Ann Arbor becomes, the more segregated Ypsilanti will be. This group should be responsible for educating the community on equity issues.
- Specifically:
  - A working group from multiple jurisdictions should be impaneled
  - The group should receive a detailed briefing on the housing issues in the county

- The focus should be on bringing the group to a common understanding of the following:
  - Terms/Vocabulary of Affordable Housing
  - Drivers for generating or undermining demand, and thus triggering price change
  - Relationships of housing to job locations and wages to housing cost burdens
  - Link between livability and demand and price and affordability
  - Role of land in determining value and in addressing imbalances
- Agreement should be pursued on the following:
  - Baseline conditions
  - Trajectory
  - Metrics

From this foundation, the working group may subsequently be in a position to collaborate on multi-jurisdictional responses to the two looming challenges that the county faces: equity imbalance and affordability for low and moderate income working households.

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## POLICY OPPORTUNITIES FOR CONSIDERATION FROM INTERVIEWS AND SURVEYS

The interviews and surveys exposed a broad range of policy ideas to consider. Below is just a list of the most frequently mentioned concepts. A plan development process would include a process to identify more ideas to consider.

- Push for higher density, mixed-use projects along transit corridors.
- Re-visit parking requirements to ensure they are encouraging transit and not driving up housing prices.
- Consider multi-jurisdictional tax-districts to support the growth of mixed-use development areas.
- Push for new state rules regarding property taxes for seniors. Current rules may discourage seniors to move to smaller, more manageable homes and essentially “lock-up” larger homes thereby limiting family housing choices.
- Consider ways to develop zoning or other rules that approximate inclusionary zoning or ask the state for new powers.
- Consider ways for zoning to encourage smaller starter homes, family sized units and to add some workforce options to existing neighborhoods.
- Consider changes to zoning and/or policy to encourage development of mixed-income housing in targeted areas.
- Consider ways to ensure property owners don’t set unfair requirements for renters and essentially limit choices for low income residents.
- Identify infill opportunities for new affordable housing projects.
- Consider the use of public lands to help develop affordable housing projects.
- Consider a "fair share" housing provision (each local unit provides a percentage of the region's affordable housing equal to its percentage of the region's total population) or an "impact fee" approximation of such a system, in which units that don't provide housing units provide financial support to those who do.
- Consider metrics between a jurisdictions workforce needs and available housing and set goals for the relationship of the two.
- Consider ways to reduce waiting list for affordable housing (vouchers, etc.)
- Evaluate something like the Twin Cities Fiscal Disparity Act / tax-base sharing -- in part, approximates a per-community payment-in-lieu fair share housing system; regional shift in property tax revenues from communities with high taxable value per capita to those with low, so that cities hosting more low-income residents (and low taxable-value housing) can address the service needs they have.
- Consider creating a local land trusts to hold land to help with affordability.
- Consider increasing local housing trust funds and/or creating a county trust fund.
- Consider approaches to discouraged or prevent over-concentration of low income housing.
- Consider policies to ensure public services are available in areas with greatest need.
- Consider policies to give tenants greater opportunities to purchase units or stay in units after sale.
- Consider changes/update to plan to end homelessness in Ann Arbor
- Explore ways to encourage more co-ops.
- Explore ways to encourage co-housing options.



# PART 2

## Quantitative Analysis

## What affordability challenges are faced by Washtenaw County owners and potential buyers?

Throughout the target area (as well as in the portions of the county outside the target area), the number of owners facing unaffordable housing costs (in excess of 30% of income) increased substantially between 2000 (pre-recession) and 2012 (post-recession).<sup>4</sup> Countywide, the number of owners paying more than 30% of their income on housing costs increased by 12,438 households between 2000 and 2012; just under half of this increase (5,358 out of 12,438) was in the target area (Table 1). The number of Washtenaw County owners paying more than 50% of their income on housing costs (those considered to have very unaffordable

costs) increased by 5,078 households; again, roughly half of this increase occurred in the target area (where the number of owners with very unaffordable housing costs doubled between 2000 and 2012).

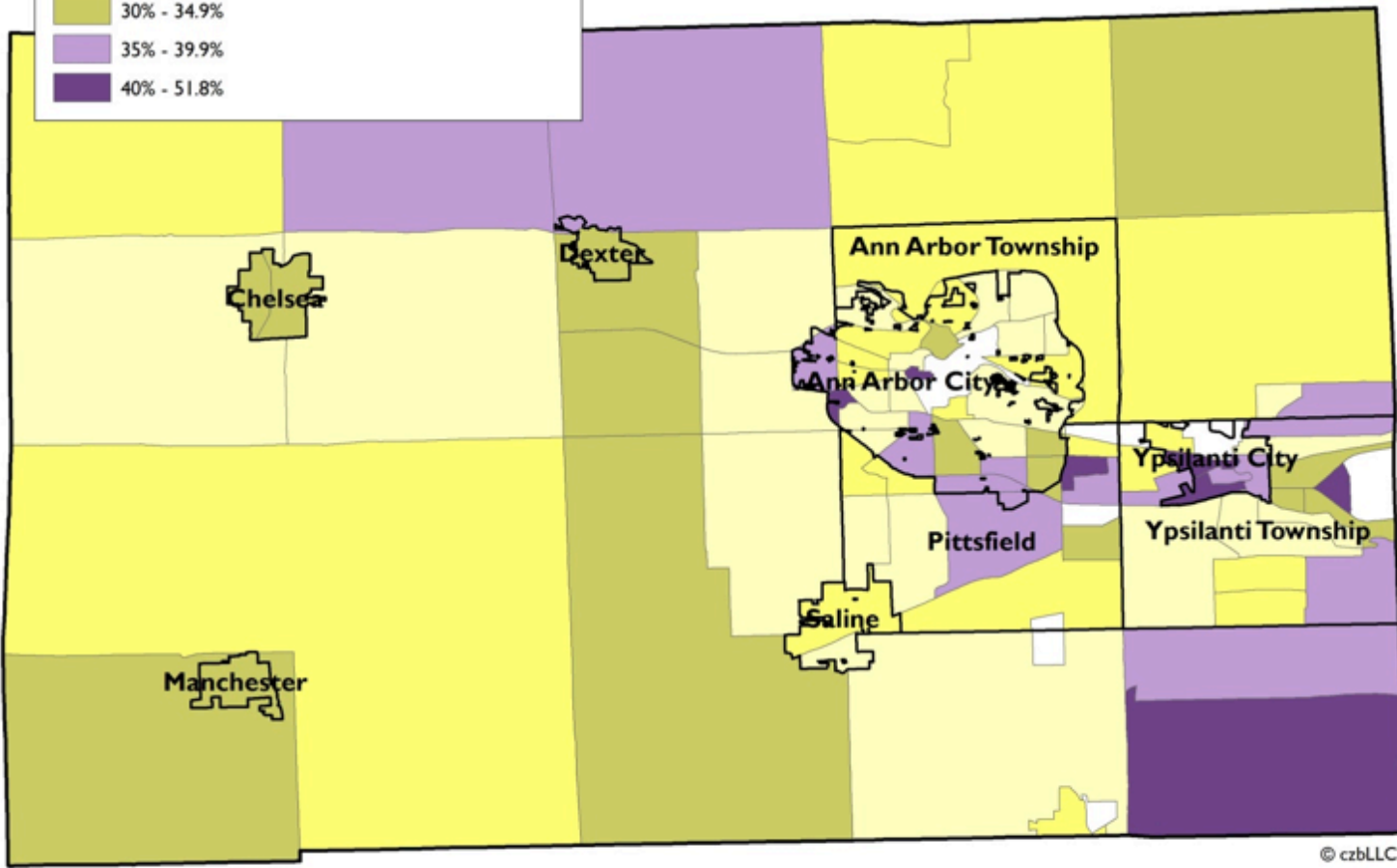
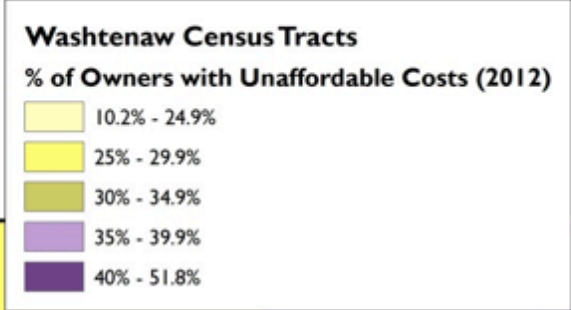
By 2012, nearly three out of every ten owners in the county (and in the target area) paid too much for housing, up from two out of every ten owners in 2000. The largest percentages of owners had unaffordable costs (>30% of income) in Census tracts in western and southern Ann Arbor city, parts of Pittsfield township, southern Ypsilanti city, and parts of Ypsilanti township (see map on following page).

TABLE 1 :: UNAFFORDABLE HOUSING COSTS, WASHTENAW COUNTY VS. TARGET AREA

	Washtenaw County				Target Area			
	2000	2012	Change	% Change	2000	2012	Change	% Change
Unaffordable (>30% of Income) Housing Costs	11,397	23,835	12,438	109%	7,288	12,646	5,358	74%
Very Unaffordable (>50% of Income) Housing Costs	3,428	8,506	5,078	148%	2,200	4,404	2,204	100%
% Unaffordable	19%	29%	10%		19%	28%	9%	
% Very Unaffordable	6%	10%	5%		6%	10%	4%	

source: US Census (2000); 2012 ACS 5 Year Estimates; czb

<sup>4</sup> For the purposes of this analysis, the “target area includes Pittsfield, Ann Arbor City, Ann Arbor Township, Ypsilanti City, and Ypsilanti Township.



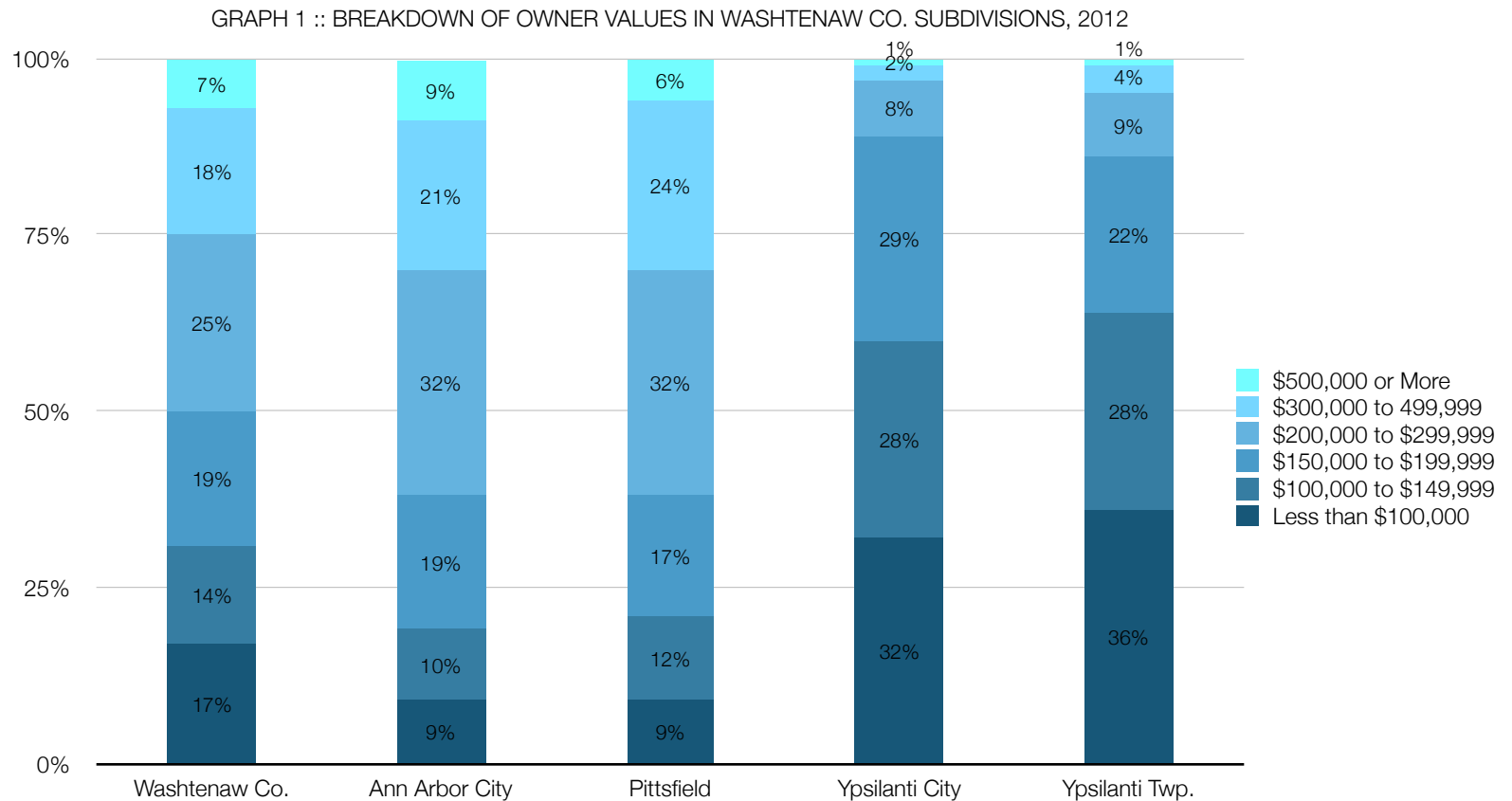
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## Consistent Affordability for Others – Great Housing Values for Buyers

Yet, on the whole, for-sale housing is fairly affordable in Washtenaw County. Countywide, half of all units are valued below \$200,000 (according to the 2012 American Community Survey 5-Year Estimates); just 25% were valued at \$300,000 or higher (Graph 1). This breakdown varies greatly, though, between local municipalities: in Ann Arbor city, nearly two-thirds of all owner-occupied units were valued over \$200,000, as were almost 90%

in Ann Arbor township; in Ypsilanti city and Ypsilanti township, in contrast, roughly three in five units (60% and 64%, respectively) were valued below \$150,000.

This variety not only creates vastly different housing markets (for both owner-occupied housing and for rentals) across the target area, but has put different communities and neighborhoods on different trajectories, as some have quickly recovered from the recent recession and others have not.



## How do housing market conditions vary across Washtenaw County Target Area municipalities?

For the Washtenaw County Target Area analysis, we analyzed a range of people- and place-based data from the 2000 and 2010 Decennial Census and the 2012 American Community Survey 5-Year Estimates. We also received data from the Multiple Listing Service (MLS) on for-sale properties and rentals made available through the system and sold or rented between.

These MLS records included 16,570 sales between 2000 and 2014 (with the bulk sold after 2004) and 1,866 apartments rented between 2003 and 2014 (with the bulk rented after 2006). To complement these MLS records, czb compiled an inventory of all rental properties in the target area, which included the number, characteristics, and costs of apartments at each location.

As of 2012 (according to the 2012 American Community Survey 5-Year Estimates), the county's higher-cost owner-occupied housing units were concentrated in Ann Arbor City and Pittsfield (which both had more than their share of housing units valued over \$200,000) and particularly Ann Arbor township (which had two times its share of owner units valued in the \$200,000s, three times

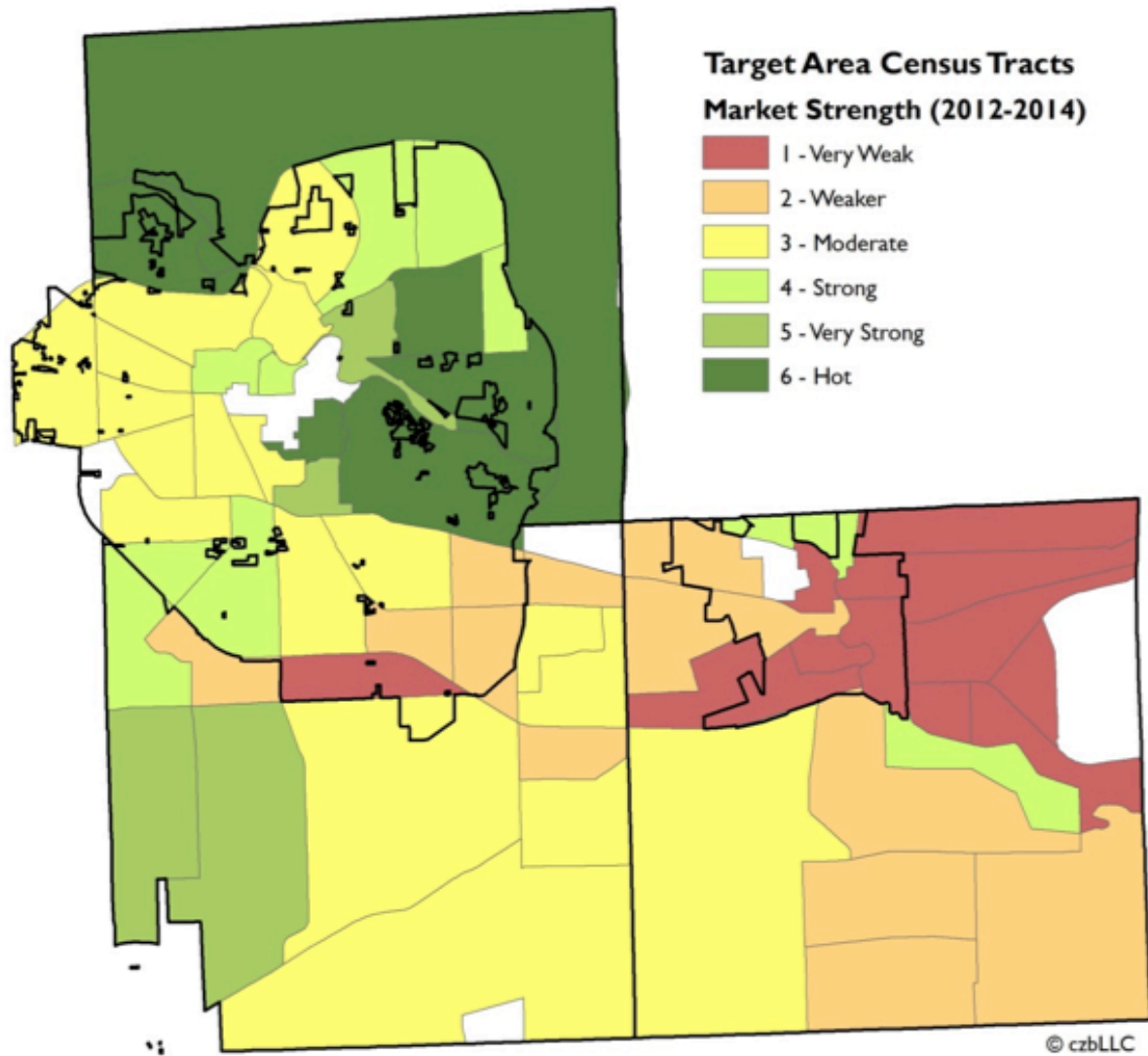
its share of owner units valued in the \$300,000s, and four times its share of owner units valued over \$500,000). In contrast, both Ypsilanti city and Ypsilanti township had twice their share of owner units valued below \$150,000.<sup>5</sup>

To further understand these market dynamics, czb utilized sales data (collected from the multiple listing service (MLS)) to generate average sale prices at the Census tract level based on single-family home sales in 2012, 2013, and 2014. Based on these averages, czb divided Washtenaw County Target Area Census Tracts (those within Ann Arbor city, Ann Arbor township, Pittsfield, Ypsilanti city, and Ypsilanti township) into 6 market types – from “very weak” to “hot.” “Very Weak” market Census tracts were those with average sale prices between roughly \$25,000 and \$75,000 between 2012 and 2014, or had averages more than one standard deviation away from the target area average sale price during that time. The average sale price and Z Scores (or how many standard deviation units each average stood from the overall average) are listed in the table below (Table 2); the market strength for each target area Census tract are shown in the map on the following page.

