

Housing NOW! Community Feedback

ZONING AMENDMENTS

We held four in-person sessions to gather public feedback on proposed amendments to our zoning ordinance. Public Agency at the West Michigan Center for Arts and Technology (WMCAT) led the sessions. In addition to the in-person sessions, we accepted feedback online.

The sessions also served as a prototype for the City's Bloomberg Philanthropies Mayors Challenge entry. Funding for all sessions came from the Mayors Challenge grant.

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Session Process and Attendance

THE PROCESS

Our partners, Public Agency at WMCAT, led the sessions. They explained each proposed change to the zoning ordinance. Then, participants were asked for feedback. Each participant had the opportunity to record whether they support or oppose the changes. They also had the opportunity to leave open-ended feedback on each proposed change. The following sections show the results of our sessions.

MAYORS CHALLENGE

The sessions also served as a prototype for the City's Bloomberg Philanthropies Mayors Challenge entry. Funding for all sessions came from the Mayors Challenge grant.

IN PERSON AND ONLINE

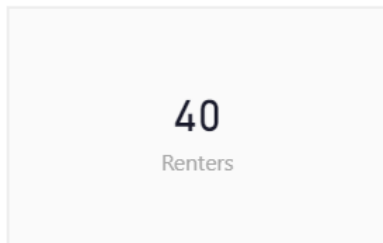
We held four in-person sessions to get feedback from the community on proposed zoning amendments. For those who couldn't make it to a session, we also accepted feedback online.

SESSIONS

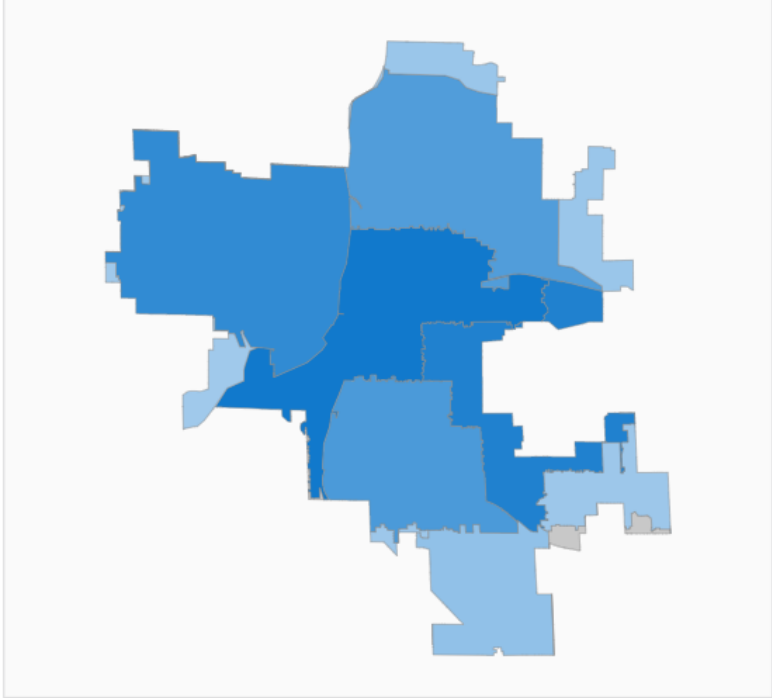
The four sessions were held at different locations throughout the City:

- August 14, 2018 at Other Way Ministries
- August 15, 2018 at the Revel Center
- August 16, 2018 at the KROC Center
- August 18, 2018 at Neland Avenue Church

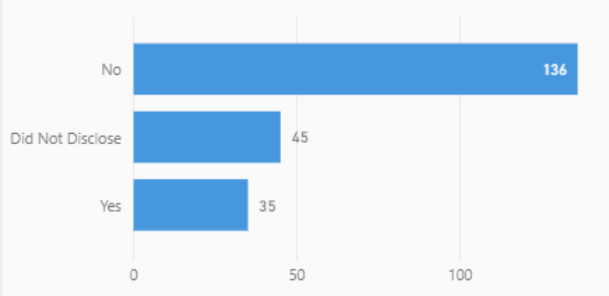
ATTENDEE DEMOGRAPHICS



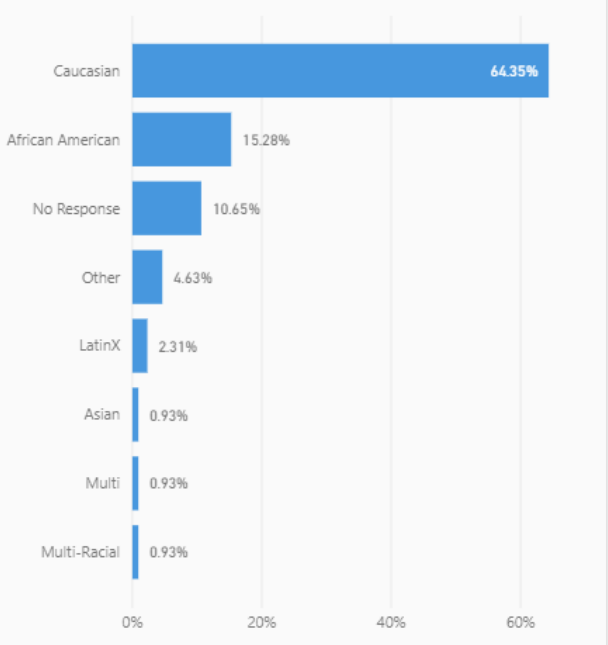
PARTICIPATION BY ZIP CODE



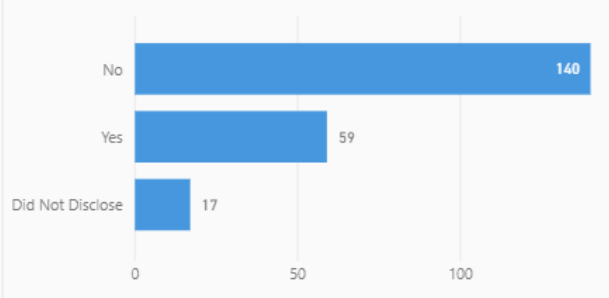
DEVELOPER, LANDLORD, OR PROPERTY MANAGER?



RACE/ETHNICITY



CHILDREN IN THE HOUSEHOLD?



