



CITY OF ANN ARBOR, MICHIGAN

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Community Services Area

Meeting Summary

Date: December 14, 2009

Time: 7:30 am to 8:30 am

Location: Conference Room, City Building Office, 2000 South Industrial

Re: R4C/R2A Zoning Study – City Staff Focus Group

Attendees: Paul Winters (Housing Inspector), Rita Fulton (Housing Inspector), Nancy Sylvester (Housing Inspector)

City of Ann Arbor—Matt Kowalski

Comments and Questions from the City Staff Focus Group:

- Over occupancy a big issue. Enforcement very difficult. Maybe make students liable for over-occupancy not just landlords. Register rentals for occupancy through the zoning office. Maybe Zoning Compliance permit for rental occupancy.
- Some streets are much worse than others, Ex: S. Forest, S University
- Students are sharing more to save money.
- Students find creative sleeping arrangements. Many students sleeping in rooms that are not meant to be bedrooms, but meet housing codes for sleeping arrangements. 4 bedroom houses may have 6 occupants, with some students sleeping in living rooms or even kitchen areas.
- Increasing amount of interior modifications and combining of units. Landlords combining units to achieve maximum 6 bedroom units. Most students want their own bedroom.
- Many landlords are upgrading properties to compete with new projects.
- Recently housing inspectors have seen more vacancies closer to campus.
- Reducing the number of occupants in the R4C would create a large number of non-conformities because of the large number of 6 bedroom units.

If this summary does not agree with your records or understanding of this meeting please advise the City of Ann Arbor in writing within seven days of issuance; otherwise, we will assume this document is accurate.

- Most houses are structurally sound, although messy and cluttered. Most rentals are well-maintained and do not have many Housing Code violations.
- The large complexes built in the late 1980's or early 1990's drew students out further from campus.
- Inspectors are seeing many more first-time rentals lately.