TABLE 2 :: SALE PRICE RELATIVE TO MARKET TYPE

		Average Sale Price		Z Score Range
		Low	High	
	Very Weak	\$26,613	to \$75,492	Less than -1.00
	Weaker	\$94,086	to \$186,061	-0.99 to -0.25
	Moderate	\$199,050	to \$262,408	-0.24 to 0.24
	Strong	\$271,577	to \$357,699	0.25 to 0.99
	Very Strong	\$393,360	to \$463,355	1.00 to 1.74
	Hot	\$498,139	to \$622,393	1.75 or More

<sup>5</sup> Figures presented in this paragraph are explained further on page x, under the heading “Washtenaw County - Catch Up and Keep Up”.



GRAPH 2 :: AVERAGE SALE PRICE OF SINGLE-FAMILY HOMES IN WASHTENAW COUNTY TARGET AREA CENSUS TRACTS BY MARKET STRENGTH, 2005-2014

Across all market types, the average sale price of a single-family home was up in 2005 (during the housing boom) and declined during the recession, hitting lows between 2008 and 2011, before recovering in the years since (Graph 2, Table 3).

What this table illustrates is that the gap in value between the strongest and weakest submarkets in Washtenaw is growing, and all signs indicate a further widening.

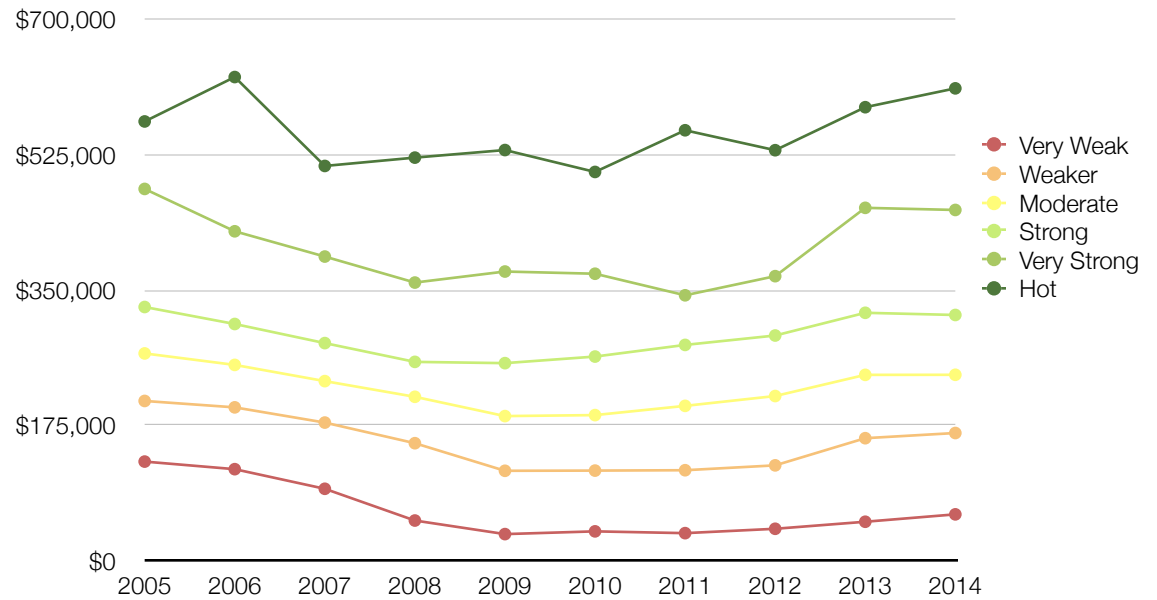
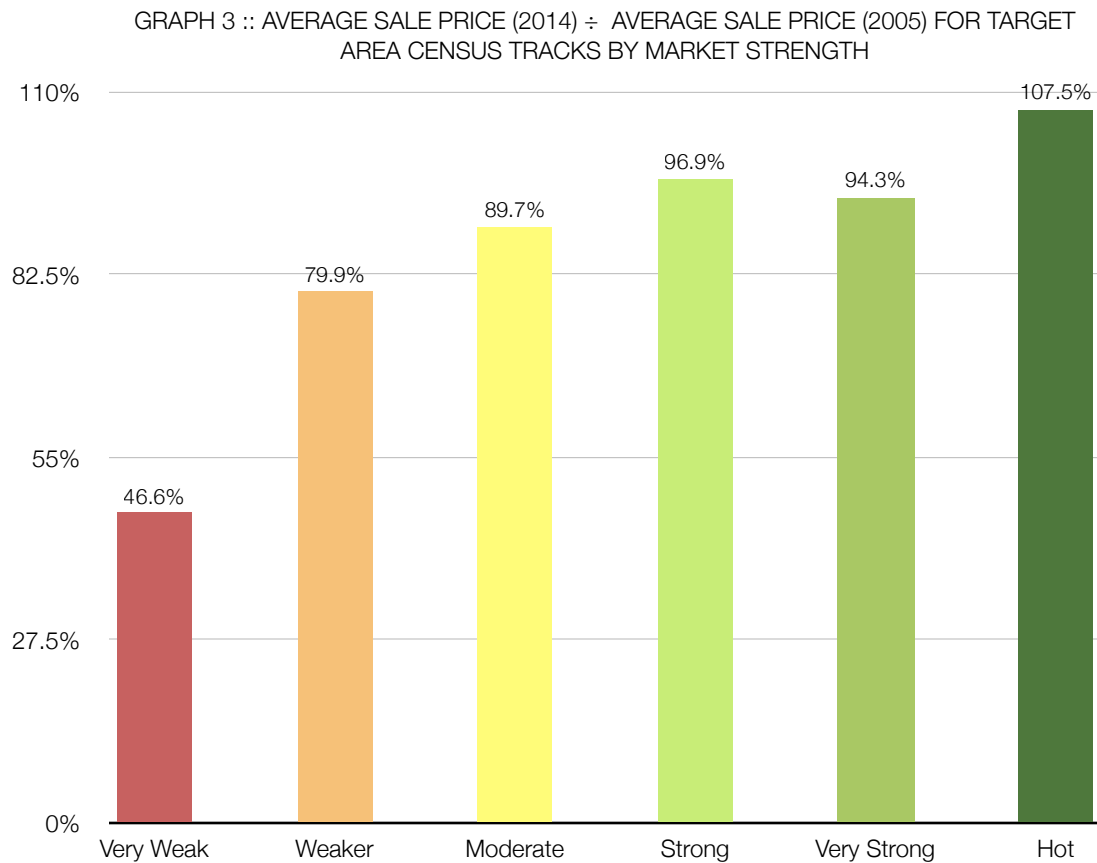


TABLE 3 :: AVERAGE SALE PRICE OF SINGLE-FAMILY HOMES IN WASHTENAW CO. TARGET AREA CENSUS TRACTS BY MARKET STRENGTH 2005-2014

		Average Sale Price									
		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	Very Weak	\$127,797	\$117,990	\$92,635	\$51,599	\$34,053	\$37,608	\$35,294	\$40,932	\$50,021	\$59,587
	Weaker	\$206,180	\$197,902	\$178,225	\$151,559	\$115,894	\$116,146	\$116,629	\$122,925	\$158,037	\$164,727
	Moderate	\$267,618	\$252,775	\$231,820	\$211,547	\$186,609	\$187,891	\$199,818	\$212,538	\$239,908	\$239,997
	Strong	\$327,626	\$305,656	\$280,968	\$256,689	\$255,048	\$263,556	\$278,612	\$290,768	\$320,132	\$317,318
	Very Strong	\$480,256	\$425,502	\$392,830	\$359,223	\$373,484	\$370,635	\$342,762	\$367,490	\$455,815	\$453,071
	Hot	\$567,486	\$624,889	\$509,958	\$520,733	\$530,523	\$502,209	\$556,091	\$530,312	\$585,900	\$610,267

Interestingly, though, while the average sale price of a single-family home was higher in 2014 than it had been in 2005 in “Hot” markets (suggesting a full recovery), the 2014 average sale price in “weaker” markets was equivalent to 80% of the 2005 average sale price; in “very weak” markets, the 2014 average sale price was equal to just 47% of the 2005 average (suggesting far from a full recovery in these areas) (Graph 3).

These still-struggling markets bore the brunt, to a certain extent, of the housing market meltdown: according to Neighborhood Stabilization Program Data released by the U.S. Department of Housing and Urban Development (HUD), Census tracts within and surrounding Ypsilanti city had the areas highest foreclosure rates and vacancy rates in the midst of the crisis.



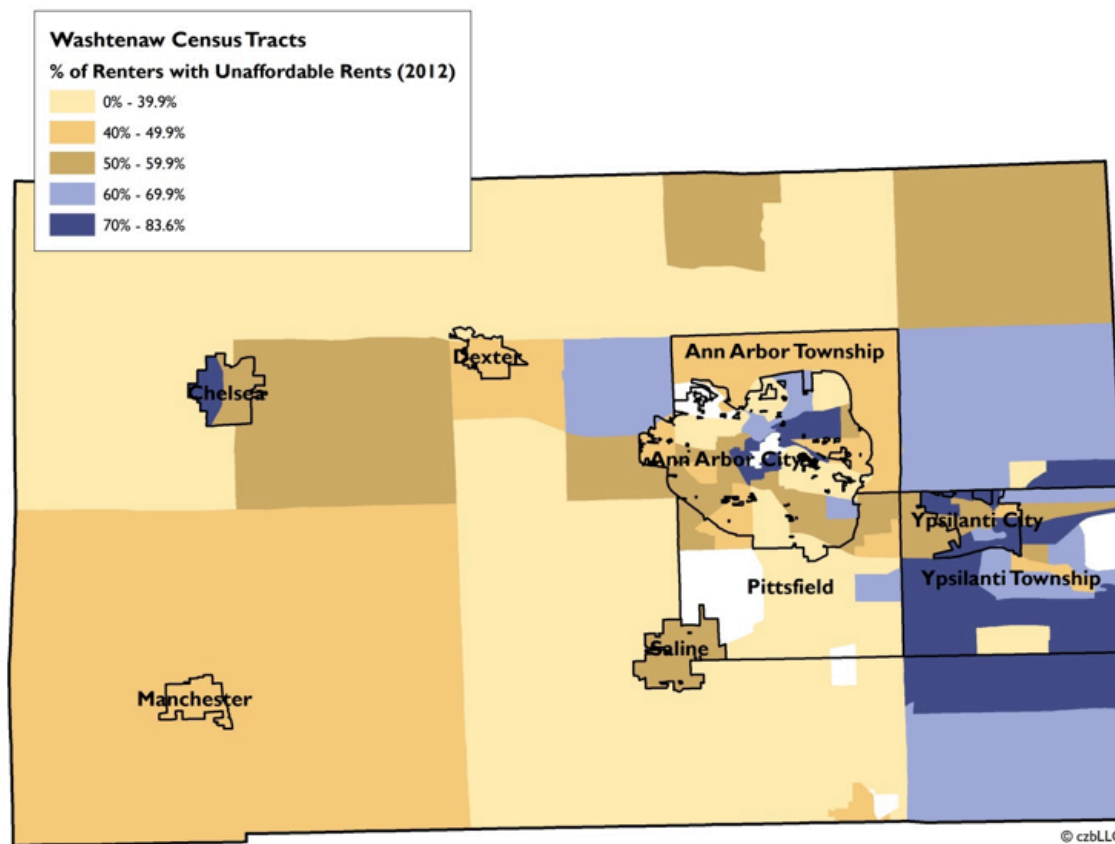


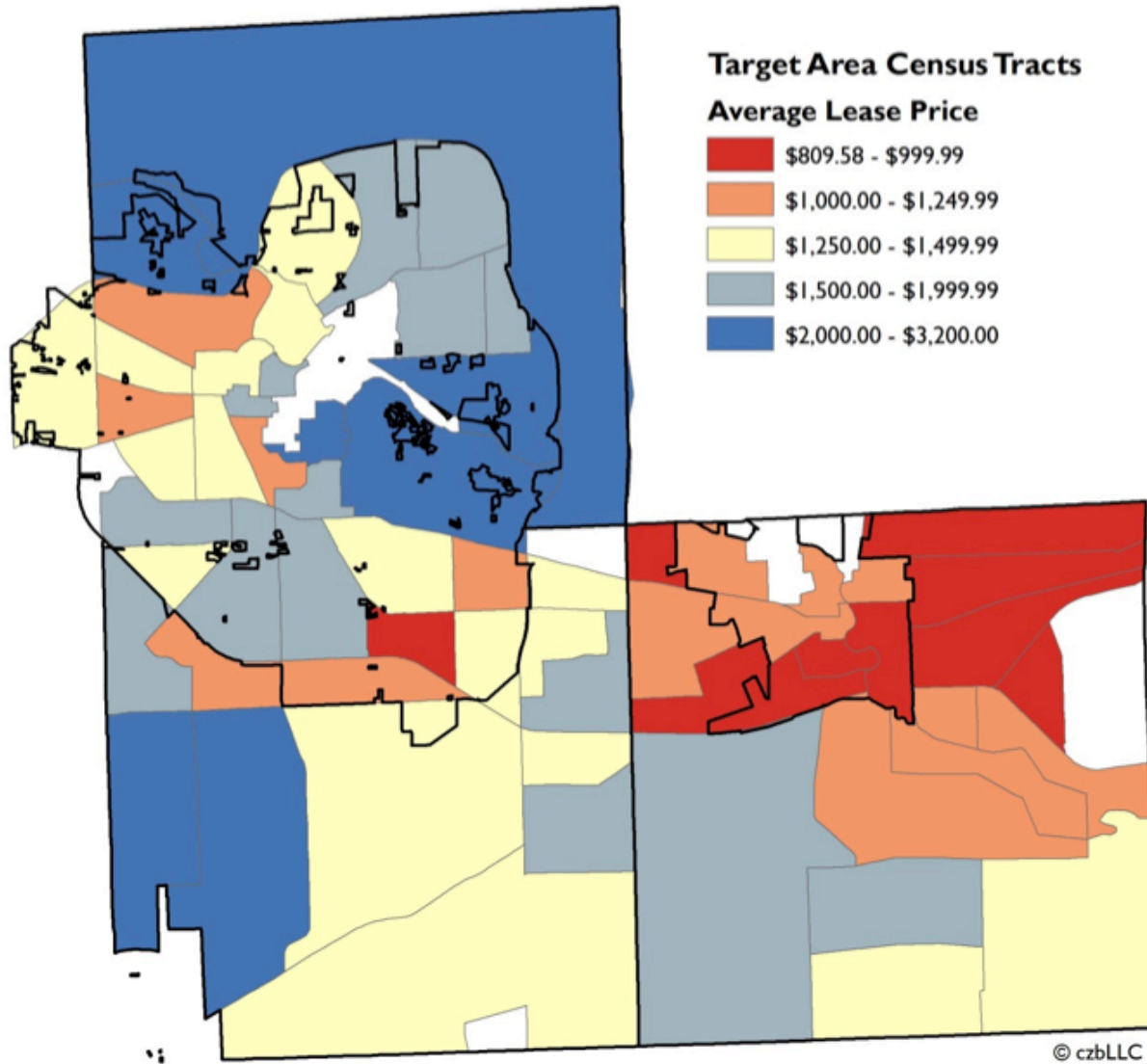
## What affordability challenges are faced by Washtenaw County renters and potential renters?

Renters are far more likely than owners to have excessive housing costs in Washtenaw County. In the Census tracts in Central Ann Arbor city (near the University of Michigan), as well as those in far northern and southern Ypsilanti city and throughout much of Ypsilanti township, in excess of 60% of renters pay more than 30% of their income on housing (see map below).

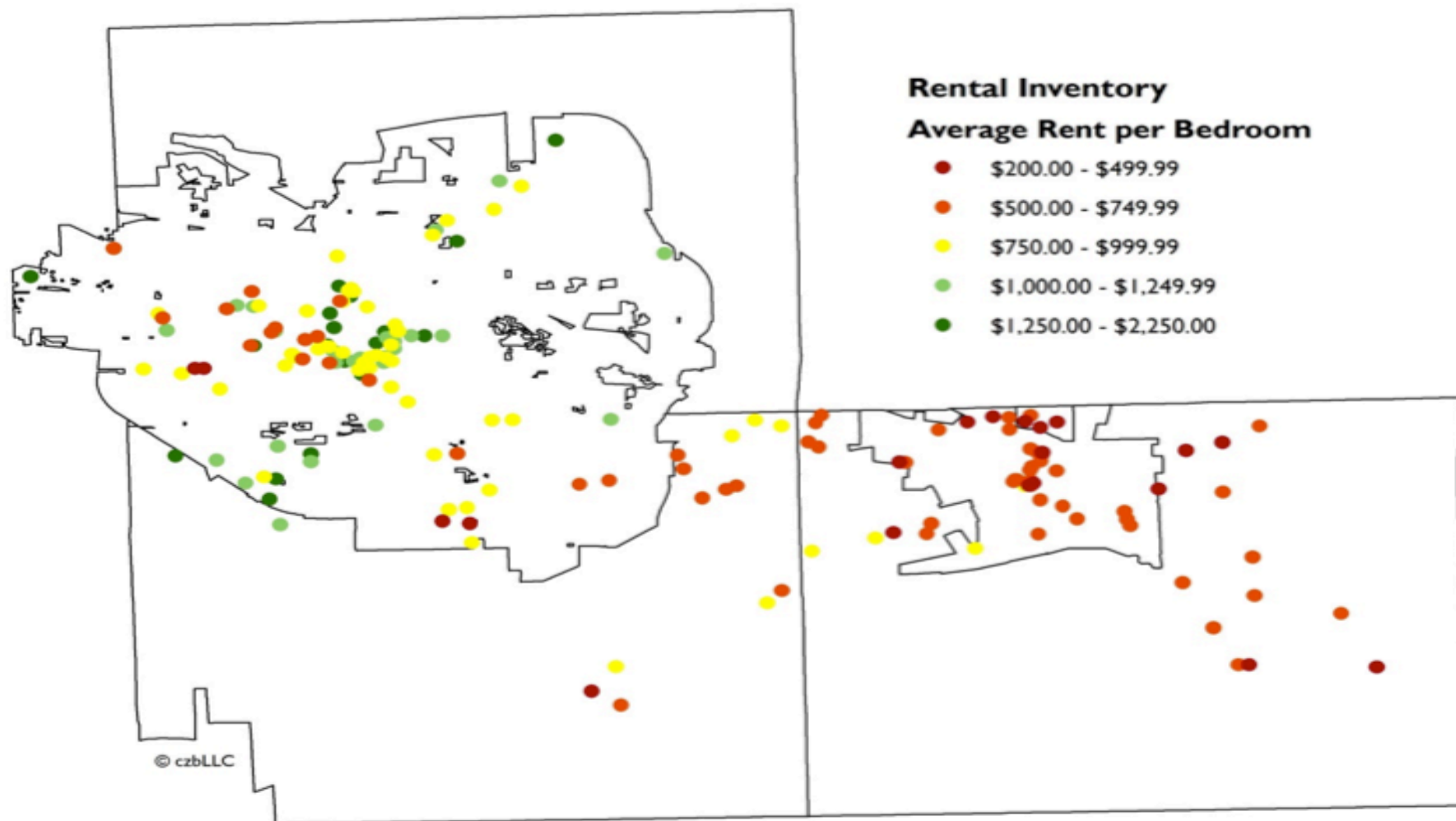
College undergraduate and graduate students, whose incomes tend to be very low (if not \$0), as well as higher rents, are driving these numbers in Ann Arbor city; lower-income non-student renters are doing so in Ypsilanti city and Ypsilanti township.