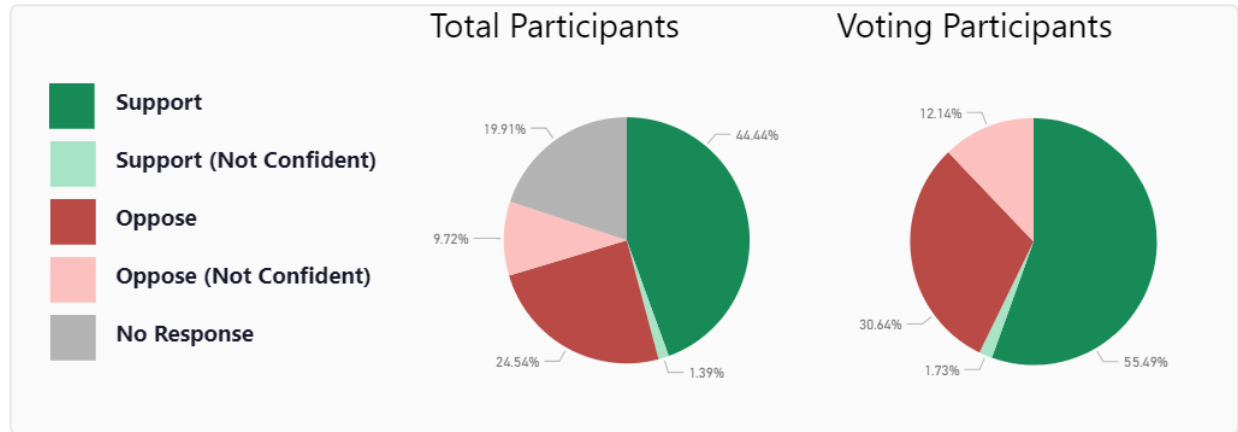
Amendment 3 | Missing Middle Housing

CLAUSE 1

WHAT IT PROPOSES

Reduce minimum dwelling unit width from 18 feet to 14 feet. This will also decrease building costs by eliminating the need for additional load bearing walls that are legally required above 14'.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and format.

- I don't support amending this.
- Improving to whom? The person building units? Surely not the person squished into a tiny box.
- Neighbors and neighborhoods should be consulted and this should be part of the Master Plan.
- Master plan necessary for zoning change of this magnitude.
- Should not be by right.
- This benefits developers and not proven to help decrease housing and rental costs.
- No.
- Always want community involvement
- Keep present standards
- My recommendation: keep existing policies
- No changes
- Leave it as it is ...for safety, and for NOT overcrowding the neighborhoods.
- The city should use special land use

- I need more info like before and after in other cities
- No decrease building widths
- Not consider decreasing building costs by eliminating the need for additional load bearing walls
- Overcrowding, housing too small
- Go back to 100 feet and give neighborhoods the ability to negate if this does not fit/match their ASP
- Not by right
- Lack of neighborhood association input will not benefit neighborhood or city
- Not decent size
- The city eliminate by right.
- Not by right
- You can't consistently apply rules to inconsistent conditions - result would make some areas intolerable
- Continue to review this as special land use.
- Not "any" where
- Consult with each neighborhood to identify areas for development
- Did not have support or recommend checked off
- Has note: Why this specific #?
- No design standards to keep neighborhood character otherwise it is fine.
- Are these statements inconsistent? 1=ht 1=width
- No "By Right"
- Nothing filled
- Remain the same in its processes and zoning requirements
- As presented, I don't think making this change strictly for greater density goes far enough. There needs to be sagey construction quality and neighborhood consideration
- Narrowing housing is not better housing
- Keep existing procedure. If developers can't afford to follow these rules, then they should not develop
- Address low income housing crisis. Voluntary equitable development agreement
- No by right
- Increase to 16' and include code compliance issues regarding dwelling layout as it pertains to typical/normal American furniture/appliance
- Is this safe? 14' is too small.
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished.
- Only with public input.
- Not 500ft

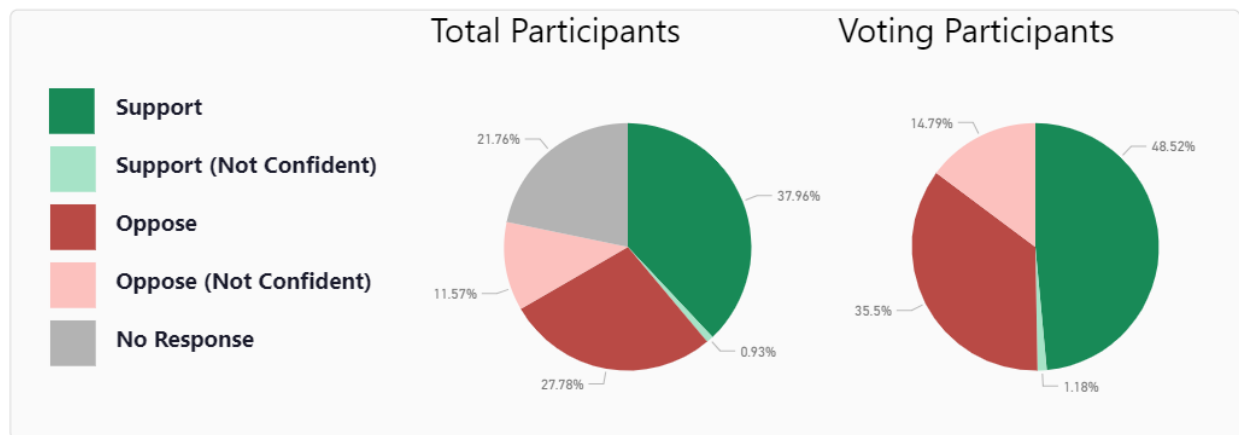
- Keep as is currently
 - Leave at least 18ft
 - No Smaller units.
 - Need a better definition of what a dwelling unit is. Owner occupied? Rental units? Co-op housing? All of the above?
 - Stay with 18 ft. – keep our neighborhoods the way our planner initially intended
 - It's reasonable and could actually result in affordable housing
 - We have nice neighborhood now we don't want low-income housing built in our neighborhood.
 - Use this possibly for row houses
 - Accessibility? No adverse effect
 - Maintain opportunity for community input
 - By right needs to be removed
 - I don't like it with by right. Want neighbors' voice.
 - This already exists in our neighborhood but this rule should not apply to all. This should vary by neighborhood. ASP allows for this in specific area plan but no one has taken advantage of it in 5+ years. In addition, this does not allow for families
 - I wonder 1. How the 14' will be enforced + have concern about how this change will (there is much I don't know) advantage renters of traditional multifamily in ways that create unsafe living arrangements for individuals/families. I own - rehab - existing single + multi-family units. I am consistently horrified by the conditions that landlords place tenants in. Safety should always prevail.
 - By right is a problem with me, our voice must be heard
 - Leave things be
 - Concerned this limits available housing for the disabled
 - How does this ensure that new units are accessible to communities of color?
 - Keep this under special use approval
 - Maintain at 18'
 - Provide requirements for min. SF
 - Concerned that this reduction will impact the housing stock for disabled
-

CLAUSE 2

WHAT IT PROPOSES

Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments. This is about 1/3 of a football field. Waivers for this requirement have been granted to allow for new “missing middle” housing types.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and format.

