



Pittsfield Charter Township

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Office of the Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commission
FROM: Mandy Grewal, Supervisor
DATE: November 24, 2020
SUBJECT: Affordable Housing in Pittsfield Township

Since the adoption of the 2010 Pittsfield Master Plan, over a decade ago, providing for expansive and affordable housing has been a central tenant of Pittsfield Township's housing policy goals.

About five (5) years ago, Pittsfield Township partnered with Washtenaw County to produce the Housing Affordability and Economic Equity report, which concluded that "Pittsfield is filling the middle ground" when it comes to housing stock and prices in the region with more than its fair share of rental units. The report recommended an addition of 300 affordable units in Pittsfield Township, from 2015-2035.

While Pittsfield Township has increased its stock of multi-unit dwellings significantly in the past few years (reference fall 2018 Pittsfield Post), we have also lost some affordable units because of property owners' decision to convert to market rates. Even though the Pittsfield Township Board of Trustees has redirected the increased tax revenue from these units (because of removal of tax credits associated with affordable units) to fund existing county-wide programs providing access to affordable units for the most vulnerable in our community, it is critical that we expand our stock of affordable housing.

This priority is intrinsically inter-connected with a multitude of Pittsfield Township's policy priorities, particularly our central tenant to promote equity and sustainability. Without access to affordable housing, Pittsfield Township in particular and our region in general, will be unable to meet the critical goal of enhancing socio-economic equity. In addition, providing for housing proximate to job centers, which is accessible through multiple modes of transportation, furthers our long-standing commitment to reducing our community's carbon footprint and promoting environmental sustainability.

It is because of my passion and advocacy for both equity and sustainability that I am making an exception by writing this memo to you in support of the affordable housing project proposed at Clark/Golfside. If approved, this project will add about 70 units with rents at 40% or below of the area's Average Median Income (AMI) and about 200 units at 60% AMI. This area of the Township is close to a myriad of job centers and has good access to multiple modes of transportation thereby allowing folks ranging from students and visiting faculty to retail workers and millennials access to much-needed affordable housing.

While this singular project will not resolve the many challenges our region and community face with regard to affordable housing, it will significantly expand the diversity and affordability of housing stock in Pittsfield Township without any impact on the financial burden of tax payers.

Thank you for your consideration.