According to data from the Multiple Listing Service, the average lease price for units listed on the MLS was lowest in Ypsilanti city and Ypsilanti township (and in a few scattered Census tracts in Ann Arbor city), and highest throughout much of Ann Arbor city and Ann Arbor township (and in a few scattered Census tracts in Pittsfield and Ypsilanti township).



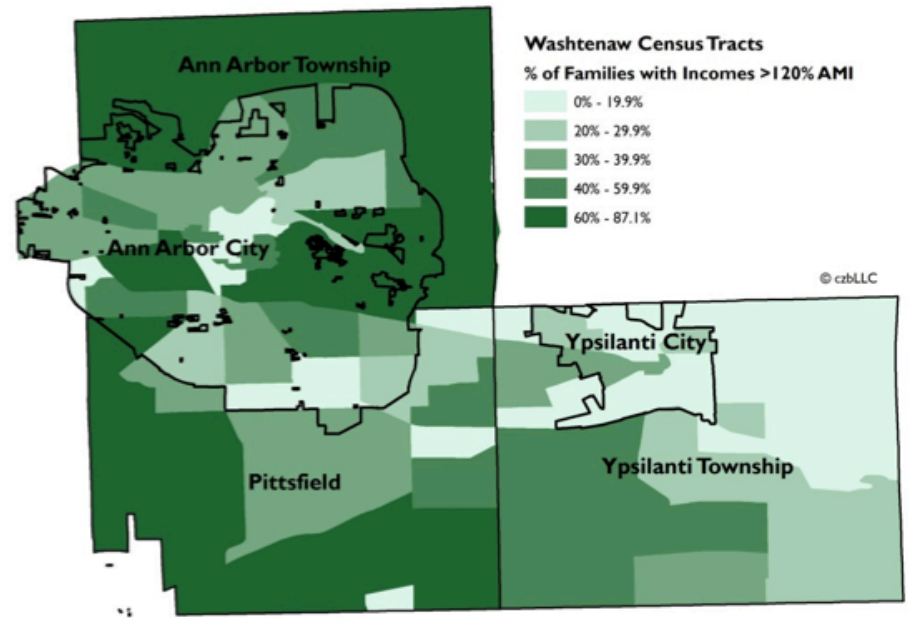
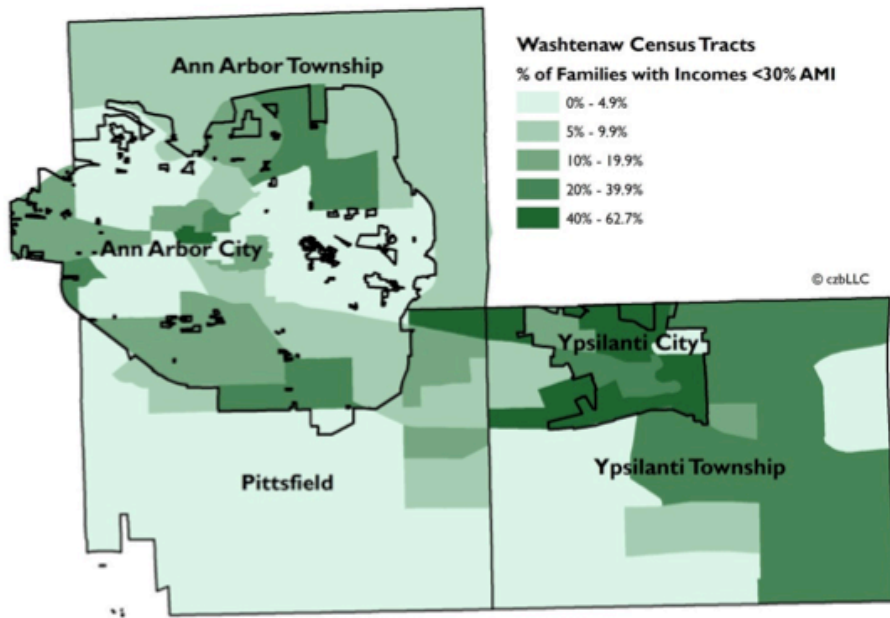
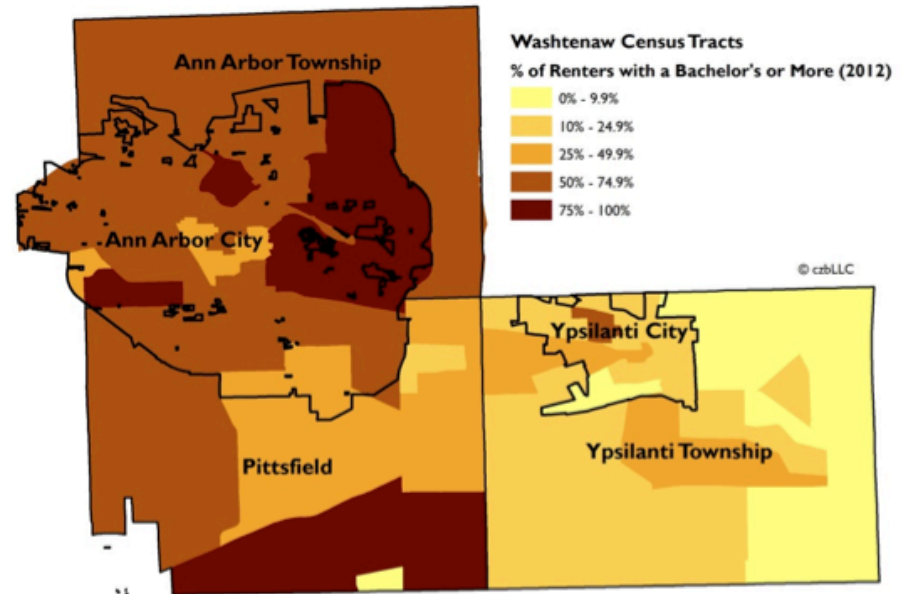
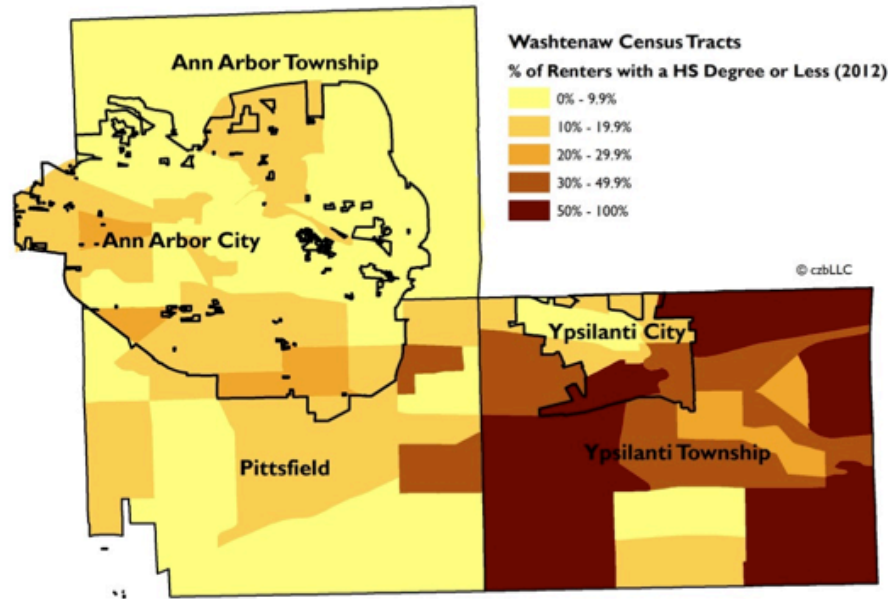


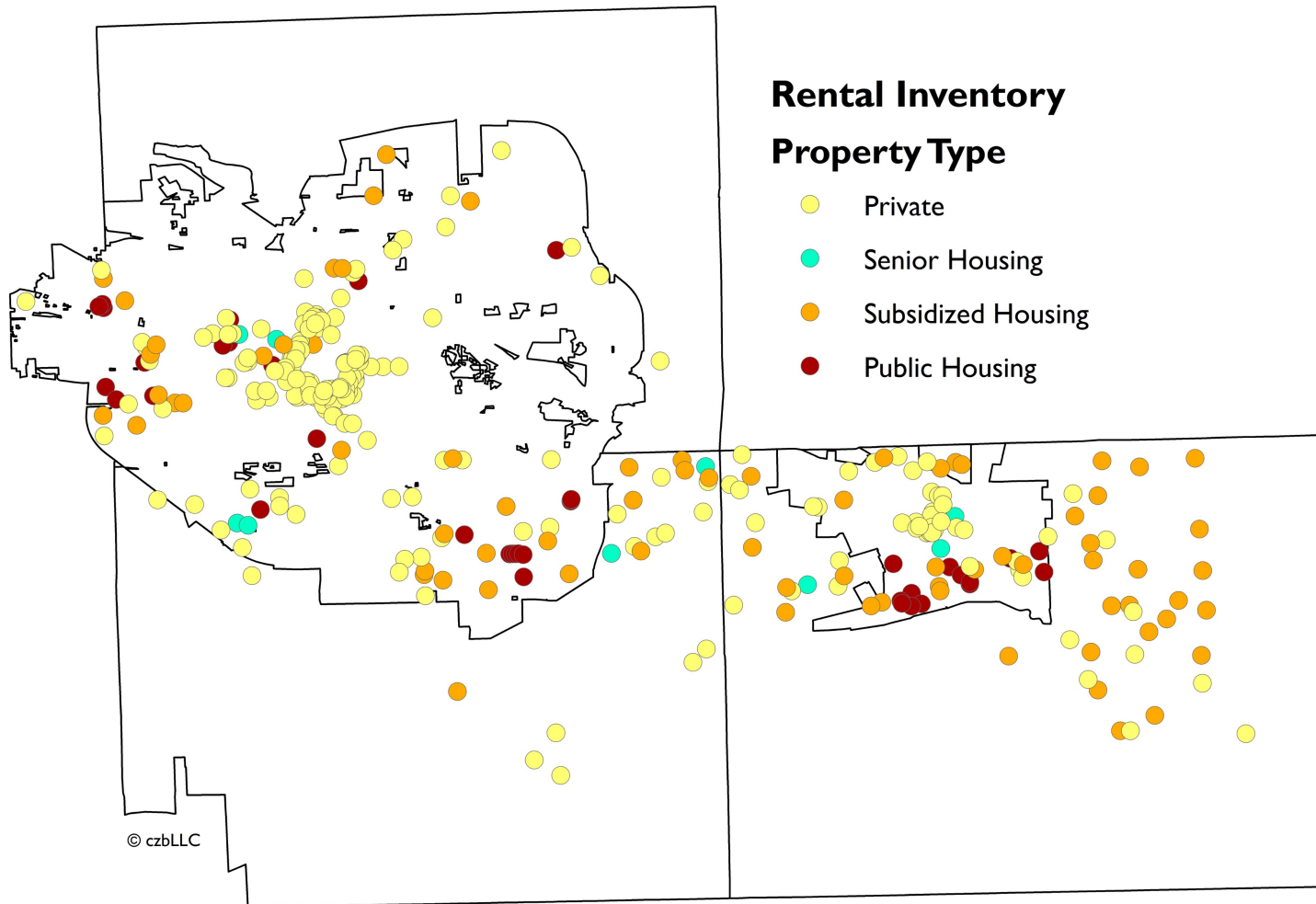
Pressure on the market from student renters certainly plays a role in driving up rents in Ann Arbor city and Ann Arbor township. Both communities have more than their share of rentals with rents over \$1,000 (according to data from the 2012 American Community Survey 5-Year Estimates), including those with rents over \$1,500. In contrast, Pittsfield and Ypsilanti township both have more than their share of rentals with rents between \$500 and \$999, and Ypsilanti city has far more than its share of rentals with rents below \$750.



A czb review of the county's rental inventory further highlighted the variety of the target area's rental market: almost exclusively buildings with average rents per bedroom below \$750 on the eastern side of the target area and primarily buildings with average rents per bedroom of \$750 or more on the western side of the target area (see map above).

At the same time, far more subsidized and public housing, as well as Section 8 vouchers, was concentrated on the eastern side of the target area as well (see map on following page).

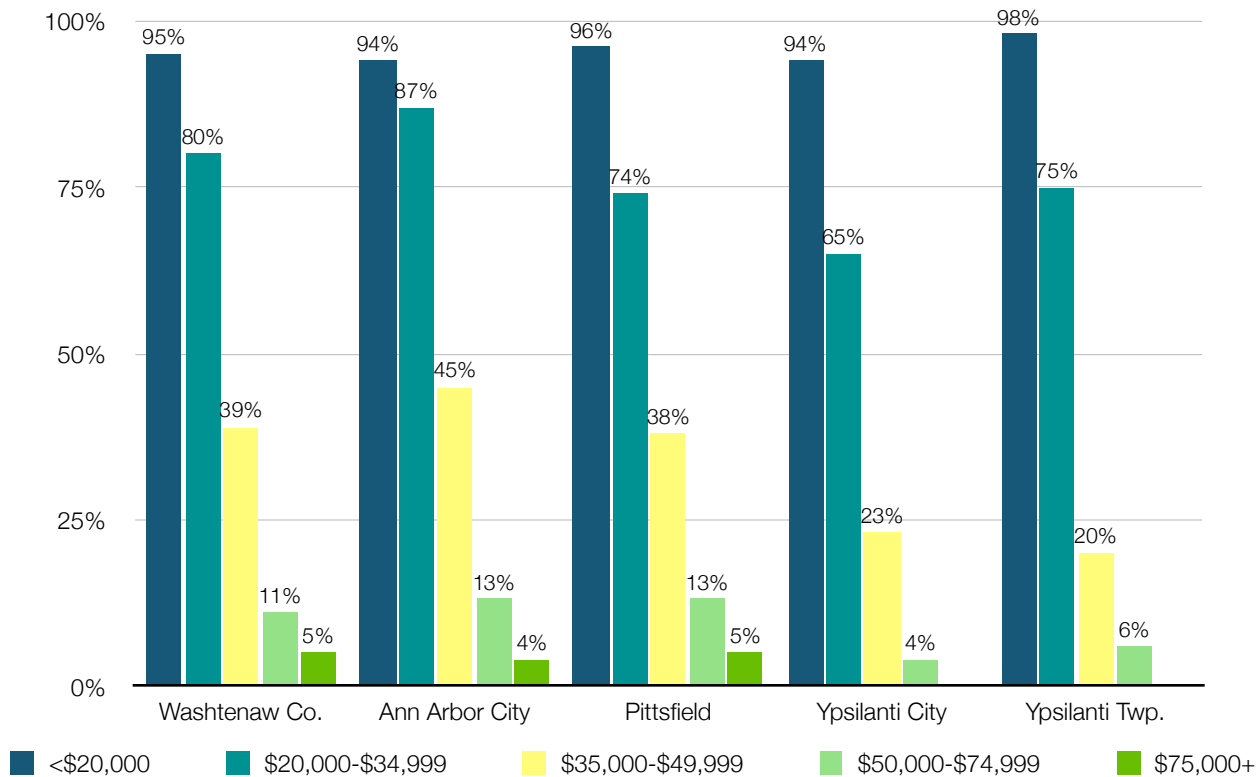




Such different rent levels mean that unaffordability reaches higher up the income ladder in some municipalities than others. For example, across in all target area municipalities, nearly all (94% or more) renter households with incomes below \$20,000 pay more than 30% of their income on housing (Graph 4). Most renter households with incomes between \$20,000 and \$34,999 also paid too much for housing – ranging from 65% of these households in Ypsilanti city to 87% of these households in Ann Arbor city. And while affordability was not really an issue for households with incomes between \$35,000 and \$49,999 in Ypsilanti city and Ypsilanti township (where just 23% and 20%, respectively, faced unaffordable costs), it remained a serious issue for renter households at this income level in Ann Arbor city (where nearly half (45%) faced unaffordable costs).

Differences in the price of rental units as well as differences in overall market vitality and amenities – in neighborhood quality of life – contributes to two very distinct rental markets in the Washtenaw County target area. Across nearly all Census tracts on the western side of the target area, the percentage of renter household heads with a high school degree or less and the percentage of renting families who have incomes below 30% of the Area Median Income (AMI) are very low, while the reverse is true on the eastern half of the target area. In contrast, across nearly all Census tracts on the western side of the target area, the percentage of renter household heads with a Bachelor’s degree or more education and the percentage of renting families who have incomes above 120% AMI are very high, while the reverse is true on the eastern half of the target area (see maps on following page).

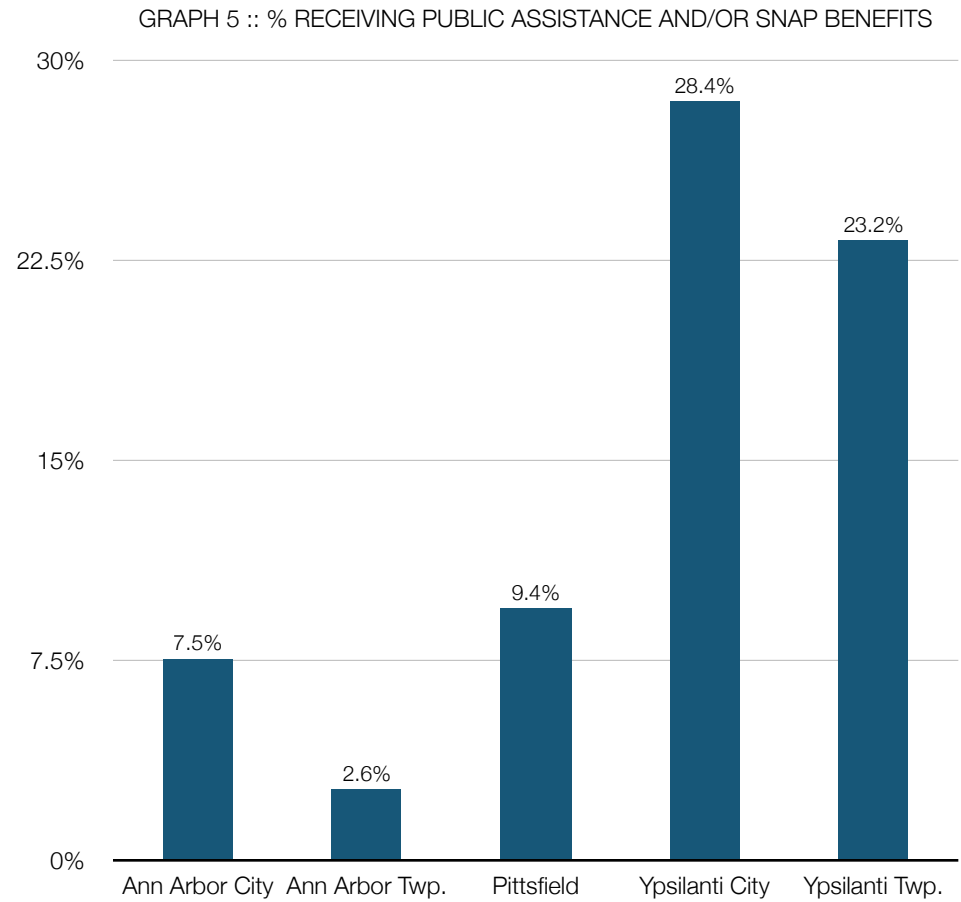
GRAPH 4 :: % OF RENTER HOUSEHOLDS PAYING >30% OF INCOME ON RENT BY INCOME LEVEL AND LOCATION, 2012



In a third example, while 2.6% of Ann Arbor township households and 7.5% of Ann Arbor city households received public assistance income or food stamp (SNAP) benefits in 2012, roughly one-fourth of Ypsilanti city (28.4%) and Ypsilanti township (23.2%) households did so (Graph 5).