- I don't support amending this.
- There needs to be a minimum set in place to ensure yard space for dwellers.
- Some areas this could work. Others it would be more problematic. Stop looking for blanket zoning changes when our neighborhoods are so different.
- Neighbors and neighborhoods should be consulted and this should be part of the Master Plan.
- Master plan necessary for zoning change of this magnitude.
- Again, I think this should require a variance.
- These are worded so as to get a desired response.
- No
- No
- No change in policy
- City lots are already small... keep existing policies
- No changes
- LEAVE the lot requirements as is. ENOUGH is being turned into residential housing, and overcrowding and ruining the neighborhoods.
- The city should use special land use and why is 26,000 sq. ft. currently the requirement

- Not decrease area requirements
- Overall cutting livable space, cramming more people in with no regard to empty houses and lots. That needs to be addressed first or simultaneously
- Give us a reason to trust you. GVSU/MSU displaced thousands, why aren't they paying for it
- Safety and building
- What explicitly would this look like?
- Support this with a waiver for neighborhoods w/ASP that does not want this. OR Just wait until new master plan is created
- Depends on the area of development
- These questions should be broken down by the type of neighborhood
- All of these changes will not prevent a developer from knocking down a neighborhood within 500 feet & putting up non-affordable housing
- The width
- Not by right, this really serves developers more than average residents.
- Lack of neighborhood association input will not benefit neighborhood or city
- Not by right
- When individual green space is eliminated - no provisions for increased public green space is provided - people need space
- Does this still include green space requirements?
- Continue to review this as special land use
- Not "any" / everywhere
- City needs to set goals for what is necessary density population and building before figuring these lot sizes out
- No minimum?
- Most places still have minimal zoning requirements
- Zoning requirements are routinely waived
- Give more info as to what the impact and intention of this change is
- Increase awareness/information for residents. What was the original intention of this requirement? Density does not change.
- If there is enough parking it would be best. This does not work everywhere needs neighbor input.
- Make the minimum lot size smaller, but don't eliminate
- Would there be a new min. lot requirement?
- Is there a middle ground? Why throw this out completely?
- Crossed through question of "Would there be a new min. lot requirement? If so, what would that be?" and wrote, "It was answered by the planning commission rep.
- No "By Right"

- Nothing filled
- Strongly opposed!
- Remain the same in its processes and zoning requirements
- I'm OK with this but need more specifics on requirements within the amendment so the construction requirements are clear.
- Keep existing procedure
- No by right
- By right for neighborhood residents only. All others special land use.
- Allow a requirement for ample green space with neighbors allowed to vote in approval. Not by right, allow immediate lots to weigh in.
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished.
- Only with public input
- Special Land Use
- Use 20000 per unit as currently used
- Too dense, what about parking?
- Up to neighborhood approval
- Allow for community input
- Maintain lot size, do not eliminate green space
- Wait for m. plan; might be ok for two units, but I'm skeptical how this would work with 4-6-8 units, etc. We need more info
- I feel homeowners that lived here are now being pushed out.
- As long as it still fits in with the existing neighborhood
- "Want homes for ownership not rental" --> Is the concern about renters? Landlords? Opportunities to buy? ---> If opportunity, just because these aren't single family names mean we can't own
- Maintain need for SLU permit and community input
- By rights needs to be removed! Seriously, who is building single/double/quad homes in GR? Is this more about keeping costs down for developers than making GR better for citizens.
- Not opposed to this just DO NOT LIKE BY RIGHT!!! How many are on the planning committee and do they live in this area? Do they live where these decisions.
- This applies in some downtown neighborhoods already but not all. This will change the very character. We have issue w/ demolition that destroys affordable housing that accommodates families.
- How can it be affordable after cost of real estate?
- Every neighborhood is different. Each neighborhood should be informed + able to provide input.

- Not pass this as it hinders the visual appearance of the neighborhood/yards/lawns & will put too many more cars on the streets instead of on that lot.
- Didn't completely understand
- The community be included in the By Right Process
- How does this ensure that new units are accessible to communities of color?
- Keep this under special use approval
- Support as long as neighborhood zoning laws for minimum space are established
- Keep current process in place
- Too many housing units together can cause problems but so much of the unoccupied land is just sitting being wasted. Need more affordable housing for the disabled. I don't support amending this.
- There needs to be a minimum set in place to ensure yard space for dwellers.
- Some areas this could work. Others it would be more problematic. Stop looking for blanket zoning changes when our neighborhoods are so different.
- Neighbors and neighborhoods should be consulted and this should be part of the Master Plan.
- Master plan necessary for zoning change of this magnitude.
- Again, I think this should require a variance.
- These are worded so as to get a desired response.
- No
- No
- No change in policy
- City lots are already small... keep existing policies
- No changes
- LEAVE the lot requirements as is. ENOUGH is being turned into residential housing, and overcrowding and ruining the neighborhoods.
- The city should use special land use and why is 26,000 sq. ft. currently the requirement
- Not decrease area requirements
- Overall cutting livable space, cramming more people in with no regard to empty houses and lots. That needs to be addressed first or simultaneously
- Give us a reason to trust you. GVSU/MSU displaced thousands, why aren't they paying for it
- Safety and building
- What explicitly would this look like?
- Support this with a waiver for neighborhoods w/ASP that does not want this. OR Just wait until new master plan is created

- Depends on the area of development
- These questions should be broken down by the type of neighborhood
- All of these changes will not prevent a developer from knocking down a neighborhood within 500 feet & putting up non-affordable housing
- The width
- Not by right, this really serves developers more than average residents.
- Lack of neighborhood association input will not benefit neighborhood or city
- Not by right
- When individual green space is eliminated - no provisions for increased public green space is provided - people need space
- Does this still include green space requirements?
- Continue to review this as special land use
- Not "any" / everywhere
- City needs to set goals for what is necessary density population and building before figuring these lot sizes out
- No minimum?
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- Give more info as to what the impact and intention of this change is
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- Would there be a new min. lot requirement?
- Is there a middle ground? Why throw this out completely?
- Crossed through question of "Would there be a new min. lot requirement? If so, what would that be?" and wrote, "It was answered by the planning commission rep.
- No "By Right"
- Nothing filled
- Strongly opposed!
- Remain the same in its processes and zoning requirements
- I'm OK with this but need more specifics on requirements within the amendment so the construction requirements are clear.
- Keep existing procedure
- No by right
- By right for neighborhood residents only. All others special land use.

- Allow a requirement for ample green space with neighbors allowed to vote in approval. Not by right, allow immediate lots to weigh in.
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished.
- Only with public input
- Special Land Use
- Use 20000 per unit as currently used
- Too dense, what about parking?
- Up to neighborhood approval
- Allow for community input
- Maintain lot size, do not eliminate green space
- Wait for m. plan; might be ok for two units, but I'm skeptical how this would work with 4-6-8 units, etc. We need more info
- I feel homeowners that lived here are now being pushed out.
- As long as it still fits in with the existing neighborhood
- "Want homes for ownership not rental" --> Is the concern about renters? Landlords? Opportunities to buy? ---> If opportunity, just because these aren't single family names mean we can't own
- Maintain need for SLU permit and community input
- By rights needs to be removed! Seriously, who is building single/double/quad homes in GR? Is this more about keeping costs down for developers than making GR better for citizens.
- Not opposed to this just DO NOT LIKE BY RIGHT!!! How many are on the planning committee and do they live in this area? Do they live where these decisions.
- This applies in some downtown neighborhoods already but not all. This will change the very character. We have issue w/ demolition that destroys affordable housing that accommodates families.
- How can it be affordable after cost of real estate?
- Every neighborhood is different. Each neighborhood should be informed + able to provide input.
- Not pass this as it hinders the visual appearance of the neighborhood/yards/lawns & will put too many more cars on the streets instead of on that lot.
- Didn't completely understand
- The community be included in the By Right Process
- How does this ensure that new units are accessible to communities of color?
- Keep this under special use approval