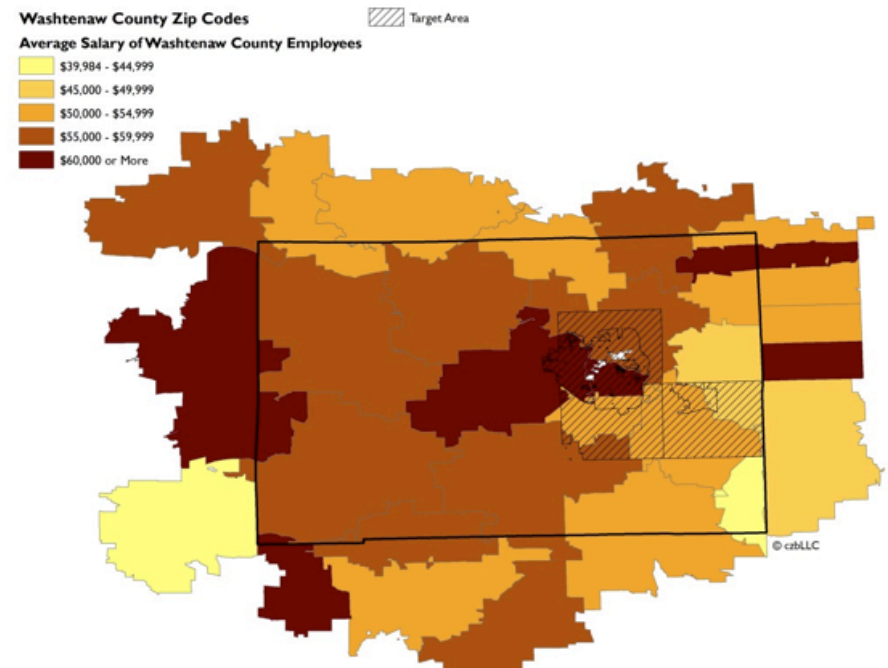
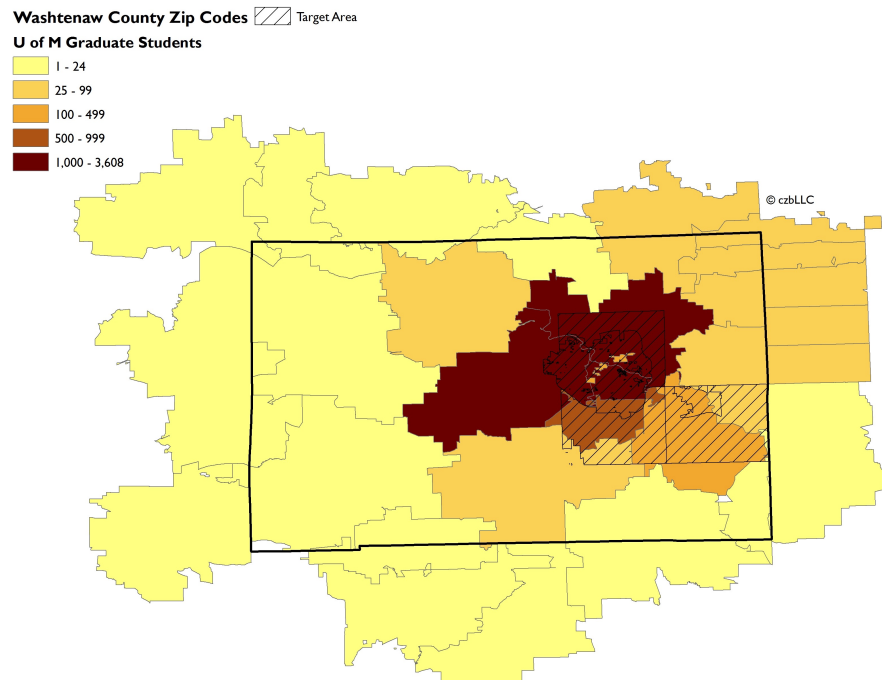
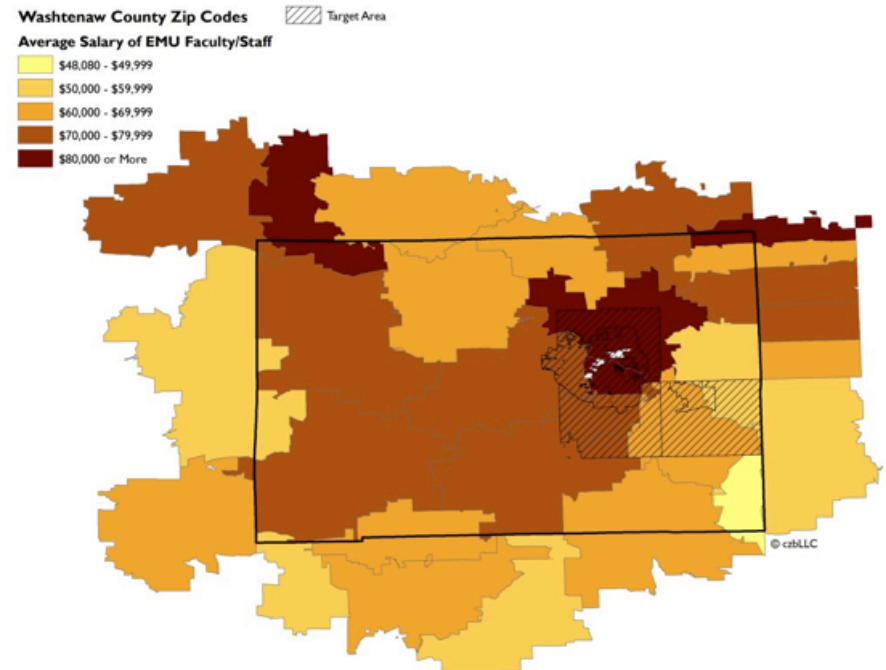
As evidenced by neighborhoods' varied recovery rates following the recent housing market meltdown and municipalities' varied severity of affordability challenges, such disparities between target area municipalities is not sustainable.

Such trends point to the need for regional cooperation going forward.



The target area is increasingly splitting into winning municipalities and losing municipalities, and, as time goes by, the gap between the two is only widening. An analysis of the residential choices made by Eastern Michigan University faculty and staff, Washtenaw County employees and University of Michigan graduate students all show the same thing: households with choice (higher incomes and more mobility) are concentrating in Ann Arbor city and Ann Arbor township and pricing out everyone else; those beat out for housing in these communities are concentrating in Ypsilanti city and Ypsilanti township (see surrounding maps).

- UM graduate should be taking advantage of the locational and pricing opportunities that Ypsilanti offers; *yet aren't*. Why? Because the affordability advantages Ypsilanti can provide are offset by the livability disadvantages that push UM graduate students away.
- Pittsfield is filling a middle ground, although is heavily influenced by the adjacent markets, both positively and otherwise.



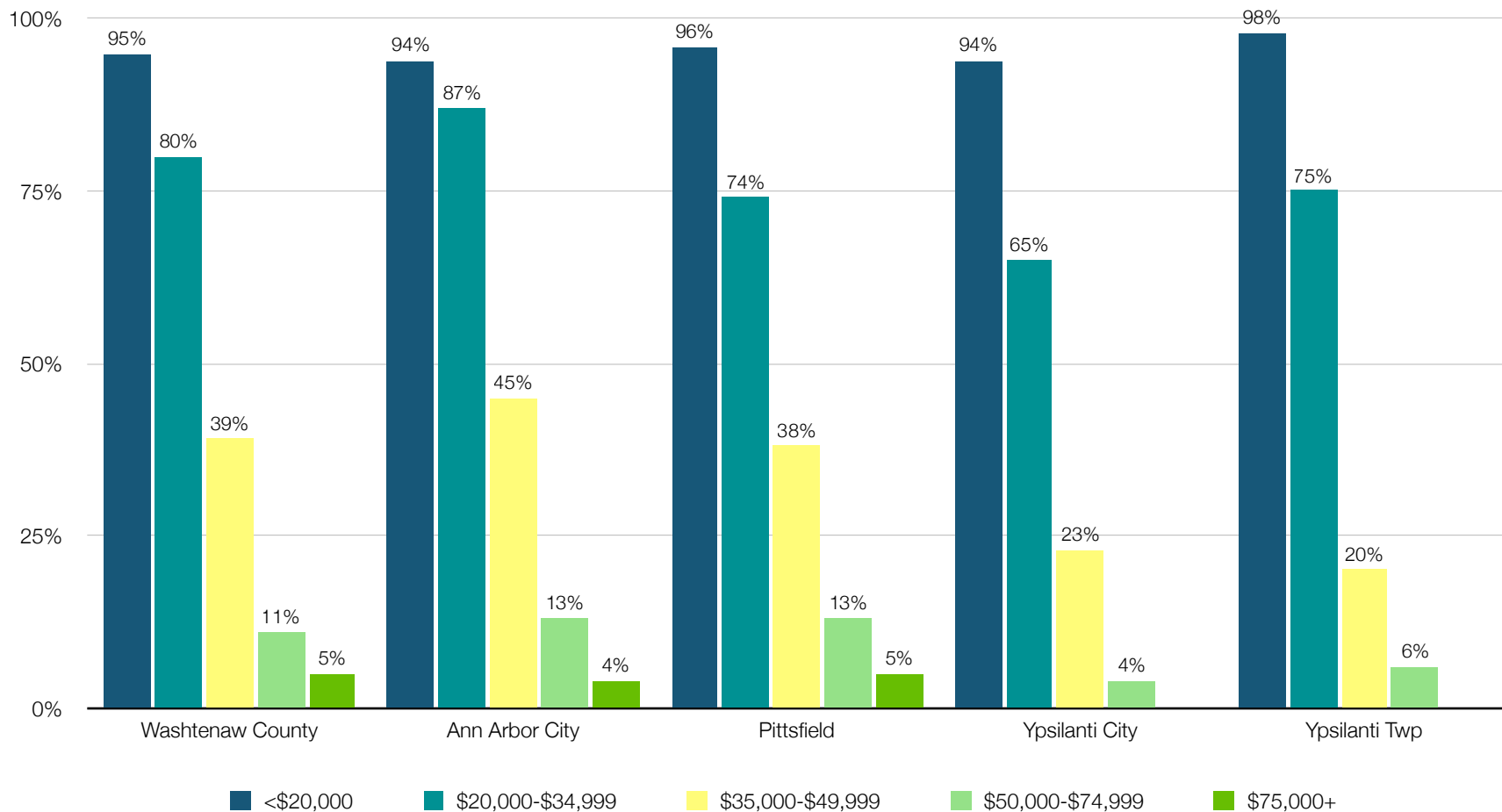


## Washtenaw County Catch Up and Keep Up

Most renters with household incomes below \$35,000 (or below roughly 40% of HUD's Area Median Income) in Washtenaw County generally, and the target area in particular, face housing cost burdens. In fact, over 90% of renter households with incomes below \$20,000 pay more than 30% of their income on rent; roughly three-quarters of households with incomes between \$20,000 and \$34,999 do so (Graph 6).

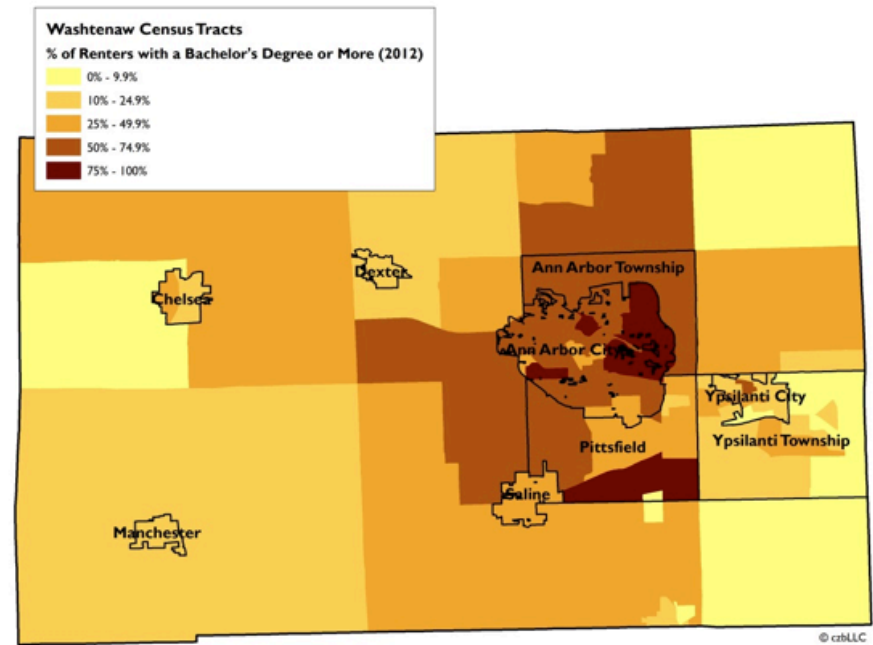
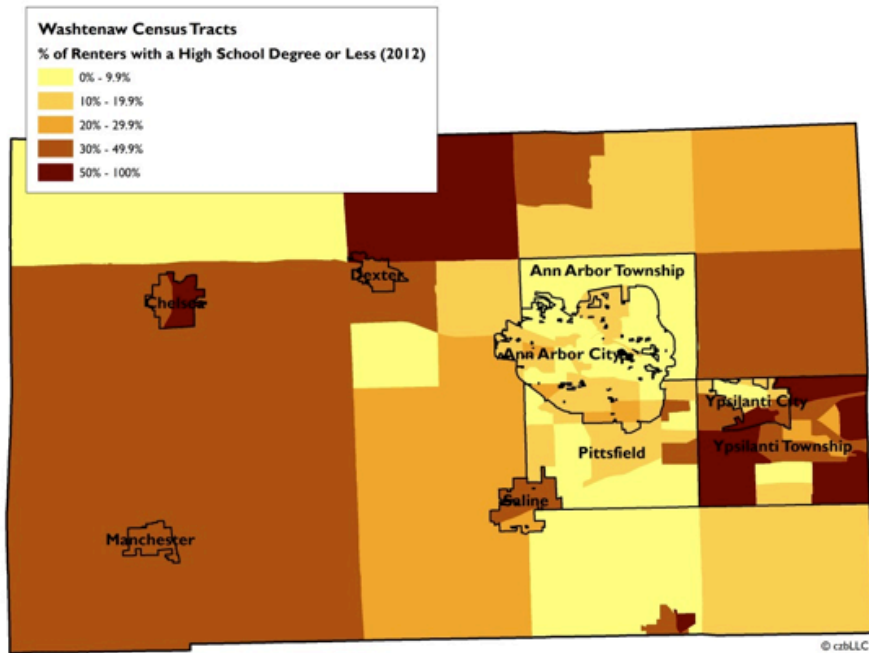
While housing cost burdens are less common among renter households with incomes between \$35,000 and \$49,999 (or between 40% and 60% of Area Median Income), unaffordable rents remain an issue for two-fifths of renters in this income bracket – and for 45% of renters in this income bracket in Ann Arbor city. (Rents are more affordable for households in this income bracket in Ypsilanti city and Ypsilanti township, where only about one-fifth of households with incomes between \$35,000 and \$49,999 pay more than 30% of income on rent.)

GRAPH 6 :: % OF RENTER HOUSEHOLDS PAYING >30% OF INCOME ON RENT BY INCOME LEVEL AND LOCATION, 2012



Housing costs make the Ann Arbor rental market harder to access for lower-income households; so does the intense competition for rental housing from 30,000+ undergraduate and graduate students, not to mention hundreds of recent graduates choosing to stay in town, also seeking apartments. As a result, just a small fraction of Ann Arbor renters have a high school degree or less; the reverse is the case in Ypsilanti city and township, where only a small fraction have a bachelor's degree or more (see maps below).

In Ann Arbor city, fully 58% of renter householders has a Bachelor's degree or more; just 13% have a high school degree or less. The breakdown of renters by educational attainment is far different in Ypsilanti city and Ypsilanti township, where far more renters have a high school degree or less (25% and 34%, respectively) and far fewer have Bachelor's degrees or more (22% and 18%, respectively).



In other words, while Ann Arbor city is home to 48% of the county's renter households, it is where just 30% of the county's renters with a high school degree/GED or less live (Graph 7, Table 4). To instead house 48% of the county's renters with a high school degree/GED or less (or the city's equitable proportion), Ann Arbor would need to accommodate nearly 2,000 more of them (1,948) (Table 5). Similarly, while Ann Arbor city is home to 48% of the county's renter households, it is where just 38% of the county's renters with some college or an Associate's degree live. To instead house 48% of the county's renters with some college or an Associate's degree (or the city's "fair share" of these renters), Ann Arbor would need to accommodate nearly 2,000 more of them (1,925). City officials could think of this as a strategy requiring 2,000 new units for households at 0-40% AMI and another 2,000 new units for households at 40%-60% AMI. (At the other side of the spectrum, to house its equitable proportion of renters with a Bachelor's degree or more, Ypsilanti city would need to add just over 1,000 units for these renters (1,030) and Ypsilanti township would need to add more than 2,000 units for them (2,174).)