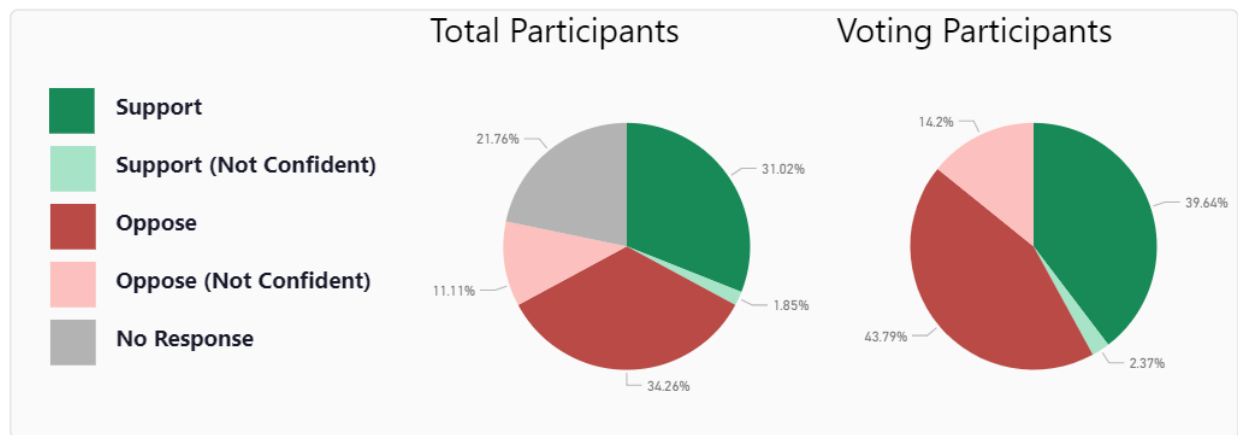
- Support as long as neighborhood zoning laws for minimum space are established
 - Keep current process in place
 - Too many housing units together can cause problems but so much of the unoccupied land is just sitting being wasted. Need more affordable housing for the disabled.
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CLAUSE 3

WHAT IT PROPOSES

On any corner lot in an Low Density Residential zone district, this allows two-family residential development through either new construction or the conversion of existing structures with administrative approval.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and format.

- I don't support amending this.
- I think that the neighbors who live in the area (renters as well as homeowners) should be consulted about making a change such as this.
- Again a blanket system when ALL areas are different. Where I live now, most corners could probably handle this. Where I lived before, it was the densest neighborhood already. Adding even more would really be a struggle in areas. Why are you so bent on removing community voice?
- These measures will not provide Affordable Housing. To the contrary, they will push low-income individuals out of existing affordable housing. I see only more, new market rate apartments being created out of this measure.
- Master plan necessary for zoning change of this magnitude.
- Again, should require a variance.
- No change to existing requirements and approval.
- No
- Community involvement in decisions
- No change in present policy
- Neighborhood residents may lose control... Maintain existing policies
- No changes

- You can leave the administrative approval, but make it a **REQUIREMENT** for developers to go to the neighbors and talk with them about their proposal before going through the administrative approval process, and hold the developer to the plans the neighborhood approves. A public hearing is not necessary, and the planning commission has already made it clear they will not listen to opinions of residents during the public hearing, so it's a waste of time anyway. However, if a developer wants to demolish an existing structure, they should have a public hearing.
- The city should use special land use
- Need to see examples
- Not adopt
- Not move forward, too much on corner lots
- Busy, traffic, intersecting what about people already living there
- Limit this, every corner is too many
- Neighborhood type specific
- Needs to be neighborhood specific
- Not sure
- Not sure
- Parking, views, living space, waste, Limits beauty of the city removes too much green space
- All of these changes will not prevent a developer from knocking down a neighborhood within 500 feet & putting up non-affordable housing
- I think this is a good idea
- Not by right
- Include neighbor notifications and a design guide
- Lack of neighborhood association input will not benefit neighborhood or city
- Approval should be required
- Not by right
- Doesn't consider current density of the neighborhood
- Excessive burden on neighborhood
- Are there many of these available?
- Continue in the current process of approvals
- Continue in the current process of approvals
- Why is conversion of existing buildings not included in this amendment? It should be.
- Not "any corner lot"
- Develop a design guideline so new development fits the character, rhythm & architecture of each neighborhood

- I support but would like to see a re-eval of design standards per neighborhood so new development fits the aesthetic of the current neighborhood
- Approve more new, affordable housing buildings
- Because it incentivizes destruction of exciting homes
- Would add that you CAN convert
- Neighbor input
- Parking? How much is the expense different? What is the advantage of other lots?
- With design standards.
- Needs increased for city code inspections for in elevated density
- No "By Right"
- Retain the SLU process and therefore preserve resident voice. Also, consider that all corner lots in all the neighborhoods are not the same. Some neighborhoods might have better places more appropriate for density.
- Nothing filled
- Too broad
- "new construction", when did they reword this then? *on bus routes only
- Eliminate this amendment
- Can't convert? How many vacant corner lots?
- Remain the same in its processes and zoning requirements
- The Neighborhood should be allowed to weigh in on this type of development.
- This favors developers over those who want to build single-family homes.
- Keep existing procedure. Keep citizen neighbors involved.
- Utilize existing housing for low income
- No by right
- By right for neighborhood residents only. All others special land use.
- Owner occupied by right for any corner lot to limit outsider influence on local.
- Will this encourage by out and demolition of property
- Only if exiting structures remain
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished, allow conversion by special land use.
- Only with public input.
- Design standards are needed, keep as special land use
- Evaluate on street parking congestion before allowing all corner lots
- Keep current zoning
- That's a lot of corners, where do they part?
- Change the neighborhood flavor
- Maintain look and use of homes already present.

- No by Right. Look at ASP's, Move to master plan
 - Maintain community input in order to plan appropriately for situations that only neighbors who live on or close to these corner lots can provide. Ex. people with special needs in the area, children, traffic issues
 - Not take residents voice out of the decision
 - Absolutely not. "By right" is the issue. It might work some places but be horrible other places.
 - Creates more traffic for homebuyers. I would not want a rental in my neighborhood or where mostly homeowners live.
 - They are destroying GR with [trash?] housing. The city is now maintaining our roads and sidewalks now.
 - Ensure houses are not demolished for this change and thereby change the character of the neighborhood.
 - Need more info
 - Conversion or new construction?
 - Requires community input
 - By right needs to be removed
 - Consider adding neighborhood positions to sit on their administration.
 - I don't like this with by right. Still involved in it.
 - How can different rules apply within the same zone? If a rule applies to 500 feet, it must apply to the entire KDR. Again, in some neighborhoods this is ok but not all
 - Will destroy neighborhoods + raise rents - lower income will be forced to move out
 - Ask for neighborhood input; we do not want cookie cutter solutions
 - Not do this as it will dramatically change the look & feeling of the street & neighborhoods.
 - This takes influence of neighbors away w/o helping to encourage affordable development
 - How does this ensure that new units are accessible to communities of color?
 - Keep this under special use approval
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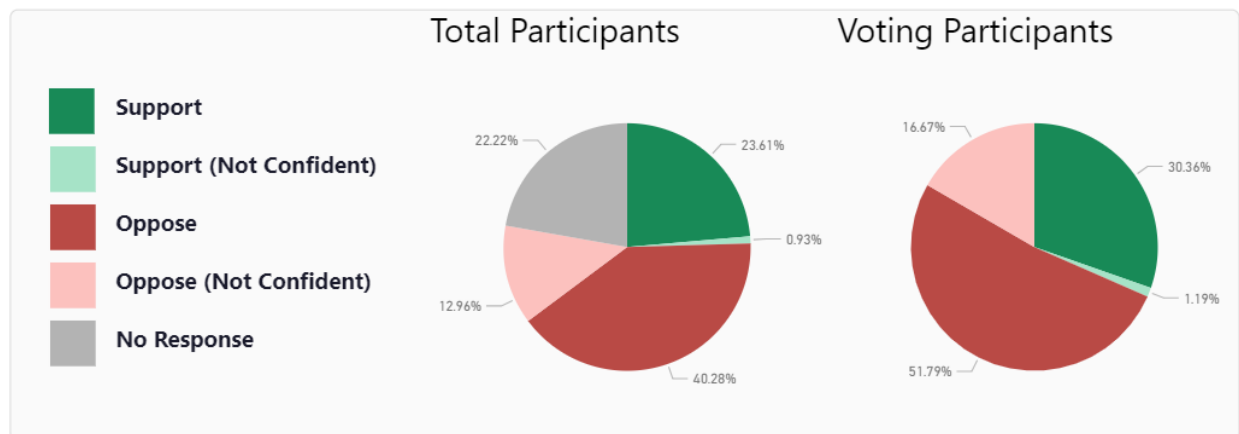
CLAUSE 4

WHAT IT PROPOSES

For any lot within five-hundred (500) feet of a Mixed-Use Commercial zone district. This would allow the construction of (or conversion existing to) a multi-family development on what was previously a single family lot with administrative approval when all of the following criteria is met:

- No more than 4 units per building
- Complies with maximum building width and footprint
- No more than 150% of the average home size on the block
- Development complies with existing form standards

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and format.

- I don't support amending this.
- I think that the neighbors who live in the area (renters as well as homeowners) should be consulted about making a change such as this.
- **LOOK AT THE DATA** of WHO this effects. In some areas, it's hitting well over 60% of people who are at or below poverty. This 500 ft. boundary is really just a new redline if you ask me. To be truly equitable like GR keeps talking about you would want to utilize the wisdom of those in the neighborhood. Where in their area is it best to put density? But your by right zoning strips residents of any voice.
- 500 feet is ridiculous and will decimate some neighborhoods. This distance was created arbitrarily by the Planning Commission and is 5 times greater a distance than proposed by the affordable housing task force. These measures will not provide Affordable Housing. To the contrary, they will push low-income

individuals out of existing affordable housing. I see only more, new market rate apartments being created out of this measure.

- In my neighborhood (Belknap Lookout), the areas affected by the 500-foot bubbles are in radical conflict with our ASP - not only do they potentially put a lot of density in places that the ASP does not call for, they totally miss enabling density in places the ASP DOES call for, particularly the south end of the neighborhood where the freeway absorbs the bubble from Michigan St. Expanding options for developers to build more density is fine, but it needs to be done in a way that acknowledges and respects ASPs and the facts on the ground, not that arbitrarily decides "Oh, there's a used appliance shop there, that means this is a good place for higher density and the neighborhood doesn't get a say."
- Master plan necessary for zoning change of this magnitude.
- Do not do it. Will destroy historic housing stock.
- Preserve neighborhood. No conversion of existing buildings to multi-rentals.
- No
- This would encourage development of neighborhoods. Developers would disregard neighborhood involvement. Community input-no administrative control.
- No changes
- Maintain existing policies...
- No changes
- **STOP THE DAMN INSANITY**
- You can leave the administrative approval, but make it a **REQUIREMENT** for developers to go to the neighbors and talk with them about their proposal before going through the administrative approval process, and hold the developer to the plans the neighborhood approves. A public hearing is not necessary, and the planning commission has already made it clear they will not listen to opinions of residents during the public hearing, so it's a waste of time anyway. However, if a developer wants to demolish an existing structure, they should have a public hearing. Change the 500ft rule back to 100ft...500ft **SWALLOWS** neighborhoods. This amendment is also a "one size fits all" policy that would work in some neighborhoods, but not others. Another reason why residents need to have a voice in this process...they can tell you where each neighborhood can handle more density, and where certain types of housing would fit in each neighborhood.
- 500 ft. is too much, the city should not adopt this rec
- You do that too much already
- Not rezone existing single family, owner-occupied neighbors into big apartments - I oppose this most strongly

- Keep as is
- Work on guaranteed enforcement neighborhood input
- Use empty lots, empty houses and empty businesses first
- 500 is too far, 300?
- Clearly state what it means for homeowners. I am not sure what this means for families that own their houses - will they be bought out / houses torn down to build Multi-dwelling unit buildings will homeowners be able to make decisions?
- 100 feet, too intrusive of neighborhoods
- Two-street or block radius
- Same comment
- More unit would be better
- Affordability, Then raise allowing 8 units or more if 50% of units are affordable
- I support this with a small tweak, decrease the 500# to something less i.e. 250-300
- Not by right
- 100 ft. along main roadway only or the entire 500?
- Leave at 100 ft.
- Allow only up to 3 units and make robust neighbor notifications that include a design guide.
- Concerns about parking and traffic. Continue with special variance at max 100ft. concerns about indigenous population displacement.
- Lack of neighborhood association input will not benefit neighborhood or city
- Deny multi-family structures on single-family lots
- Not by right
- Decreases available housing for larger families - can't raise a family in a micro unit!
- Not 500 feet, start with 100
- It should be citywide, not 500 feet.
- Why 500 ft. for all neighborhoods?
- Every neighborhood is different. 500 ft. from every neighborhood and business district could be very disruptive
- Continue in the current process of approvals
- Continue in the current process of approvals
- Include a neighborhood approval process
- Not on "any" corner
- Deal with expanding multi use building zoning as appropriate to each neighborhood, especially those with neighborhood development plans
- Instead of 500 ft., this should only stretch to the next block or street outside of commercial zone