GRAPH 7 :: BREAKDOWN OF RENTERS BY EDUCATION ATTAINMENT AND LOCATION, 2012

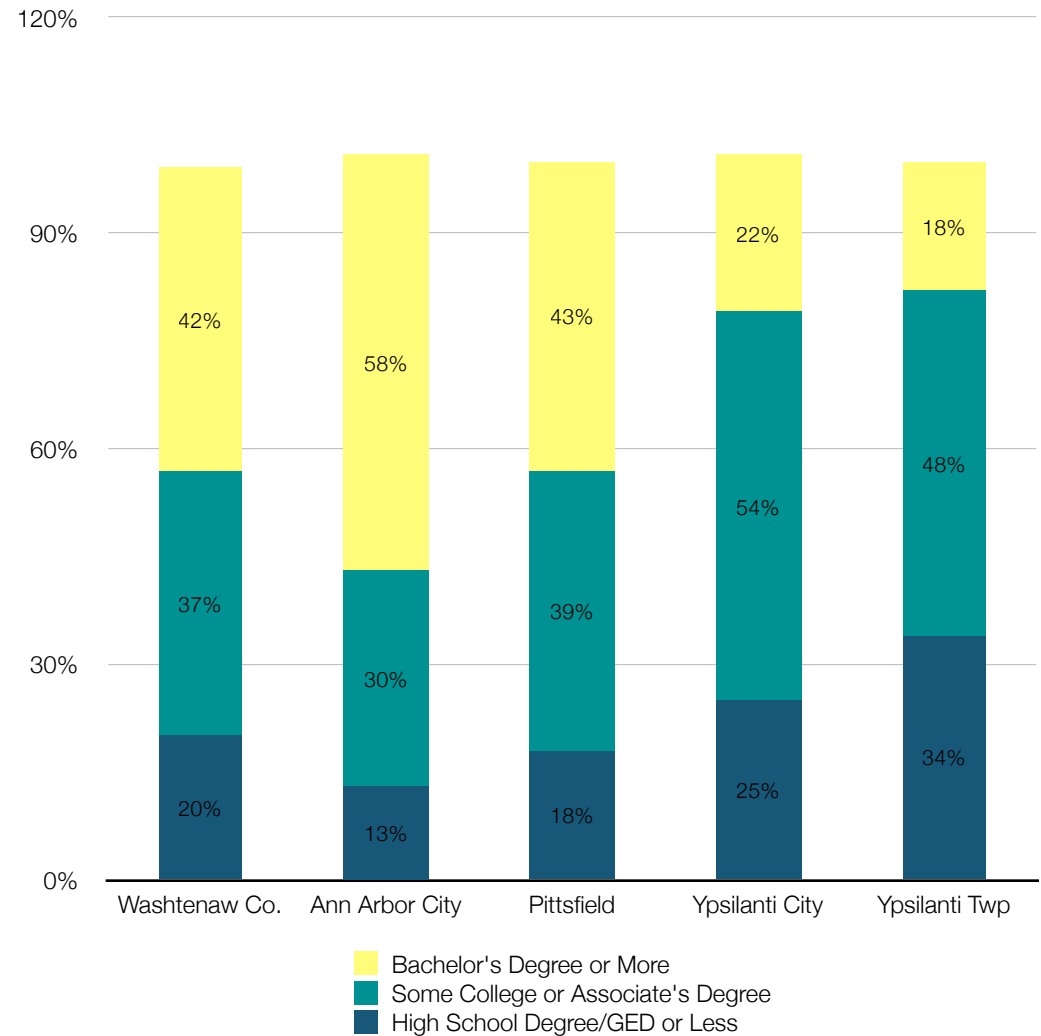


TABLE 4 :: BREAKDOWN OF RENTERS BY EDUCATION ATTAINMENT AND LOCATION, 2012

	Washtenaw County	Ann Arbor City	Pittsfield	Ypsilanti City	Ypsilanti Twp
All Rental Units:	51,945	24,905	5,922	5,001	8,785
Up to High School/GED	10,608	3,138	1,069	1,226	3,001
Some College/Associate's	19,340	7,348	2,318	2,687	4,238
Bachelor's or More	21,997	14,419	2,535	1,088	1,546
All Rental Units:	100%	48%	11%	10%	17%
Up to High School/GED	100%	30%	10%	12%	28%
Some College/Associate's	100%	38%	12%	14%	22%
Bachelor's or More	100%	66%	12%	5%	7%
All Rental Units:	100%	48%	11%	10%	17%

TABLE 5 :: "FAIR SHARE" DISTRIBUTION OF RENTERS BY EDUCATIONAL ATTAINMENT AND LOCATION, 2012

	Ann Arbor City			Pittsfield			Ypsilanti City			Ypsilanti Twp		
	Current #	Fair Share #	Difference	Current #	Fair Share #	Difference	Current #	Fair Share #	Difference	Current #	Fair Share #	Difference
High School Degree/GED or Less	3,138	5,086	1,948	1,069	1,209	140	1,226	1,021	-205	3,001	1,794	-1,207
Some College or Associate's Degree	7,348	9,273	1,925	2,318	2,205	-113	2,687	1,862	-825	4,238	3,271	-967
Bachelor's Degree or More	14,419	10,546	-3,873	2,535	2,508	-27	1,088	2,118	1,030	1,546	3,720	2,174

WASHTENAW COUNTY AFFORDABILITY GAPS - OWNER-OCCUPIED	% of County				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Total:	33.9%	1.3%	10.3%	5.7%	15.8%
Owner-occupied housing units:*	25.1%	1.5%	9.5%	3.2%	15.2%
Less than high school graduate	8.5%	0.2%	8.2%	5.8%	32.7%
High school graduate (including equivalency)	10.3%	0.6%	5.8%	3.4%	23.7%
Some college or associate's degree	14.8%	0.7%	6.8%	3.2%	19.1%
Bachelor's degree or higher	34.3%	2.1%	11.7%	3.0%	10.1%

	Current Share				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Less than high school graduate	0.339	0.127	0.855	1.804	2.154
High school graduate (including equivalency)	0.410	0.406	0.603	1.060	1.562
Some college or associate's degree	0.589	0.448	0.713	0.999	1.261
Bachelor's degree or higher	1.370	1.448	1.230	0.922	0.662

	2012 Totals					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Owner-occupied housing units:	82,938	20,799	1,214	7,912	2,677	12,588
Less than high school graduate	3,778	321	7	308	220	1,235
High school graduate (including equivalency)	11,284	1,159	67	649	386	2,676
Some college or associate's degree	20,415	3,018	134	1,388	658	3,907
Bachelor's degree or higher	47,461	16,301	1,006	5,567	1,413	4,770
	2035 Goal if Move to Fair Share Distribution					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Owner-occupied housing units:	96,790	24,273	1,417	9,233	3,124	14,690
Less than high school graduate	4,409	1,106	65	421	142	669
High school graduate (including equivalency)	13,169	3,302	193	1,256	425	1,999
Some college or associate's degree	23,825	5,975	349	2,273	769	3,616
Bachelor's degree or higher	55,388	13,890	811	5,284	1,788	8,407
	Difference between 2012 and 2035 Goal					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Owner-occupied housing units:	13,852	3,474	203	1,321	447	2,102
Less than high school graduate	631	785	58	113	-78	-566
High school graduate (including equivalency)	1,885	2,143	126	607	39	-677
Some college or associate's degree	3,410	2,957	215	885	111	-291
Bachelor's degree or higher	7,927	-2,411	-195	-283	375	3,637

WASHTENAW COUNTY AFFORDABILITY GAPS - RENTER - OCCUPIED	% of County				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:*	47.9%	1.0%	11.4%	9.6%	16.9%
Less than high school graduate	29.3%	0.9%	8.6%	14.3%	34.3%
High school graduate (including equivalency)	29.7%	0.2%	10.7%	10.4%	25.7%
Some college or associate's degree	38.0%	0.6%	12.0%	13.9%	21.9%
Bachelor's degree or higher	65.5%	1.7%	11.5%	4.9%	7.0%
	Current Share				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Less than high school graduate	0.611	0.858	0.754	1.488	2.031
High school graduate (including equivalency)	0.619	0.241	0.939	1.080	1.522
Some college or associate's degree	0.792	0.558	1.051	1.443	1.296
Bachelor's degree or higher	1.367	1.667	1.011	0.514	0.416

	2012 Totals					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:	51,945	24,905	520	5,922	5,001	8,785
Less than high school graduate	3,142	921	27	270	450	1,079
High school graduate (including equivalency)	7,466	2,217	18	799	776	1,922
Some college or associate's degree	19,340	7,348	108	2,318	2,687	4,238
Bachelor's degree or higher	21,997	14,419	367	2,535	1,088	1,546
	2035 Goal if Move to Fair Share Distribution					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:	60,621	29,065	607	6,911	5,836	10,252
Less than high school graduate	3,667	1,758	37	418	353	620
High school graduate (including equivalency)	8,713	4,177	87	993	839	1,474
Some college or associate's degree	22,570	10,821	226	2,573	2,173	3,817
Bachelor's degree or higher	25,671	12,308	257	2,927	2,471	4,341
	Difference between 2012 and 2035 Goal					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:	8,676	4,160	87	989	835	1,467
Less than high school graduate	525	837	10	148	-97	-459
High school graduate (including equivalency)	1,247	1,960	69	194	63	-448
Some college or associate's degree	3,230	3,473	118	255	-514	-421
Bachelor's degree or higher	3,674	-2,111	-110	392	1,383	2,795



# PART 3

## Implementation

## General

Ann Arbor needs to focus its attention on the preservation and production of affordable *non student* rental housing for low and moderate-income workers who are helping to keep so much of the Ann Arbor economy vibrant.

Pittsfield also needs to focus its efforts on existing and future demand for affordable non student rental housing for low and moderate-income workers.

Meanwhile:

Ypsilanti cannot remain the de facto affordable housing policy for Ann Arbor and Pittsfield; continuation of this default way of operating will ensure further decline of property values and fiscal stability.

Ypsilanti must find partners to intervene in the destabilizing cycle of foreclosure, disinvestment, abandonment, flipping, and distress.

Ann Arbor and Pittsfield	Ypsilanti (City and Township)
Add 3,139 non student affordable rentals next 20 years	Grow demand by 4,178 college educated HHs next 20 years

**TASK** **GROW THE SUPPLY OF AFFORDABLE NON-STUDENT RENTAL HOUSING IN ANN ARBOR AND PITTSFIELD**

GOALS	Annual	By 2035
Ann Arbor	140	2797
Pittsfield	17	342

OBJECTIVE Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.

METRICS Additional Affordable Supply on an Annual Basis As Noted Above

TOOLS	Inclusionary Zoning	Incentive Based Zoning	Need Based Calculations	Housing Trust Fund	Development Review
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POTENTIAL IMPACT	HIGH	HIGH	HIGH	HIGH	HIGH
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ACTIONS	<ol style="list-style-type: none"> <li>1. Work with legislative partners to create framework by which high demand communities can implement inclusionary zoning provisions (i.e. amend State enabling legislation to enable communities to require % of residential units be maintained affordable).</li> <li>2. Work with the City of Ann Arbor to develop an Inclusionary zoning ordinance.</li> <li>3. Work with the Pittsfield Township to develop an Inclusionary zoning ordinance.</li> </ol>	<ol style="list-style-type: none"> <li>1. In high demand areas, development zoning premiums or other incentive-based approaches to add to affordable and workforce housing inventory. Evaluate planned unit development ordinances in urbanized areas to recommend methods of incorporating affordable and/or workforce housing component to public benefit evaluation.</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop a ratio that equates the development of commercial floor area or market rate housing floor area to a certain number of units of affordable housing required to support the new development. (i.e. the number of low income or workforce jobs that would be needed to support a particular development equate to a certain number of units to house those employees).</li> <li>2. Develop a ratio that equates the addition of new high-end jobs to a community with the service sector job needed to support the growing workforce. Use this framework to help establish and update annual housing targets.</li> <li>3. Develop a ratio for rental housing stock that relates current and proposed jobs in the jurisdiction/county to available/needed rental housing. Use this ratio to establish goals for new rental housing as well as affordable home ownership programs.</li> </ol>	<ol style="list-style-type: none"> <li>1. The sale of all public land will donate a portion of the provides to the trust fund.</li> <li>2. Explore millage, bonds and/or other methods of assembling adequate resources to meet affordable housing unit targets based on history of unit support and projected costs of future development. <ul style="list-style-type: none"> <li>• Seattle</li> <li>• Austin</li> </ul> </li> <li>3. Leverage DDA funds for affordable housing inventory.</li> <li>4. Establish a Land Trust to acquire costly land (at current prices) that can be later leased to developers as a tool for achieving affordability. Traditional Land Trust activities can also be accomplished by a Land Bank with suitable statutory language in the organization's enabling charter.</li> </ol>	<ol style="list-style-type: none"> <li>1. In high cost markets, evaluate opportunity to reduce development fees and/or streamline process to promote affordable units through reduced time and/or cost of development review process.</li> <li>2. Along major development corridors that span multiple jurisdictions, develop common developer procedures to help streamline and simplify developers working on cross-jurisdictional projects or on multiple projects within the corridor.</li> </ol>
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**TASK**      **GROW THE SUPPLY OF AFFORDABLE NON-STUDENT RENTAL HOUSING IN ANN ARBOR AND PITTSFIELD**

GOALS	Annual	By 2035
Ann Arbor	140	2,797
Pittsfield	17	342

**OBJECTIVE**      Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.

**METRICS**      Additional Affordable Supply on an Annual Basis As Noted Above

**TOOLS**      ADUs      Choice Voichers      Brownfields      Tax Foreclosures      Tax Exemption      108 Financing

**POTENTIAL IMPACT**      LOW - MODERATE      LOW - MODERATE      LOW - MODERATE      LOW - MODERATE      LOW - MODERATE      LOW - MODERATE

**ACTIONS**

Encourage zoning amendments across communities to provide additional housing unit opportunities (e.g. granny flats, small accessory apartments).	Work with housing choice voucher administrators to maximize utility of vouchers by utilizing tiered structure (i.e. higher voucher limits in higher market areas, lower in areas of concentrated poverty).	Amend policy and implementation of Brownfield incentives to require affordable housing units component to any supported residential project in the target areas; Establish thresholds for implementation.	Work with County Treasurer and municipalities to determine methods of maximizing the availability of appropriate tax foreclosed parcels to increase affordable housing inventory.	Maximize use of Public Act 216 of 2006 to provide tax exemptions for non-profit ownership housing; Utilize PILOTs to reduce development and operational cost of affordable housing developments consistent with Act 346 of 196.	Evaluate methods of utilizing Section 108 loan guarantees to support affordable and/or workforce housing development.
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**TASK** **GROW DEMAND BY WORKING AND COLLEGE-EDUCATED HOUSEHOLDS TO LIVE AND REINVEST IN YPSILANTI**

GOALS	Annual	By 2035
City	69	1,383
Township	140	2,795

**OBJECTIVE** Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.

- METRICS**
- Housing Values That Rise at Rates > the Regional Average
  - Poverty Rates That Are Falling Towards a Target Rate of < the Regional Average

TOOLS	Invest in Q/L Amenities	Regulatory Updates	Transportation Options	Educational Policy	Neighborhood Stabilization	Limit Additional Affordable Housing
<b>POTENTIAL IMPACT</b>	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH

<b>ACTIONS</b>	<ol style="list-style-type: none"> <li>Create a capital improvements plan that is geared towards urban amenities such as parks, plazas, transportation amenities including pedestrian facilities, bike lanes, new transit stops, etc.</li> <li>Explore millage, bonds and/or other methods of assembling adequate resources to implement capital improvements</li> <li>Develop county-wide grant program for targeted for community enhancements.</li> </ol>	<ol style="list-style-type: none"> <li>Update zoning ordinance to allow for higher density development along transit routes. Require high quality urban design in key areas.</li> <li>Curtail apartmentalization of large, single family homes</li> <li>Establish mandatory rental property registration and inspection program</li> <li>Alternatively deploy code enforcement (focus on code compliance in middle market sub areas and code enforcement in most troubled areas)</li> </ol>	<ol style="list-style-type: none"> <li>Develop more robust transit options including expanded bus services and potential BRT or light rail on major corridors as well as the creation of a complete network of walking and biking facilities.</li> <li>Ensure that public incentives and investments in affordable and/or workforce housing are made only in instances where housing is effectively linked with public transit, non-motorized networks, and other transportation choices.</li> </ol>	<ol style="list-style-type: none"> <li>Create a unified Ann Arbor, Ypsilanti School District</li> <li>Develop / Expand programs to provide continuing education to existing workforce in the community. Set goals for skill growth in the community each year.</li> </ol>	<ol style="list-style-type: none"> <li>Focus capital improvement on amenities that improved quality of life, such as parks, and trails. Prioritize projects based on greatest impact.</li> <li>Create the desire for private investment in local/neighborhood commercial areas by public investment in roads and street scape in order to make them attractive to developers and business owners.</li> <li>In areas of concentrated poverty, target investments and incentives to projects that stabilize neighborhoods and/or improve market demand/price point as a means of de-concentrating poverty.</li> </ol>	<ol style="list-style-type: none"> <li>Work with housing choice voucher administrators to maximize utility of vouchers by utilizing tiered structure (i.e. higher voucher limits in higher market areas, lower in areas of concentrated poverty)</li> <li>Ensure any investments in affordable and/or workforce housing meet or exceed the median cost of housing in the jurisdiction.</li> <li>Tie any investments in affordable or workforce housing to meaningful quality of life improvements.</li> <li>Work with County Treasurer and municipalities to determine methods to identify available tax foreclosed parcels and try to get them into the hands of programs like Habitat and avoid additional absentee land lords in order to stabilized/increase demand.</li> </ol>
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**TASK GROW DEMAND BY WORKING AND COLLEGE-EDUCATED HOUSEHOLDS TO LIVE AND REINVEST IN YPSILANTI**

GOALS	Annual	By 2035
City	69	1,383
Township	140	2,795

OBJECTIVE Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.

- METRICS
1. Housing Values That Rise at Rates > the Regional Average
  2. Poverty Rates That Are Falling Towards a Target Rate of < the Regional Average

TOOLS	Balance S-D to Stabilize Prices	Home Purchase Assistance	Tax Increment Financing	Development Review	Control Land***	Energy Efficiency
POTENTIAL IMPACT	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
ACTIONS	<ol style="list-style-type: none"> <li>1. Acquire and demolish obsolete pre 1930 wood framed houses throughout the Township</li> <li>2. Intervene in foreclosure process for post 1960 brick ranch homes throughout Township using an acquisition-rehab-sale process, and target finished product pricing above market</li> <li>3. Provide incentive and grants to Township and City owner occupants for exterior upgrades</li> <li>4. Provide incentive loans to Township and City owner occupants for interior upgrades</li> </ol>	<ol style="list-style-type: none"> <li>1. Target first time buyer programs to highly qualified working and professional households,</li> <li>2. Expand on successful efforts such as LiveYpsi</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop TIF districts along key corridors or other methods to move value creation between jurisdiction into most regionally impactful areas.</li> <li>2. Strategically invest TIF funds into infrastructure and amenities that promote a sense of place, and quality of life.</li> </ol>	<ol style="list-style-type: none"> <li>1. In weaker markets, evaluate opportunity to reduce development fees and/or streamline process to promote market rate development through reduced time and/or cost of development review process.</li> </ol>	<ol style="list-style-type: none"> <li>1. Use County wide trust funds to acquire vacant parcels; where possible assemble large blocks of land by connecting land purchases to demolition of obsolete pre 1930s housing stocks.                             <ul style="list-style-type: none"> <li>• Start with those in foreclosure process.</li> </ul> </li> <li>2. Downzone and place in conservation easement to reduce excess land supply</li> <li>3. Establish a Land Bank to acquire fallow land (at current prices) that can be managed and, eventually, assembled for development as market rate housing on the demand side of the equation.</li> </ol>	<ol style="list-style-type: none"> <li>1. Develop long term quality products that use best available technology. Create long term sustainability that focuses on the health of occupants and lowers energy costs.</li> </ol>