- Approve additional housing density options, such as row houses
- consider how it will incentivize the destruction of existing houses/neighborhoods & how to mitigate the incentive b) or whether this change ought to apply all over the city rather than forcing the 500ft buffer areas to bear the brunt of density c) how can we ensure that home structures will contribute positively to the existing character of the neighborhood d) the planning commission doc. should? People of color/people with limited means live disproportionately within 500ft barrier
- Mostly like but am curious how lot size/regulations of green space impacts this
- 3 story of max of Heights? And No go back to 100
- Include neighborhood input
- Should vacancies be considered? And revise the amount of space allowed away from commercial zone.
- Revise the minimum distance (less than 500 ft.)/need more info.
- 500 ft. is crazy it will demolish neighborhoods.
- *write this as a 100' measurement *require updated detection of... can't read.
- No "By Right"
- Review on a neighborhood-by-neighborhood basis what the correct place for this type of development and consider resident voice.
- Nothing filled
- Too broad and project instead of building
- Change to 100 ft., and no more than 2 units per building.
- Limit this to 100'
- Remain the same in its processes and zoning requirements
- Too vague - could change complexities of neighborhoods if done wrong.
- Adhere to existing procedure. Honor citizens over developers
- 500 feet is too small
- By right for neighborhood residents only. All others special land use.
- Require those nearby affected residents vote for approval NOT BY RIGHT! Reduce impact area.
- 500' is too much, 150' MAYBE. We want resident input not by right.
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished.
- 500ft is too large of an area
- Move to the master planning process, examine specific area individually, design standards are needed
- Require that new construction has similar aesthetic of neighborhood
- Not 500ft, no by right
- People not within 500ft are deciding for people affected by this, there are no available lots within 500ft

- 500 ft. swallows up our city. NO by right.
- Go back to 100 ft. as recommended by the Initial Housing Strategies Committee. The planning commission increased this to 500 ft., which would be devastating to neighborhoods like Midtown and others.
- Residents do not want 500 ft. commercial zone
- Absolutely not. This would result in a lot of real estate speculation, teardowns, displacement, escalating property values, etc. Might be ok case-by-case, but terrible "by right"
- The space is too broad. Would recommend a smaller zone.
- They put in these [units?] and will decrease the value of our neighborhoods they bring in people that destroy our neighborhoods.
- Same comment as above: "ensure houses are not demolished for this change and thereby change the character of the neighborhood."
- 200ft might be more appropriate. "No more that 150% of average home size on block" - like this a lot! "Development complies with existing form standards" ---> Standards book/guide in process?
- Requires community input
- Lower distance from mixed-use commercial zone. Something between 100-300 ft.
- By right need to be removed.
- I'm just not sure about the five-hundred feet as it started with 100 feet
- Could have a very positive and negative impact
- Can you consider additional parking space as well. If you change housing, from 1 family to 2-4 families. Or talk about parking.
- I feel the lot within 500 feet is too high. We need to make this smaller. Don' agree with the 500 feet. This was 100 feet to 500 out of anger to neighbors speaking out in concern. I have spoken to non-profit housing people and the 500 was excessive.
- 100 feet would be more reasonable - we have small lots so major arteries w/ TBA's are just a little more than 1000 feet apart. We lose all say.
- Will destroy neighborhoods + raise rents - lower income will be forced to move out
- Ask for neighborhood input
- Not do this. Four units is too many. The city already has problems enforcing and monitoring multi units.
- Revert to 100ft of mixed use
- My concern is w/ parking either on street or on property
- This takes influence of neighbors away w/o helping to encourage affordable development

- How does this ensure that new units are accessible to communities of color?
 - Keep this under special use approval
 - Not sure how 500' will affect traffic flow and/or traffic density in these neighborhoods
 - 500' not acceptable
 - Maintain planning dept. recommendation of 100'
 - How do you calculate affordable housing for the disabled?
-

AMENDMENT 3 GENERAL FEEDBACK

After reviewing each clause, residents and stakeholders had the opportunity to leave general feedback on the overall amendment. Comments have been lightly edited for clarity and formatting.

- I don't support amending this.
- I think that the neighbors who live in the area (renters as well as homeowners) should be consulted about making a change such as this.
- LOOK AT THE DATA of WHO this effects. In some areas, it's hitting well over 60% of people who are at or below poverty. This 500 ft. boundary is really just a new redline if you ask me. To be truly equitable like GR keeps talking about you would want to utilize the wisdom of those in the neighborhood. Where in their area is it best to put density? But your by right zoning strips residents of any voice.
- 500 feet is ridiculous and will decimate some neighborhoods. This distance was created arbitrarily by the Planning Commission and is 5 times greater a distance than proposed by the affordable housing task force. These measures will not provide Affordable Housing. To the contrary, they will push low-income individuals out of existing affordable housing. I see only more, new market rate apartments being created out of this measure.
- In my neighborhood (Belknap Lookout), the areas affected by the 500-foot bubbles are in radical conflict with our ASP - not only do they potentially put a lot of density in places that the ASP does not call for, they totally miss enabling density in places the ASP DOES call for, particularly the south end of the neighborhood where the freeway absorbs the bubble from Michigan St. Expanding options for developers to build more density is fine, but it needs to be done in a way that acknowledges and respects ASPs and the facts on the ground, not that arbitrarily decides "Oh, there's a used appliance shop there, that means this is a good place for higher density and the neighborhood doesn't get a say."
- Master plan necessary for zoning change of this magnitude.
- Do not do it. Will destroy historic housing stock.
- Preserve neighborhood. No conversion of existing buildings to multi-rentals.
- No
- This would encourage development of neighborhoods. Developers would disregard neighborhood involvement. Community input-no administrative control.
- No changes
- Maintain existing policies...
- No changes

- **STOP THE INSANITY**
- You can leave the administrative approval, but make it a **REQUIREMENT** for developers to go to the neighbors and talk with them about their proposal before going through the administrative approval process, and hold the developer to the plans the neighborhood approves. A public hearing is not necessary, and the planning commission has already made it clear they will not listen to opinions of residents during the public hearing, so it's a waste of time anyway. However, if a developer wants to demolish an existing structure, they should have a public hearing. Change the 500ft rule back to 100ft...500ft **SWALLOWS** neighborhoods. This amendment is also a "one size fits all" policy that would work in some neighborhoods, but not others. Another reason why residents need to have a voice in this process...they can tell you where each neighborhood can handle more density, and where certain types of housing would fit in each neighborhood.
- 500 ft. is too much, the city should not adopt this rec
- You do that too much already
- Not rezone existing single family, owner-occupied neighbors into big apartments - I oppose this most strongly
- Keep as is
- Work on guaranteed enforcement neighborhood input
- Use empty lots, empty houses and empty businesses first
- 500 is too far, 300?
- Clearly state what it means for homeowners. I am not sure what this means for families that own their houses - will they be bought out / houses torn down to build Multi-dwelling unit buildings will homeowners be able to make decisions?
- 100 feet, too intrusive of neighborhoods
- Two-street or block radius
- Same comment
- More unit would be better
- Affordability, Then raise allowing 8 units or more if 50% of units are affordable
- I support this with a small tweak, decrease the 500# to something less i.e. 250-300
- Not by right
- 100 ft. along main roadway only or the entire 500?
- Leave at 100 ft.
- Allow only up to 3 units and make robust neighbor notifications that include a design guide.
- Concerns about parking and traffic. Continue with special variance at max 100ft. concerns about indigenous population displacement.

- Lack of neighborhood association input will not benefit neighborhood or city
- Deny multi-family structures on single-family lots
- Not by right
- Decreases available housing for larger families - can't raise a family in a micro unit!
- Not 500 feet, start with 100
- It should be citywide, not 500 feet.
- Why 500 ft. for all neighborhoods?
- Every neighborhood is different. 500 ft. from every neighborhood and business district could be very disruptive
- Continue in the current process of approvals
- Continue in the current process of approvals
- Include a neighborhood approval process
- Not on "any" corner
- Deal with expanding multi use building zoning as appropriate to each neighborhood, especially those with neighborhood development plans
- Instead of 500 ft., this should only stretch to the next block or street outside of commercial zone
- Approve additional housing density options, such as row houses
- consider how it will incentivize the destruction of existing houses/neighborhoods & how to mitigate the incentive b) or whether this change ought to apply all over the city rather than forcing the 500ft buffer areas to bear the brunt of density c) how can we ensure that home structures will contribute positively to the existing character of the neighborhood d) the planning commission doc. should? People of color/people with limited means live disproportionately with in 500ft barrier
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Amendment 6 | Affordable Housing Density Bonus

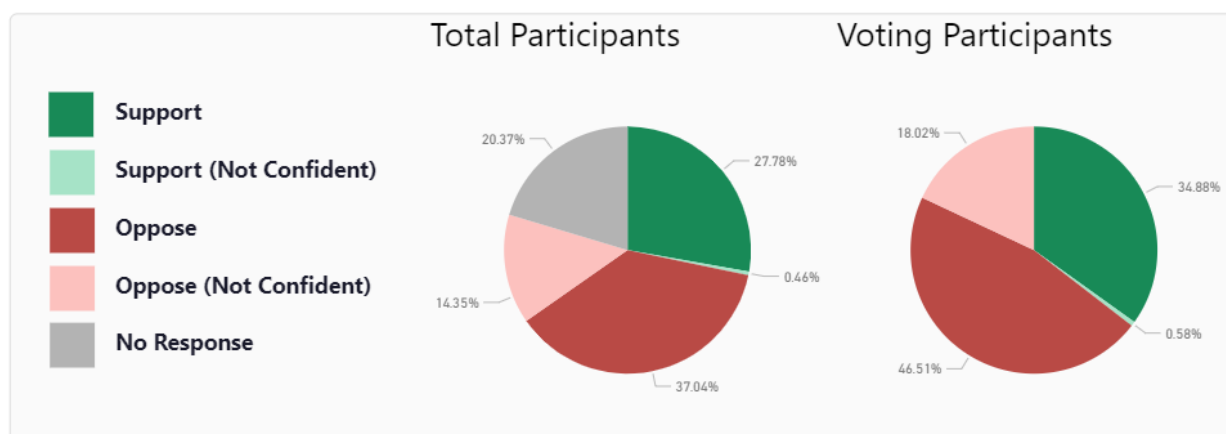
CLAUSE 1

WHAT IT PROPOSES

This adds an Affordable Housing Bonus within Residential Zone Districts and Mixed-Use Commercial Zone Districts with requirements that a project must:

- Include affordable housing in 30% of the units (Affordable = 60% AMI for both rentals and owner occupied units)
- Add a failure to perform clause and recording of agreement with deed

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- It should be a much higher percentage, perhaps 60% affordable. I also think that the "affordable" definition isn't realistic.
- Expecting people to pay 60% of their income on their housing is exactly how poor people stay poor. 30% should be the target. Grand Rapids is not the San Francisco Bay Area.
- I preferred the language that came from Planning Staff prior to the Planning Commission. I also argue that 60% is still not affordable for many. This is the one recommendation that I could work with.
- I would prefer to use the recommendation of the Planning staff.
- 60% AMI is an unreasonable target for developers. Should be 80-100%.
- Sounds good in theory (but not in the extreme) this page isn't clear on what % denser might be allowed, how much smaller units might be, or how much the lot coverage and setbacks might be altered.

- Master plan necessary for zoning change of this magnitude.
- I don't think we need to add subsidized housing or "affordable housing". Let the market do its thing.
- These assume that "by right" exists and the decision-making is taken away from those who live by the proposed projects. I am strongly opposed to the premise.
- No.
- Find more open land.
- NO changes. Neighborhoods are already dense.
- Keep existing policies.
- No changes.
- Have a portion of the affordable units be for 80% AMI... if someone makes a dollar over the 60% AMI they will be unqualified for the unit, but likely not able to afford something higher.
- Don't leave out community engagement and resident voice, recommend special land use.
- NEEDS TO DROP TO 40% AMI.
- Great idea but city enforcement.
- What about those who do not make that amount of money, not affordable housing.
- Can we lower the percentage of AMI so that units are more affordable? What is penalty? Create cap for 4-bedroom vs 2-bedroom.
- Reconsider the affordable rent prices – that seems too high!
- For one person if you not on low income to much some time they go up on your rent like every 3-4 years.
- Doesn't matter the AMI% if a property manager requires 3 times the rent to move in many people won't be able to use the housing.
- Write the ordinance for that property to remain at 30% of units at < 60% AMI in perpetuity
- Not affordable based on monthly rent listed – zero low income what if homeless more housing that is still unaffordable? Doesn't fix the problem.
- Should increase the % of required affordable units.
- 50% of the units be affordable require 30 year commitment by developer to maintain affordability.
- It needs to be at least a little higher than 30%.
- I like renters they are cool.
- Lower rate of "AMI".
- Lower % AMI.

- Failure to perform clause should have teeth. Transportation clause should be included. Lower rate of AMI. Housing vouchers should be applicable to these units.
- Doing too little to improve the rate of affordable housing.
- No.
- 50% of the units are affordable at 40% AMI.
- Only in certain areas of city which can handle the increased density
- Needs to be requirement for longer than 150 years.
- Units should be guaranteed affordable for 50 years.
- Consider reducing parking requirements for low-income residents.
- Has not determined who is monitoring the performance. Can we rely on the city to do this? What are the penalties?
- Don't incentive the destruction of current neighborhoods. It sounds like you want to encourage this to create more housing. What about sense of community? You are giving incentives to developers not homeowners. Encourage owner occupancy, tax breaks for seniors who own their homes.
- How will compliance be monitored? Will there be more city staff assigned / hired?
- Housing is not affordable for African Americans whose income is 40K less per year than whites
- The penalties for non-compliance need to be very significant, to ensure that developers can't/won't take advantage. Currently I don't trust that developers would fulfill their agreement to keep the units affordable.
- I just can't picture how this looks in residential area, but in theory, I can support this.
- Reduce % of AMI
- Would like to see the following: longer minimum time for required affordable and real penalties for non-compliance.
- Generally Support because it is tied directly to increasing affordable housing units but seems like rent amount are still high
- Make this ordinance/bonus longer. Need to make sure non-compliance is patrolled/enforced. Need to spell out how this is going to happen. Consider change to 40-50% of AMI and 45% of housing units that need to be affordable
- City staff is already overburdened - how/can we be sure that they will/can monitor failure to perform? 2) Could developer apply to be released from agreement after the fact? As land bank is currently attempting to do with projects in Wealthy Heights
- I'm not confident the city could enforce compliance. I'm also curious how the bonus (if coming from the city) is decided, regulated & refilled.