## Best Practices for Addressing Affordability Shortages in High Cost Markets (such as Ann Arbor)

Inclusionary Zoning	Incentive Zoning	Need Based	Housing Trust Fund/Levy/Bond
<p><b>Madison, WI</b>  <a href="http://www.cityofmadison.com/cdbg/iz/">http://www.cityofmadison.com/cdbg/iz/</a></p>	<p><b>Puget Sound</b>  <a href="http://www.psrc.org/growth/housing/hip/alltools/incent-zoning/">http://www.psrc.org/growth/housing/hip/alltools/incent-zoning/</a></p>	<p><b>Aspen, CO</b>  <a href="http://www.aspenpitkin.com/Departments/Housing-for-Workforce/">http://www.aspenpitkin.com/Departments/Housing-for-Workforce/</a></p>	<p><b>Boston, MA</b>  <a href="http://masshousing.com">masshousing.com</a></p>
<p><b>Boulder, CO</b>  <a href="https://bouldercolorado.gov/housing/inclusionary-housing">https://bouldercolorado.gov/housing/inclusionary-housing</a></p>	<p><b>Seattle, WA</b>  <a href="http://www.seattle.gov/housing/incentives/LandUseCode.htm">http://www.seattle.gov/housing/incentives/LandUseCode.htm</a></p>		<p><b>Austin, TX</b>  <a href="http://www.austintexas.gov/2013bond">http://www.austintexas.gov/2013bond</a></p> <p><a href="http://tdhca.state.tx.us/htf">tdhca.state.tx.us/htf</a></p>
<p><b>Montgomery County, MD</b>  <a href="http://montgomerycountymd.gov/dhca/resources/files/director/housing_policy/housingpolicy2012_draft.pdf">http://montgomerycountymd.gov/dhca/resources/files/director/housing_policy/housingpolicy2012_draft.pdf</a></p>	<p><b>New York City, NY</b>  <a href="http://www.nyc.gov/html/dcp/html/zone/zh_zoning_tools.shtml">http://www.nyc.gov/html/dcp/html/zone/zh_zoning_tools.shtml</a></p>		<p><b>Seattle, WA</b>  <a href="http://www.seattle.gov/housing/levy/">http://www.seattle.gov/housing/levy/</a></p> <p><a href="http://housing.ocd.wa.gov">housing.ocd.wa.gov</a></p>
<p><b>Sacramento, CA</b>  <a href="http://www.shra.org/LinkClick.aspx?fileticket=XZQq8ExTDCU%3d&amp;tabid=143&amp;mid=418">http://www.shra.org/LinkClick.aspx?fileticket=XZQq8ExTDCU%3d&amp;tabid=143&amp;mid=418</a></p>	<p><b>Cambridge, MA</b>  <a href="http://www.cambridgema.gov/CDD/housing/fordevelopersandpropmanagers/incentivezoning.aspx">http://www.cambridgema.gov/CDD/housing/fordevelopersandpropmanagers/incentivezoning.aspx</a></p>		
<p><b>Barnstable, MA</b>  <a href="http://ecode360.com/6556730">http://ecode360.com/6556730</a></p>			
<p><b>New York City, NY</b>  <a href="http://www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml">http://www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml</a></p>			
<p><b>Seattle, WA</b>  <a href="http://clerk.seattle.gov/%7Escripts/nph-brs.exe?s1=&amp;s3=31551&amp;s2=&amp;s4=&amp;Sect4=AND&amp;l=20&amp;Sect5=RESNY&amp;Sect6=HITOFF&amp;d=RESF&amp;p=1&amp;u=%2F%7Epublic%2Fresny.htm&amp;r=1&amp;f=G">http://clerk.seattle.gov/%7Escripts/nph-brs.exe?s1=&amp;s3=31551&amp;s2=&amp;s4=&amp;Sect4=AND&amp;l=20&amp;Sect5=RESNY&amp;Sect6=HITOFF&amp;d=RESF&amp;p=1&amp;u=%2F%7Epublic%2Fresny.htm&amp;r=1&amp;f=G</a></p>			

## Best Practices for Addressing Demand Problems in Weak Markets (such as Ypsilanti - City + Township)

Use of Vacant Parcels	Healthy Neighborhoods	Using Major Institutions	Historic Preservation	Scaled Redevelopment
<p><b>Pittsburgh, PA</b>  <a href="https://gtechstrategies.org/wp-content/uploads/2013/10/VacanttoVibrant.pdf">https://gtechstrategies.org/wp-content/uploads/2013/10/VacanttoVibrant.pdf</a></p>	<p><b>Baltimore, MD</b>  <a href="http://www.healthyneighborhoods.org">http://www.healthyneighborhoods.org</a></p>	<p><b>Philadelphia, PA</b>  <a href="https://www.fels.upenn.edu/news/new-report-urban-revitalization-1">https://www.fels.upenn.edu/news/new-report-urban-revitalization-1</a></p>	<p><b>Frederick, MD</b>  <a href="http://www.downtownfrederick.org/downtown-history">http://www.downtownfrederick.org/downtown-history</a></p>	<p><b>Denver, CO (LoDo)</b>  <a href="http://urbanland.uli.org/development-business/from-skid-row-to-lodo-historic-preservation-s-role-in-denver-s-revitalization/">http://urbanland.uli.org/development-business/from-skid-row-to-lodo-historic-preservation-s-role-in-denver-s-revitalization/</a></p>
<p><b>Louisville, KY</b>  <a href="http://www.metropolitanhousing.org/get-involved/louisville-vacant-properties-campaign/">http://www.metropolitanhousing.org/get-involved/louisville-vacant-properties-campaign/</a></p>	<p><b>Milwaukee, WI</b>  <a href="http://city.milwaukee.gov/HealthyNeighborhoods#.VKb-sluppFI">http://city.milwaukee.gov/HealthyNeighborhoods#.VKb-sluppFI</a></p>		<p><b>Durham, NC</b>  <a href="http://durhamnc.gov/ich/cb/cdd/Pages/ssd_revit.aspx">http://durhamnc.gov/ich/cb/cdd/Pages/ssd_revit.aspx</a></p>	<p><b>Baltimore, MD (EBDI)</b>  <a href="http://www.ebdi.org">http://www.ebdi.org</a></p>
	<p><b>Jamestown, NY</b>  <a href="http://jamestownrenaissance.org/neighborhoods/">http://jamestownrenaissance.org/neighborhoods/</a></p>			<p><b>Oakland, CA</b>  <a href="http://www.downtownoakland.org">http://www.downtownoakland.org</a></p>
	<p><b>Battle Creek, MI</b>  <a href="http://www.nibc.org/#&amp;panel1-1">http://www.nibc.org/#&amp;panel1-1</a></p>			
	<p><b>Chattanooga, TN</b>  <a href="http://choosechattanooga.com/neighborhoods/">http://choosechattanooga.com/neighborhoods/</a></p>			
	<p><b>Oswego, NY</b>  <a href="http://www.oswegonyonline.com">http://www.oswegonyonline.com</a></p>			



# APPENDIX

## Survey and Interviews

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## ADDITIONAL QUALITATIVE FINDINGS FROM INTERVIEWS

Significant feedback was obtained from a large volume of interviews. There was widespread agreement that the community overall faces some hard choices. Likewise there was general agreement that the issues facing one community - while connected - are not the same as those facing others. There was consensus that Ann Arbor is a strong market with an acute affordability challenge; and agreement that Ypsilanti is a weak market with equally acute challenges, but of a different nature. An additional common recognition was the acknowledgment of the limited capacity of the nonprofit development sector.

1. While most believe the region values the need for affordable housing, there is a sense that the region lacks a common definition or understanding of what affordable housing is.
2. There is a strong interest in addressing affordable housing needs in the region in a balanced, thoughtful way.
3. There is some confusion about what affordable housing is (meaning); we were told that some residents have been critical of people that may live in affordable housing even when the new residents would have the same income as the current residents.
4. Some have indicated that issues of race and ethnicity play into where the community wants to put and have affordable housing, but that these issues are not often discussed in public. This contrasts with many public statements about the value of diversity. The question appears to be how that value is supported and implemented through planning and services.
5. Racial and ethnic diversity is a value shared throughout the jurisdictions. But it is a spoken value not revealed in objective data regarding settlement patterns, market values, school district boundaries, and livability. Residential segregation analysis by both the Brookings Institution and the Institute for Social Research at the University of Michigan Social Science Data Analysis Network) speaks clearly to this issue.
6. Most people say they don't want rising housing values to push their neighbors out of their community.
7. The recent regional mass transit plan is an example of multi-jurisdictional collaboration. There have been other regional efforts around policing and others that indicate an ability for the region to cooperate.
8. Mass transit is seen an important part of regional housing, development and economic planning.
9. When talking about affordable housing, people emphasize the need to encourage people to live near where they work and the goal of giving residents a range of housing choices. This idea of workforce housing was regularly identified as a priority.
10. Preserving workforce units - especially as prices are rising and older low income tax credit projects age - may not be getting the focus it deserves, given that the public has focused on, especially in Ann Arbor, the housing options for the very lowest income households.
11. There is considerable civic and policy focus on people under 30% of AMI, especially the homeless, and especially in Ann Arbor. Many commented that public money should focus on helping those under 30% of AMI.
12. Still, generous supportive services for people under 30% of AMI (area median income) in Ann Arbor have attracted people from outside the county to Ann Arbor. This has raised concerns about the sustainability of these programs.
13. The fact that most of Ann Arbor's housing vouchers are used outside the city has created a services imbalance as other communities, often with fewer resources than Ann Arbor, are pressed to provide supportive services to high concentrations of voucher residents.
14. There is a struggle between housing advocates that want to build in lower cost jurisdictions to maximize their investments and people in those jurisdictions concerned about the pressure on their local budgets and overall economic prospects from over concentration of any one type of housing or a lack of alignment between housing and jobs.
15. Existing zoning (density, parking, height, design) can make it hard to provide under 30% AMI housing as well as other levels of affordable housing.
16. Some in Ann Arbor have suggested local zoning and land-use could be modified to encourage transit, discourage cars, and provide for more affordability, as well since providing parking spaces for cars. But this costs extra money. It was raised a few times that changing city parking

requirements away from a minimum parking requirement would open up more options for mixed use, transit projects that support a range of housing prices.

17. While the student population is not growing very fast, there are concerns (completely validated by quantitative analysis) that new student housing is driving up the cost of housing in Ann Arbor as developers focus much of their attention on high-end student housing.
18. People want to make sure seniors can age in place and/or live in the community for the long term. Many have criticized the state policy that pushes seniors to stay in their current home at a lower tax level because it functions as a disincentive from moving into a smaller and more manageable home.
19. Some suggested that more assisted living, co-housing, rooming and/or co-operative housing options for seniors would be helpful. These housing approaches could be a beneficial tool to support regional affordable housing goals.
20. A number suggested greater density in urban areas would help the region provide a range of housing prices and affordability. Jurisdictions in the region clearly understand the benefit of mixed-use, higher density development clusters in areas with appropriate transit services and their master plans reflect this. But recent development projects, where developers built less than they otherwise could due to concerns about market demand, parking, neighborhood concerns, demonstrate that achieving this development vision can be difficult. Some believe the government should be stronger about enforcing master plans and the calls for mixed income, mixed use development.
21. Urban infill, government owned land and the Washtenaw Avenue Corridor regularly come up as the best opportunities for bringing a range of housing options to the area. Also, Reimagine Washtenaw came up repeatedly as an important regional project that can help foster the collaboration and regionalism needed to also address a balance of affordable housing options. But it was stressed that this project can't address all the affordability issues.
22. Where possible, the jurisdictions want to protect rural areas and prevent sprawl. This is important for environmental, quality of life and infrastructure reasons. It was not generally acknowledged that such aims increase the cost of housing.
23. There is a sense that area developers are not as committed to affordable housing or mixed-income/mixed-use housing as they could be. It was suggested a few times that the local development community needs to be augmented by outside developers with experience in mixed-use-mixed-income projects.
24. A number expressed frustration about lack of inclusionary zoning powers due to state law, though many suggested zoning could still be used to encourage a range of price points.
25. There may be an opportunity to work more closely with developers to provide workforce housing options in the area. Public-private partnerships to create affordable housing have not been as common as some believe they should be. Most said that there is limited collaboration with developers today. Many suggested that there are not enough market-driven developer projects to generate a lot of affordable housing and that more pro-active efforts using publicly owned land and, perhaps even publicly purchased land, would be needed.
26. It can be hard to get private land-lords and apartment companies to accept vouchers or ex-felons. Both policies make providing affordable housing for especially lower income populations hard.
27. There is natural civic tension between doing what is needed to respond to the housing market so that a community can provide a range of affordable housing options and community concerns about change and density. Many indicated that people in the community are concerned about the scale of buildings created obstacles to building affordable housing. We also heard clearly that there are many that associate their community's charm, sustainability and social equity as coming from the diversity and types of people that can live there. But what we heard varies. (The sentiment in Ann Arbor is not the same as the view in Ypsilanti.) The perspective in Ypsilanti Township is not shared by everyone else, and vice versa. Markets with different strengths produce people with different viewpoints.
28. There is concern from some that taking a don't change, low density approach will essentially drive up home values, create sprawl, exasperate traffic and lead to a less balanced region.
29. Carrot Way came up a number of times as a good model for an affordable housing project with people suggesting it should be replicated.
30. Many believe that there is a lot of interest and value in using areas outside Ann Arbor as the affordable housing for the region because they are less expensive and government subsidies can go further. This

is tempered by the fact that people outside of Ann Arbor are worried about over concentration of low income housing and the overall balance of housing options in their communities.

31. Outside of Ann Arbor there is concern about the amount of rental housing. They have a desire to see more affordable home ownership options. Since the recession, some areas have seen a substantial change from home ownership to rental.
32. As already stated, housing vouchers for Ann Arbor are most often used outside of Ann Arbor and are creating concentrations of vouchers in a few limited areas. This creates demand for supportive services (jobs, mental health, public safety, etc.) that these communities can't afford. Prisoner re-entry programs often send people to the same communities and these residents (as well as those exiting homelessness) have similar needs for support services. It also creates anger and frustration in the receiving jurisdictions.
33. Some expressed concern that the region may lack the staff resources and capacity to support a truly collaborative approach to affordable housing. Others suggested that the County is well positioned to help coordinate and catalyze regional collaboration through the management of grants as well as staff support.
34. There is general agreement that residents of each jurisdiction should have multiple choices about where they can live and that there should

be a balance of housing options. No one jurisdiction should have all the high income or the lower income housing, but there are different views about what balance and regionalism mean with some saying it means somebody else takes more and few saying it means they should take more affordable housing. Everyone generally agrees that affordable housing is important, as long as it is located someplace else.

35. Sustainability is integrated into area master plans, transportation, energy and civic planning, but generally speaking is not directly associated with housing affordability. There are some current efforts to make affordable housing more energy efficient. There is a sense that sustainability could be more clearly aligned with affordable housing as the two go hand in hand.
36. Schools play a significant role in how people think about where they live and the value of the housing. Communities that are a part of the Ann Arbor school district have a clear real estate advantage; This does impact the balance of housing choices in the region.
37. There is a sense that more focused political leadership would help affordable housing issues and that the area lacks clear metrics or goals. Past efforts with specific numerical goals failed, so some have also suggested that the focus should be on projects instead.

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## SURVEY REVIEW

1/3 of homeowners surveyed (321) are concerned (119) that they couldn't buy their own home if they tried to do it today.

64% of survey respondents are pretty happy about where they are living now. 20% ready to move if they can afford it.

80% of those contemplating moving in the future are focused on quality of life and cost. Some mentioned work, changes in relationship status, a desire for something new (e.g. warmer weather, country living) as driving their desire to move.

Safety (19%), Affordability (16%), Schools (15%), and Employment options/jobs (11%) are seen as the top public priorities.

40% live where they are due to quality of life, 31% for cost/affordability reasons, and 28% because it is close to work. Others indicated they live where they do so they can live near family and friends; the need for a larger or smaller house; a change in their relationship status (married, single, etc.); retirement; eviction; safety; a desire for something different (e.g. rural living); needing a place for dogs; needing a place for kids, and; that their previous rental building had been sold.

80% see community sustainability as an important value, including making sure a broad range of people can live in a community (50%), a sense of social justice (44%), protecting community assets (36%), ensuring people that grow up in the community can live there (36%) and about 33% identifying clean water and mass transit as important for sustainability.

Others, when asked about lost affordability, brought up concerns about gentrification, increased foreclosures, increased homelessness, segregation, and longer commutes.

### Feedback on Purpose and Value of Affordable Housing

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The top goal identified for affordable housing was making sure people have choices about where they live (62%). 48% said affordable housing is necessary to help their community thrive. 41% said the ending

homelessness is a major goal. 37% said helping seniors age in place was a top goal. 37% said helping people live near their jobs was an important goal.

The top purposes identified for affordable housing are: 69% housing for working families; 56% entry level rental options; 52% Homeless housing options; 51% senior housing, first time home buyer and general home ownership options.

84% believe that affordable housing is an important issue and 86% believe it is important that people living in their community now can continue to live there into the future.

46% of respondents think others in their community are worried that affordable housing will hurt their home values. 36% think their neighbors believe affordable housing should be somewhere else.

31% of respondents think others in their community want to live in a place with a range of housing options.

31% of respondents think there is modest interest in affordable housing issues amongst their neighbors.

34% are concerned that lost affordability will make it harder to fill jobs in the community and

32% are concerned that lost affordability will contribute to increased traffic and congestion.

49% believe families with children need the most help with affordable housing. 45% say the homeless. 39% say entry-level workers. 37% say seniors.

### Why is affordable housing important?

*(summary of written responses)*

- It is needed to attract and keep community diversity and talent; we need housing for people that work in and contribute to our community.

- It is important to have options for people to buy housing so they can put down roots and become a part of the community.
- Important to attract and retain young people who contribute to workforce and put down roots.
- People shouldn't have to be homeless.
- People should be able to live near where they work.
- It is an important part of dealing with congestion and sprawl.
- Because many of us could need a different housing option at some point.
- Housing is critical to a person's ability to work and get ahead.
- People should have housing choices.
- To attract new families to an area and to create safe places for children to grow up.
- Single parents need affordable places to raise their families.
- So our children can move back and live where they grew up.
- It is a human right. Social justice is a core community value.
- It helped me.
- People deserve a safe, clean place to live.
- A strong community should not exclude low-income people.
- A strong community has people from all backgrounds and economic levels.
- People with developmental disabilities and mental illness should have places to live in a community.
- The new housing being built is too expensive.
- People shouldn't be priced out of their communities/homes/apartments.
- It is very hard to find a place to live (especially in Ann Arbor).
- Ownership opportunities are too limited for folks; there are not enough affordable choices.
- People shouldn't have to choose between food and rent.
- It is hard to save to buy a home if you can barely afford your own rent. This makes it hard to climb the economic ladder.
- We don't have enough options for seniors to live in.
- Affordable housing in Ann Arbor would increase access to good schools.

### Why is it important for people to be able to continue to live in their current community?

*(summary of written responses)*

- A stable community should have a mix of people, talent, backgrounds.
- Family and community stability require people to have the ability to live in their community for a long time.
- To prevent/slow gentrification.
- The residents are the character and most valuable assets of a community.
- Contributes to strong neighborhoods; long term residents are more civically active.
- If people don't think they can keep living in a place, they are less likely to help improve it or to participate in civic life.
- I want to stay in my community.
- Helps promote pride in the community; community roots get stronger the longer somebody lives in a place.
- People should be able to stay in a community they enjoy.
- Fairness.
- Contributes to community balance and sustainability; community is based on long-term relationships and shared experiences.
- Stability helps contribute to economic base of a community.
- A true community should support people at every stage in their life; Aging in place is important.

### What is quality of life?

*(summary of written responses)*

- A safe and well maintained neighborhood.
- A place you can safely walk around; the ability to walk places.
- Quiet.
- Access to parks & green space. Trees and grass.
- Neighborhood with kids & sense of community.
- Great neighbors.
- Civic pride.
- Grocery stores.
- Access to arts and culture and entertainment.
- Transportation options (walking, biking, transit).
- Access to health care.
- Access to friends.
- Access to farmer's markets and local food choices and local farmers.

- Access to libraries.
- Good schools nearby.
- Diversity.
- Time to spend with friends and family.
- Quality landlords that are available and provide good customer service.
- Access to restaurants.
- Vibrancy and activity.

### What should affordable housing look like?

*(summary of written responses)*

- Safe.
- Clean and well cared for.
- Well-built.
- Need to fix derelict buildings.
- Affordable housing should be energy efficient.
- Close to good schools.
- It should allow people to have disposable income for other needs.
- It needs to be transportation and transit accessible (need more of this).
- A part of a stable community.
- It should ensure people have choices as to where they can live.
- Close to work. Affordable homes should be within two miles of a job.
- It should be in mixed-income settings. [very strong comments about not segregating housing types].
- Must be compatible with surrounding neighborhood; Should look like the other housing that is near it.
- There should be a range of housing types in every neighborhood for different life stages.
- Denser urban areas with greater mix of housing price points.
- It should not be concentrated; it should be integrated & blended throughout community.
- Smaller scale housing units that are more affordable.
- It should provide options for families. We need more family sized housing.
- Options for working families and retirees.
- Avoid city-owned housing; focus on private-ownership rental.
- Explore market-based affordability rather than government subsidies; zoning and density should be tied to market-based affordability.

- Affordable housing needs to include ownership options, not just rental.
- Ownership is important. Co-ops could be a good form of ownership to encourage.
- Rental and purchase options mixed together.
- Opportunity for long-term living to put down roots in the community.
- Should encourage personal responsibility, growth and ownership.
- Co-housing options should be explored.

### Regional Coordination + Balance

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88% of respondents believe that communities should provide a range of housing options and types for their residents.

65% don't think there is a fair distribution of housing types in the county. 41% would like to see more opportunities for people to live where they work. 29% wants to see more balance of housing affordability options. 19% wants to see more affordable entry-level housing options.

65% of respondents believe that their community should provide a range of ownership and rental options and need to do more to make this happen. 21% think their community is already doing enough.

83% would like to see coordination between jurisdictions on affordable housing issues, but only 9% think this coordination is already happening.

45% believe different areas of the county currently have different roles with regard to affordable housing...

#### What does that mean?

*(summary of written responses)*

- Clearly some areas have more affordable housing than others; all areas should have affordable housing - there shouldn't be a "poor" area.
- Ann Arbor has more subsidized housing, but outside areas are more affordable.
- Ann Arbor should do more. It has become very expensive.
- Ann Arbor needs to focus more on making housing affordable for working people.

- Ann Arbor provides a lot of services, but other areas of the county have greater numbers of people with needs.
- All of the new development in Ann Arbor is high-end and expensive for people to afford.
- There are options, but not enough.
- Ypsilanti seems to be more diverse and affordable than Ann Arbor.
- Ypsilanti houses a disproportionate amount of the county's affordable housing.
- Ypsilanti isn't as supportive of new affordable housing as other areas.
- It appears that some think Ypsilanti should solve everybody else's affordable housing and workforce needs.
- Rentals are concentrated in the eastern end of the county.
- Ypsi/Eastern Washtenaw generally has enough affordable housing and need to focus on stabilizing neighborhoods, fixing the public schools and getting people good jobs, and encouraging home investment.
- Service needs are concentrated in the eastern end of the county.
- Western Washtenaw, Chelsea and Dexter in particular, are fast becoming retirement centers for wealthy baby boomers & should maybe start thinking about affordability now while space is still available.
- Urban areas have a greater role to play due to proximity to jobs and transit; the more urban an area is, the more important affordable housing is for workforce needs.
- If you have employment, you should have housing near it.
- There should be a variety of people and housing everywhere; everybody has a role to make sure people have housing options.
- Some areas of county are very expensive; wealthier areas of county should do more.
- Some areas of county have disproportionate share of housing vouchers.
- Need more transit services to support housing options for people.
- We need a regional approach rather than each jurisdiction having a different model.
- Every community needs a health triple bottom line--socially, economically and environmentally--to become truly sustainable.
- Diversity is not spread evenly throughout the county - the county seems very segregated in terms of housing.
- Less dense areas are pushing the more urban areas to cover the needs for affordable housing.
- Some places are trying to ban affordable housing.

- Areas with the most transit and services should support the most affordable housing.
- The County is balanced overall.
- The decisions about balance should depend on each community's unique needs.

**What does “fair” mean with regard to affordable housing distribution?**  
(summary of written responses)

- Every jurisdiction has a role in helping provide the region's housing needs for all income levels; each community has some reasonable degree of diversity of housing options and price points.
- No one community (or two) should have to bear a disproportionate share of low income housing; over concentration isn't fair.
- We should have a fair distribution of tax base so lower cost, lower tax producing properties are not concentrated in one area.
- Ann Arbor, Saline, Dexter and Chelsea should play more of a role.
- We should work to distribute rents/housing choices based on average wages in an area.
- If 20% of the jobs in a town pay poverty-level wages, then 20% of the homes in the town should be affordable to those workers who live in poverty.
- Housing should be available within a 45 minute commute to work or less.
- If you can be employed in a community, you should be able to live there.
- Minimum wage should enable you to find housing that is safe and clean.
- Teachers, firefighters, police officers should all be able to live in the community they work in.
- You should not have to earn 6 figures to live in the community.
- Paying a fair rent (30% of income)
- We need more affordable options near transit lines.
- More opportunities for families with kids.
- People shouldn't have to choose between good schools for their kids and affordability; the best schools should be available to all communities
- People should have a chance to get on their feet, but should not get a free ride.
- People should have a chance to live in a community and get ahead.



- People shouldn't get special deals based on their income — fair is everybody pays the same for the same house.
- Ex-felons should have a chance to re-start their lives
- Elderly and disabled should be able to live in their community.
- Every community should provide a certain amount of housing options for those with disabilities, senior citizens, and the poor because that is the decent thing to do.
- We should have either a "fair share" housing provision (each local unit provides a percentage of the region's affordable housing equal to its percentage of the region's total population) or an "impact fee" approximation of such a system, in which units that don't provide housing units provide financial support to those who do.
- There should be a sliding scale of income to rent payment.
- Housing choices should take into account all aspects of a person's life. Look at poverty issues and disability issues that affect a person's income.

#### What affordable housing policies and programs are you most familiar with?

*(summary of written responses)*

- Low income tax credits (some would like them to allow for more mixed income projects).
- Community Development Block Grant Funds.
- HOME Funds.
- Section 8 Vouchers (frequently mentioned, many concerned about concentrating poverty or concerns about being bad neighbors, many also say they work when they are available but that they are not available in all communities or usable with all land-lords and the waiting lists are too long).
- Habitat for Humanity (most commonly cited) people want to see it used more.
- Avalon (mentioned multiple times as needing more support, as providing good supportive services).
- RAAH.
- Shelter Association.
- Ann Arbor Housing Commission.
- Ann Arbor and Ypsilanti Housing Authorities.
- HOPE 6.

- Public housing projects raised as being unsafe while others talked about how vouchers work and that more are needed (and they should be accepted in more places).
- Co-ops do work.
- USDA Rural Homeowners Program.
- Strong comments about the value of mixed-income development (we don't want segregated areas).
- Rent controls like in NYC.
- Concerns raised about effectiveness of developer contributions and small projects to impact market forces.
- Increase housing first funding.
- Should offer tax incentives so people can live closer to work.
- Inclusionary zoning (mentioned a few times to help create mixed-income housing options).
- Fair share housing (per-community).
- Twin Cities Fiscal Disparity Act / tax-base sharing -- in part, approximates a per-community payment-in-lieu fair share housing system; regional shift in property tax revenues from communities with high taxable value per capita to those with low, so that cities hosting more low-income residents (and low taxable-value housing) can address the service needs they have.
- Tenant right of first refusal.
- There are few programs to help seniors.
- Should have local land trusts to hold land to help with affordability.
- Housing first policies.
- Should have a larger housing trust fund.
- Shared Tax District between jurisdictions to address infrastructure and housing needs.
- Some concerns about concentrated low income housing in Ypsilanti.
- Concerns about low income tax credit projects expiring and people being priced out.
- MSHDA downpayment assistance program helps homebuyers with the substantial financial burden of the downpayment on a mortgage.
- Plan to end homelessness needs to be updated.
- Concerns about subsidized housing producing dependency.
- Step Forward Michigan.
- Interfaith Hospitality Network.
- Some think the focus should be on education not on housing.
- Some want "granny-flat" rental options
- Hamilton Crossing pointed to as a good project.
- Delonis and Alpha House. Need more of these and mental health services.

- Water street
- 1st ave
- Paradise manor
- University Townhouses
- Arrowwood mentioned a few times as a good project

**What would you do for affordable housing if you could do anything?**  
*(summary of written responses)*

- New, denser mixed use and mixed income development near all transit lines in region.
- Increase affordability in downtown areas with the most walkability, jobs and transit
- Allow for more density.
- Have a mix of housing in every neighborhood; balance in thee region.
- Provide more home ownership options.
- Prevent sprawl; halt all development on agricultural land.
- Stop McMansions.
- Increase housing supply along key corridors, including both subsidize and market-rate housing.
- Don't allow developers to tear down modestly-priced housing.
- Stop building luxury apartments.
- Don't segregate or concentrate — integrate.
- Expand transit routes (have more buses to and fro Chelsea, Dexter, Canton and add Saline)
- Make sure all affordable housing looks nice and is something we can be proud of.
- Make units small so they are more affordable (e.g. 800 sq ft); make sure zoning allows smaller homes (e.g. more affordable)
- Make all affordable housing energy efficient.
- Support small, modest apartment units/buildings throughout the urban areas.
- Allow ADUs in Ann Arbor.
- Provide more starter homes for young families.
- More rental options for young professionals just starting.
- More affordable first time home buyer options.
- House young families with seniors so the seniors can help with the kids
- More co-ops.
- More senior housing options.
- Affordable 2 bedroom apartments.

- Affordable 3 bedroom purchase options/starter homes.
- More infill housing.
- More housing for non-students in Ann Arbor.
- Less low income housing in Ypsilanti.
- Something near Chelsea that is affordable.
- Change state law to allow inclusionary zoning.
- Expand incentives for developers to include affordability benefits in market-rate housing developments.
- Increased government investment/subsidy.
- Expand Ann Arbor's housing trust fund.
- Rebuild all current public housing.
- Eliminate housing waiting list.
- More options for use of section 8 vouchers.
- Expanded voucher program for more people at a range of income levels.
- Increase use of habitat for humanity.
- Provide vouchers targeted for senior citizens.
- More housing re-habitation funds for seniors and others.
- More support services (mental health, social workers, jobs programs) for people in subsidized housing.
- Make sure people living in subsidized housing take care of their homes.
- Increase subsidized housing options for working - poor with incentives for them to maintain their units.
- Help people with underwater mortgages.
- Lower taxes.
- Continue building the Sister Yvonne Gelise Fund for Supportive Services.
- Reclaim abandoned properties for affordable housing. Use housing funds to buy up low cost housing and work with habitat for humanity to then re-sell it; Take over all vacant properties fix them up.
- Bring in more outside capital to the area to invest in housing choices.
- Put less money into housing first and more into first time home-buyers and workforce housing needs.
- Increase the living wage in county.
- More job training so people could work and afford housing; attract more jobs to area.
- Provide more security in neighborhoods with a lot of affordable/public housing.
- Provide rent to own housing options.
- Develop rent control policies.
- More Avalons.

- Work collectively as a region; create a region-wide plan.
- County-wide affordable housing trust fund paid for through millage.
- Create a community/regional panel to oversee these issues on a regional scale.
- Create some sort of income metrics to guide plans.
- End homelessness.
- More safe shelters, especially for women and children.
- Improve options for Camp Take Notice.
- More emergency housing options.
- Just let the market do what it does - don't try to control it.
- Work with private investors instead of government.
- Remove the fear and bias from this issue - eliminate the stigma.
- Make sure everybody could find a place to live.
- Working people, seniors, vets, families all deserve places to live.
- Make sure everybody has access to a great education.
- Make sure everybody has access to healthy, local, foods
- More housing options, with services, for people with mental illness.

70% think developers should do more to help with affordable housing...

#### **What does that mean?**

*(summary of written responses)*

- They need to set aside more units as affordable.
- There should be more incentives for developers to create affordable housing.

- We need them to stop building luxury housing — they are only focused on expensive homes and condos.
- They need to put more work into making inexpensive housing look good.
- They are only focused on profit, so their profits should be tied to affordability.
- They are not building mixed income and mixed use buildings that we want
- We need more Avalon's.
- We need inclusionary zoning.
- Should require smaller homes integrated with larger, more expensive ones.
- Unless they are forced to, they won't do it.
- They should have to build on transit and infrastructure corridors... stop sprawl.
- Need to build more small, starter homes.
- When developers do try to build affordable housing, the community opposes it and/or it is struck down by the local government; developers need confidence their affordable projects have a fair shot to move forward.
- Ann Arbor's extra floor space premiums for developers have not been working.
- Zoning restrictions make it hard for developers to expand housing supply and thus impact supply and demand pressures.
- Developers focus a lot on the student market, not the workforce market.

## RESOLUTION 2016-38

### Vacation/Abandonment of Public Alley Between Andrea and Harry Streets

**Whereas**, there is currently a public alley running between Andrea and Harry Streets within the Township; and

**Whereas**, the public alley was created and recorded more than 45 years ago, as part of a platted Willow Heights subdivision and

**Whereas**, the public alley has not been used as a public alley for decades;; and

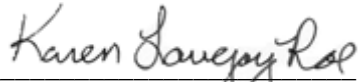
**Whereas**, the existence of the public alley is detrimental to the safety and welfare of the residents living in the area of Andrea and Harry Streets.; and

**Whereas**, Michigan law provides that the Township Board may vacate and abandoned a public alley by adopting a resolution authorizing the vacation/abandonment of the alley between Andrea and Harry Streets; and

**Whereas**, Michigan law provides that title to the vacated/abandoned alley may be vested in the owners of the lots abutting the alley, through a circuit court proceeding;

**Now Therefore, be it resolved**, pursuant to MCL 560.256 the Charter Township of Ypsilanti authorizes the vacation/abandonment of the public alley between Andrea and Harry Streets and the filing of a circuit court action seeking to have title to the public alley vested in the owners of the lots abutting the vacated alley.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2016-38 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 20, 2016.

  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**RESOLUTION 2016-39**  
**(In Reference to Ordinance 2016-467)**

**Amending the Township Code of Ordinances,  
Chapter 46, Article II Park Regulations**

**Whereas**, the Township Board has authority to adopt ordinances which protect public health and safety; and

**Whereas**, The Township Board believes that tobacco use in Township Parks is detrimental to the health of children and adults enjoying recreational activities within Township Parks; and

**Whereas**, cigarette butts are the most littered item in the United States, requiring clean-up expense, diminished parkland beauty, and causing a significant risk of fire damage to parkland grasses, landscaping and other natural areas; and

**Whereas**, the Township Park Commission and the Township Board has determined that prohibiting tobacco use within Township Parks will serve to protect the health, safety and welfare of the citizens of Ypsilanti Township; and

**Whereas**, the Ordinance 2016-467 makes it unlawful for persons within Township Parks to use tobacco products including smokeless tobacco products;

**Now Therefore,**

**Be it resolved**, that Ordinance No. 2016- 467 is hereby adopted by reference.

# CHARTER TOWNSHIP OF YPSILANTI

## PROPOSED ORDINANCE NO. 2016-467

*An Ordinance to Amend the Code of Ordinances, Chapter 46, Article II,  
Concerning Township Park Regulations*

The Charter Township of Ypsilanti hereby ordains that the Code of Ordinances, Chapter 46, Article II, Park Regulations, is amended as follows:

***Add the following new provision: It shall be unlawful for any person to smoke or use tobacco products, including smokeless tobacco, within a Township park.***

### ***Severability***

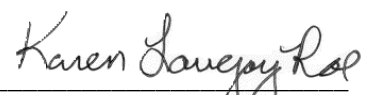
Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or enforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance which shall remain in full force and effect.

### ***Effective Date and Repeal of Conflicting Ordinances***

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall take effect after publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2016-467 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on September 20, 2016. The second reading is scheduled to be heard on October 18, 2016.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**RESOLUTION 2016-40**  
**(In Reference to Ordinance 2016-468)**

**Amending the Township Zoning Code Regarding Child  
Day Care Centers in Residential Districts**

**Whereas**, the Township Planning Commission on April 26, 2016, voted to recommend the Ypsilanti Township Board amend the Township's Zoning Code to delete the provision adopted in January of 2007 (Ordinance 2006-368) allowing child day care centers in residentially zoned districts; and

**Whereas**, the Township Planning Commission does not believe that child care centers are compatible with the uses permitted within residentially zoned districts; and

**Whereas**, the Township Zoning Code allows within residential district; "Family Daycare Homes" providing care for 6 or less children and "Child Group Daycare Homes" providing care for 7-12 children; and

**Whereas**, the Ordinance 2016-468 repeals the Township's Zoning Code provision which allows Child Care Centers and Day Care Centers within residentially zoned districts;

**Now Therefore**,

**Be it resolved**, that Ordinance No. 2016- 468 is hereby adopted by reference.

## ORDINANCE 2016-468

### ***An Ordinance Amending Ordinance No. 74, the Township Zoning Code, Regarding Child Care Centers***

***The Charter Township of Ypsilanti hereby ordains that***

Ordinance

No. 74, the Ypsilanti Township Zoning Code, adopted May 18, 1994,

shall be amended as follows:

I. **Delete in its entirety subsection 402 (6) a – f inclusive, regarding Child Care or daycare centers.**

II. **Amend Section 2122(1), to read, as follows:**

Type of facility (standards applicable to the use)	R-1 thru R-5	RM-1 Thru RM-5	OS-1 & B-1 thru B-6	<del>FS &amp;</del> MHP	IRO, I-1	12,13,1-C
Adult foster care family home (6 or fewer adults) (a,b,c,d,e)	P	P	N/A	N/A	N/A	N/A
Adult foster care small group home (12 or fewer adults) (a,b,c,d,e,i)	SCU	SCU	N/A	N/A	N/A	N/A
Adult foster care large group (13 to 20 adults) (a,b,c,d,e,i)	N/A	SCU	N/A	N/A	N/A	N/A
Congregate facility (more than 20 adult) (a,b,c,d,e,i)	N/A	SCU	N/A	N/A	N/A	N/A
Foster family home (4 or fewer children 24 hours per day)	P	P	N/A	N/A	N/A	N/A
Foster family group home (5 to 6 children 24 hours per day) (a,b,c,d,e)	SCU	P	N/A	N/A	N/A	N/A
Family day care home (6 or fewer children less than 24 hours per day) (a,b,c,d,e,f,g,h,i)	P	P	N/A	N/A	N/A	N/A
Group Day care home (7 to 12 children less than 24 hours per day) (a,b,c,d,e,f,g,h,i,j)	SCU	P	N/A	N/A	N/A	N/A
Child care center or day care center (more than 6 children less than 24 hours per day) (a,b,c,d,e,f,g,h)	SCU as accessory	SCU	P	N/A	SCU	SCU as accessory
Child caring institution (a,b,c,d,e,f,g,h)	N/A (k)	SCU	SCU	N/A	SCU	N/A
P:	Permit by Right					
SCU	May be allowed upon review and approval of a special conditional use permit, in accordance with the general and specific standards for special conditional use.					
SCU as accessory:	May be allowed as an accessory to an approved use, such as a church, school, office or other place of employment, upon review and approval of a special conditional use permit.					
NA:	Not allowed in zoning district					

III. **No change to footnotes in subsection 2122(1).**



**Severability**

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

**Non Exclusivity**

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

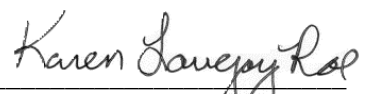
**Publication**

This Ordinance shall be published in a newspaper of general circulation as required by law.

**Effective date**

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2016-468 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on September 20, 2016. The second reading is scheduled to be heard on October 18, 2016.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**RESOLUTION 2016-41**  
**(In Reference to Ordinance 2016-469)**

**Prohibit Texting While Driving**

**Whereas**, the Charter Township of Ypsilanti's Code of Ordinances pertaining to motor vehicles and traffic enforcement needs to be updated to be consistent with the changes and deletions to the Motor Vehicle Code,; and

**Whereas**, the sections of the Motor Vehicle Code set forth in Ordinance 2016-469 are consistent with current Michigan law; and

**Whereas**, the adoption of Ordinance 2016-469 will amend the Ypsilanti Township Traffic Code to reflect changes in the Motor Vehicle Code,; and

**Whereas**, a copy of the Charter Township of Ypsilanti's Traffic Code of Ordinances as amended is available for inspection at the Township Clerk's office during normal business hours and copies are available to the public for a reasonable charge;

**Now therefore, be it resolved**, that the Charter Township of Ypsilanti Board of Trustees hereby adopts and incorporates by reference, Ordinance #2016-469 as attached in its entirety.

**PROPOSED ORDINANCE NO. 2016 - 469**

***An ordinance to amend the Ypsilanti Township  
Code, Chapter 58 of the  
Charter Township of Ypsilanti's  
Code of Ordinances***

THE CHARTER TOWNSHIP OF YPSILANTI HEREBY ORDAINS:

**Add** the following provision to Chapter 58, Traffic and Vehicles, section 28(4), Adoption of provisions of the Motor Vehicle Code by reference:

**Chapter VI (Obedience to and Effect of Traffic Laws):** MCLs 257.602(b), texting while driving

**Severability**

If a court of competent jurisdiction declares any provision of this Ordinance or a statutory provision adopted by reference herein to be unenforceable, in whole or in part, such declaration shall only affect the provision held to be unenforceable and shall not affect any other part or provision; provided that if a court of competent jurisdiction declares a penalty provision to exceed the authority of the Township, the penalty shall be construed as the maximum penalty that is determined by the court to be within the authority of the Township to impose.

**Repeal of Conflicting Provisions and Effective Date**

This ordinance shall take effect upon publication as required by law. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed; provided that any violation charged before the effective date of this Ordinance under an Ordinance provision repealed by this Ordinance shall continue under the Ordinance provision then in effect.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2016-469 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on September 20, 2016. The second reading is scheduled to be heard on October 18, 2016.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**RESOLUTION 2016-49**

**RESOLUTION FOR  
PETITION TO LOCATE, ESTABLISH AND CONSTRUCT A DRAIN**

**YPSILANTI CHARTER TOWNSHIP**

**TYLER DAM DRAIN**

At a Regular meeting of the Ypsilanti Charter Township Board, held in Washtenaw County, State of Michigan on the 20th day of September, 2016, at 7:00p.m.

PRESENT: Supervisor Brenda Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe and Trustees Scott Martin, Mike Martin and Stan Eldridge

ABSENT: Trustee Jean Hall Currie

The following resolution was offered by Clerk Karen Lovejoy Roe and seconded by Trustee Stan Eldridge.

**WHEREAS**, an Order Laying Out and Designating the Tyler Dam Drain Drainage District was entered on September 12, 2016; and

**WHEREAS**, the Township has determined that the location, establishment and construction of the proposed drain is necessary for the public health in the Township pursuant to Chapter 4 of Public Act 40 of 1956 and for the establishment and construction of a dam(s) as part of the proposed drain pursuant to Chapter 15 of Public Act 40 of, as amended; and

**WHEREAS**, the Township will be liable for an assessment at large against it for a percentage of the cost of the proposed drain and dam(s).

**NOW, THEREFORE BE IT RESOLVED THAT**, the Township Board does authorize the filing of a petition for the location, establishment and construction of the drain and the establishment and construction of a dam(s) in the proposed drain.

**BE IT FURTHER RESOLVED THAT** the Supervisor is authorized to execute the petition for the location, establishment and construction of the drain and dam(s).

**BE IT FURTHER RESOLVED** that the Clerk shall forward to the Washtenaw County Water Resources Commissioner a copy of this Resolution for the petition for the location, establishment and construction of the drain and dam(s).

**YPSILANTI CHARTER TOWNSHIP**

Dated: September 21, 2016




By: Brenda Stumbo  
Its: Supervisor

Yeas: 6  
Nays: 0  
Abstain: 0  
Absent: 1

**Resolution No. 2016-49**

I, the undersigned, being duly qualified and acting Clerk of Ypsilanti Charter Township, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board for the Ypsilanti Charter Township at a regular meeting held on the 20<sup>th</sup> day of September 20, 2016, and that notice of said meeting was given in accordance with the Open Meetings Act.

  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Ypsilanti Charter Township

September 21, 2016  
Date

**RESOLUTION 2016-50**

**RESOLUTION AUTHORIZING THE TOWNSHIP SUPERVISOR TO ENTER  
INTO A  
DRAIN AND DETENTION EASEMENT AGREEMENT WITH  
THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER ON  
BEHALF OF THE TYLER DAM DRAIN DRAINAGE DISTRICT**

**YPSILANTI CHARTER TOWNSHIP**

At a Regular meeting of the Ypsilanti Charter Township Board, held in Washtenaw County, State of Michigan on the 20th day of September, 2016, at 7:00p.m.

PRESENT: Supervisor Brenda Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe and Trustees Scott Martin, Mike Martin and Stan Eldridge

ABSENT: Trustee Jean Hall Currie

The following resolution was offered by Clerk Karen Lovejoy Roe and seconded by Treasurer Larry Doe.

**WHEREAS**, an Order Laying Out and Designating the Tyler Dam Drain Drainage District was entered on September 12, 2016; and

**WHEREAS**, the Township has determined that the location, establishment and construction of the proposed drain is necessary for the public health in the Township pursuant to Chapter 4 of Public Act 40 of 1956 and for the establishment and construction of a dam(s) as part of the proposed drain pursuant to Chapter 15 of Public Act 40 of, as amended; and

**WHEREAS**, a Drain and Detention easement will be necessary for the purposes of establishment, construction, operation, maintenance and improvement of said Drain and for the temporary storage of water over and across the Property owned by the Township, (parcel number K -11-12-400-002).

**NOW, THEREFORE BE IT RESOLVED THAT**, the Township Board authorizes its Supervisor to sign and enter into an agreement for a Drain and Detention easement with the Washtenaw County Water Resources Commissioner on behalf of the Tyler Dam Drain Drainage District for the uses and purposes of establishment and construction of the drain and the establishment and construction of a dam(s) in the proposed drain.

**BE IT FURTHER RESOLVED** that this conveyance shall be deemed a sufficient conveyance to vest in the Drainage District, an easement over the Drain and Detention Easement Area for the uses and purposes of drainage and temporary storage of water, with such rights of entry upon, passage over, storing of equipment and materials including excavated earth on the Property as may be necessary or useful for the establishment, construction, operation, maintenance and improvement of said Drain.

**BE IT FURTHER RESOLVED** that the Clerk shall forward to the Washtenaw County Water Resources Commissioner a copy of this Resolution along with the signed Drain and Detention Easement.

**YPSILANTI CHARTER TOWNSHIP**

Dated: September 21, 2016




By: Brenda Stumbo  
Its: Supervisor

Yeas: 6  
Nays: 0  
Abstain: 0  
Absent: 1

**Resolution No. 2016-50**

I, the undersigned, being duly qualified and acting Clerk of Ypsilanti Charter Township, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board for the Ypsilanti Charter Township at a regular meeting held on the 20<sup>th</sup> day of September, 2016, and that notice of said meeting was given in accordance with the Open Meetings Act.

  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Ypsilanti Charter Township

September 21, 2016  
Date

*Supervisor*  
**BRENDA L. STUMBO**  
*City of Agreement- Continued*  
**KAREN LOVEJOY ROE**  
*Treasurer*  
**LARRY J. DOE**  
*Trustees*  
**JEAN HALL CURRIE**  
**STAN ELDRIDGE**  
**MIKE MARTIN**  
**SCOTT MARTIN**



*Charter Township of Ypsilanti*

**Assessor's Office**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 487-4927  
Fax: (734) 484-5159

## Letter of Agreement

August 1, 2016

Lorenza & Tammy Epps  
1824 George Ave  
Ypsilanti, MI 48198

Dear Mr. and Mrs. Epps,

This letter (the "Agreement") summarizes the understanding of the agreement that we reached during our conversation on July 19, 2016. If this Agreement is acceptable to you, please sign below in the space designated for your signature.

The agreement is as follows:

1. Agreement

The following is agreed upon for the Purchase of Township Owned Property:

The property listed below will be purchased for the price of \$1,000 paid by certified check. The Property is to be combined with purchaser's primary residence parcel at 1224 George Ave, parcel id K-11-14-436-003

Parcel **K-11-14-436-004** described as:  
1810 George Ave  
Lot 458  
Nancy Park Number 7

2. Term

The term of this Agreement ("Term") will commence as of August 1, 2016 and will continue to be in effect for 6 months or until February 1, 2017, at which point it shall terminate, unless the Term is extended or terminated earlier in a written document signed by both parties.

3. Closing



For the agreed upon sum of \$1,000 paid in full by certified check, Ypsilanti Township agrees to sell the above described properties to you via the recording of a Quit Claim Deed in the name of Lorenaz & Tammev Eppes.

4. Termination

This agreement shall terminate upon the closing of the sale of the above property or the expiration of the Term after February 1, 2017.

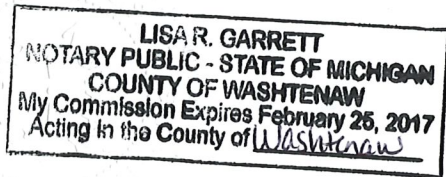
If the above correctly expresses your understanding of the terms reached during the negotiations, please sign and date a copy of this Agreement and return the signed and dated Agreement to me.

*Brenda L Stumbo*

Brenda L Stumbo, Supervisor  
Charter Township of Ypsilanti  
7200 S. Huron River Dr.  
Ypsilanti, MI 48197

*Karen Lovejoy Roe*

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti  
7200 S. Huron River Dr.  
Ypsilanti, MI 48197



*Lisa R. Garrett*

Notary Public, Washtenaw County

My Commission Expires on 2-25-17

Accepted and agreed to on \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_  
Lorenza Eppes

\_\_\_\_\_  
Tammev Eppes

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County

My Commission Expires on \_\_\_\_\_

**Exhibit A to Master Agreement**

**Purchase Agreement**

This Purchase Agreement (this "Agreement") is dated as of September 12, 2016 between The Detroit Edison Company ("Company") and Charter Township of Ypsilanti ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated March 28, 2013 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests the Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	45718257 If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	Parking area for Hewens Creek Park on Bemis Rd, west of Hitchingham Rd in Ypsilanti Township, as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	1	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	1 – Overhead fed 280 watt Autobahn LED fixture with gray housing mounted on a 6' arm attached to a wood pole. Will require installation of a transformer and replacement of existing pole with a taller pole.	
5. Estimated Total Annual Lamp Charges	\$198.04	
6. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$9,312.35
	Credit for 3 years of lamp charges:	\$594.12
	<b>CIAC Amount (cost minus revenue)</b>	<b>\$8,718.23</b>
7. Payment of CIAC Amount:	Due promptly upon execution of this Agreement	
8. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	
9. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices  Signature: <i>Brendal Stumbo</i> / <i>Karen Lovejoy Roe</i>	
10. Customer Address for Notices:	Charter Township of Ypsilanti 7200 S Huron River Dr Ypsilanti, MI 48197 Attn: Karen Lovejoy Roe <i>a</i>	

11. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one)  YES  NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts. When replacement equipment or spare parts are installed from Customer's inventory, the Company will credit Customer in the amount of the then current material cost of Company standard street lighting equipment.

B. Customer will maintain an initial inventory of at least **N/A** posts and **N/A** luminaires and any other materials agreed to by Company and Customer, and will replenish the stock as the same are drawn from inventory. Costs of initial inventory are included in this Agreement. The Customer agrees to work with the Company to adjust inventory levels from time to time to correspond to actual replacement material needs. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at \_\_\_\_\_.  
Access to the Customers inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to the Company:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

The Customer will notify the Company of any changes in the Authorized Customer Representative. The Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by the Company.

D. In the event that SOM is damaged by a third party, the Company may (but is not required to) pursue a damage claim against such third party for collection of all labor and stock replacement value associated with the damage claim. Company will promptly notify Customer as to whether Company will pursue such claim.

E. In the event that SOM becomes obsolete or no longer manufactured, the Customer will be allowed to select new alternate SOM that is compatible with the Company's existing infrastructure.

F. Should the Customer experience excessive LED equipment failures, not supported by LED manufacturer warrantees, the Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at the Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of the Customer.

12. Experimental Emerging Lighting Technology ("EELT") Terms:

All or a portion of the Equipment consists of EELT: (check one)  YES  NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. The annual billing lamp charges for the EELT equipment has been calculated by the Company are based upon the estimated energy and maintenance cost expected with the Customer's specific pilot project EELT equipment. .

B. Upon the approval of any future MPSC Option I tariff for EELT street lighting equipment, the approved rate schedules will automatically apply for service continuation to the Customer under Option 1 Municipal Street Lighting Rate, as approved by the MPSC. The terms of this paragraph B replace in its entirety Section 7 of the Master Agreement with respect to any EELT equipment purchased under this Agreement.

\*\*\*\*\*

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

The Detroit Edison Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Customer:

Charter Township of Ypsilanti

By: Brenda L. Stumbo / Karen Lougouy Roe

Name: Brenda L. Stumbo / Karen Lougouy Roe

Title: Supervisor / Clerk

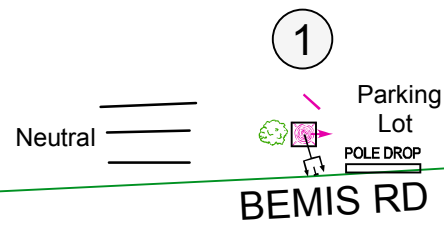
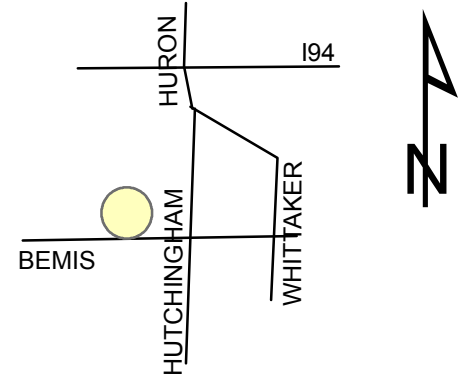
9.2.16

**Attachment 1 to Purchase Agreement**

**Map of Location**

**LEGEND**

- EXISTING DECO POLE
- PROPOSED POLE
- FOREIGN POLE
- EXISTING ANCHOR
- PROPOSED ANCHOR
- TREE
- 120/240 V LINE
- 4.8 KV LINE
- 13.2 KV LINE
- 40 KV LINE



**WL 1: 190689-246003**  
 IN: CUTTING BRUSH F  
 RM: 35 6 PINE 1/1/1935  
 IN: 45 5 PINE  
 IN: SSS-DET 282  
 RM: DET 13X33 DBL 96HVY  
 IN: DET 25X35A  
 IN: DUAL 120/240V 25-3  
 IN: 100A S&C 25K  
 IN: STANDARD GROUND ASBY  
 IN: DET 1721  
 IN: DET 608A  
 IN: MULTIPLE LED 280 LT COBRA  
 IN: OH CODE S46  
 IN: PCLL  
 L 280 AFT934 -- 9000 YPSIL -- A230 -- 901

**NOTES: TRUCK ACCESSIBLE.  
FACE LIGHT TOWARDS  
PARKING LOT**

**Streetlight Billing Summary**

A230 - YPSILANTI TWP OF

9000 YPSIL IN 1 \*901

Created on: 8/15/2016 1:37:30 PM

PWO# 45718257 8 1/2 X 11



<b>DTE Energy</b>										
<b>DTE Electric - Distribution Engineering and Planning</b>										
Service Planner		Work Order Description								
O'Dea, Charlotte A		CWO SL-NBUS-1 OH-Hewen's Creek Park-Bemis & Hitchingham-Ypsilanti Twp								
Phone		Work Order #	GIS-DSN	COH	CUL	CUG	PLC			
734.397.4307		45730764	45730765	45730774						
Supervisor		Circuit #1				Circuit #2		PH		SCMAT
Mark A Slater		COLNS9894								45730773
Phone		Service Center	Worksite City			Worksite Twp		County		
734.397.4055		ANN	AUGUSTA			AUGUSTA		Washtenaw		
Planning Engineer		JU Work to be Performed				JU		RSD		
		JU Company		Contact		Email		Phone		
		JU Company		Contact		Email		Phone		
Phone										
		CUE Number	Ver	Plot Date	Scale	Town	Range	Section	Qtr	
		650912	1	8/17/2016	NTS	03S	07E	32		

Revised

**2016 Tax Rate Request** (This form must be completed and submitted on or before September 30, 2016)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

Carefully read the instructions on page 2.

County(ies) Where the Local Government Unit Levies Taxes <b>Washtenaw</b>	2016 Taxable Value of ALL Properties in the Unit as of 5-23-16 <b>1,149,212,674</b>
Local Government Unit Requesting Millage Levy <b>Charter Township of Ypsilanti</b>	For LOCAL School Districts: 2016 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2016 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2015 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2016 Current Year "Headlee" Millage Reduction Fraction	(7) 2016 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Allocated	Gen Op	N/A	1.1160	1.0322	.9942	1.0262	1.0000	1.0262		1.0262	N/A
Voted	Fire Prot	8/6/13	3.1250	3.1250	.9942	3.1069	1.0000	3.1069		3.1069	2016
Voted	Sld Waste	8/6/13	2.1550	2.1550	.9942	2.1425	1.0000	2.1425		2.1425	2016
Voted	Police	8/6/13	5.9500	5.9500	.9942	5.9155	1.0000	5.9155		5.9155	2016
Voted	Rec/BP	8/6/13	1.0059	1.0059	.9942	1.0001	1.0000	1.0001		1.0001	2016
PA 235	FPen/HC	N/A						1.2000		1.2000	2016

Prepared by <b>Javonna Neel</b>	Telephone Number <b>(734) 484-3702</b>	Title of Preparer <b>Accounting Director</b>	Date <b>8/25/16</b>
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**CERTIFICATION:** As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature 	Print Name <b>Karen Lovejoy Roe</b>	Date <b>8/25/16</b>
<input type="checkbox"/> Secretary			
<input type="checkbox"/> Chairperson	Signature 	Print Name <b>Brenda L. Stumbo</b>	Date <b>8/25/16</b>
<input checked="" type="checkbox"/> President			

\* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

\*\* **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

**Local School District Use Only: Complete if requesting millage to be levied. See SIC Bulletin 3 of 2016 for instructions on completing this section.**

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	