- Increase the length of time units are mandated to be affordable, increase % of units to 50%, be clearer about what the teeth are on the failure to comply, decrease the 40% AMI
- Above checkbox is vague and I hear negotiable
- Is this actually affordable in comparison to wages in GR at the moment? How did they come up with the AMI? Why 60%? How many people are left out of this evaluation? Doesn't seem like this affordable housing is going to those who need it most. Revised AMI and lower it.
- Review the requirement that 60% if AMI makes the unit affordable.
- If design standards are met and neighborhood input is given.
- Min. period should be 20 yrs.
- Consider creating a Grand Rapids - unique definition of affordability, in order to address the high level of discrepancy between the very wealthy and poorest in our city. Consider 40% AMI or below. Even 50% AMI is better and closer genuinely affordable.
- 50% 40% and it stays that way for the life and the building are of tenants 2) re of owner change 2) who will enforce penalties
- Nothing filled
- Change to at least 50% AMI occupancy.
- Propose a method and way to ensure that their rules will be followed. Show accountability.
- Nothing filled
- Remain the same in its processes and zoning requirements
- There is not enough specifics to make a decision here. Way to open ended. Is government subsidies provided developer? If so, then affordable housing is repaired.
- I want to ensure that the units that are affordable at 60% AMI or below must remain such forever rather than only for 15 or 20 years. 15 years is not long enough
- Voluntary equitable development agreement. Accurately review Grand Rapids resident income. Change 30 % of units to 40% and 60% AMI to 50% AMI. Enforce strict compliance.
- No by right. Change 30% of units to 50% and 60% AMI to 40%
- Failure to perform clause penalties are severe. Failure to perform clause is attached to building. AMI is calculated at neighborhood level. AMI is lower, 30%-40%.
- What are the penalties? I want permanent affordable units, this housing crisis is not limited to 15 years nor should the 30% units be
- 30% of AMI not 60%. It does nothing for families, disabled, or elderly residents.

- How will the 30% affordable rates be enforced?
- Write a strong failure to perform clause that specifies 30+ years of Affordable Housing and failure to perform clause should have teeth that would prevent the developer from failing to keep units affordable. I would also make this a 50/50 split affordable at 60% AMI for 50% units market rate-50% units affordable – true mixed income housing. Also area median income should be specific to the neighborhood not county wide or city wide so it is truly affordable for the neighborhood. Clarify "this applies to"
- Violation noncompliance needs to be heavily enforced, use less than 60% AMI
- But 60% is too high, the AMI should be 40-50%
- Lower the % of AMI, % of AMI should be protected and proprietary longer than 15 years. In proximity of transit lines should be added
- Reduce AMI to 50%, How will the city monitor and enforce compliance, add proximity to TBA to 100ft or MDR
- Don't like process, housing now has failed, facilitation was poor
- It's insane, is this a healthy way for people to live, so developer can come in and build small units to get a nice bonus, what about parking?
- Need to clarify smaller
- Should look at the income of the people that this amendment really affects.
- What is failure to perform clause and who will it affect? Unrealistic rates, based on what standards?
- Lower the AMI to make the rent lower
- I am uncomfortable with planning commission removing 20 units from the proposal. I am ok with Density Bonuses as long as they fit with ASP's and neighbors
- But I recommend that a provision be included that requires the Affordable Housing Units be maintained now and into the future.
- Wait for master plan
- What is the City doing to keep from pushing homeowners from being pushed out of their homes?
- It doesn't say what failure to comply would be if it pass from owner to owner. Can they make it more than 15 years for compliance?
- Will this be monitored through the community development department? Increase incentive to 30+ years? Align w/LIHTC requirement - or add other incentive for longer commitment - perhaps parking or green space!
- Require 50% of the units be affordable and AMI to be 40% and require this for the life of the building
- Change to 50% of the units are AFFORDABLE AT 40% AMI (FOR LIFE OF BUILDING)

- WE need more language about who will be enforcing this and how and what will happen to land/property owner if failure to meet these numbers.
- There is no way to enforce! If the developer sells or goes bankrupt – the city has no mechanism to pay attention. This is a great way for probably developers to rip off taxpayers.
- It would be preferable to have the 15 year limit extended. If not we would work on the next solution response to ensure the affordability doesn't disappear.
- The city appointing someone specifically in charge of regulating and monitoring that affordable standards are being met. If we increased to 40% of units affordable and standards to support this, I would support that amendment.
- 60% AMI is too high. That is not an affordable rent for most families. Change this to 30% please.
- I don't see this helping with affordable housing. Large developers are in with money and will grab land the ICCF could truly use property!
- Feel better if it is close to transit. AMI set at local or regional area would be effective, not a federal AMI #. The amendment can be rest to a lower % of AMI.
- No neighborhood review; no input by neighbors.
- Too much that I don't know related to penalties + enforcement over time.
- Different rules for owner occupied vs developer.
- Don't do this. The city already is not capable of maintaining & enforcing what is approved. This would just add to the chaos and delinquency of the city.
- AMI needs to change & I'm unclear how this one works or will be regulated.
- Reevaluate the AMI Lower it change it.
- AMI is too high!
- Units to 50%; Lower AMI to 30% or 40%. Remove Sunset, require for life of building.
- Increase number of units to 50%, reduce the AMI to 40%, keep failure to perform clause.
- Increase the number of affordable units from 30% to 50%, Lower the AMI, and make more of the units more affordable.
- Change the length of requirement from 15 years to forever, provide bigger subsidies to developers to help offset the need for developers to profit. 60% AMI is still too expensive.
- Adjust the % to encourage mixed income housing. At 60% the rental prices are still too high for many longtime GR residents
- I think that 60% of AMI is too high.
- PARKING - Want to have planning commission approval.
- The AMI should be 50%.

- The AMI should be lowered to include those on fixed incomes, disability, social security, etc.
 - Relax AMI to 40% and increase min number of units to 50%.
-

AMENDMENT 6 GENERAL FEEDBACK

After reviewing each clause, residents and stakeholders had the opportunity to leave general feedback on the overall amendment. Comments have been lightly edited for clarity and formatting.

- I especially appreciate the "failure to perform" clause and hope that there's enough "bite" in the penalties to make it work.
- What specifically is the bonus? Would this apply to buildings that already exist? What is the penalty and what is the enforcement mechanism?
- What happens when/if the tenant makes more money? Does this apply only to future projects? What is the penalty?
- Only a small percentage would fit the affordable criteria. I don't feel that these dollars are anywhere near low enough to justify adding crowding/density/congestion/etc. This will do little or nothing to provide affordable housing
- What would be the penalty? How severe would the penalty be? How would the penalty be enforced or monitored?
- Transitions of people moving in and out, evictions, parking, fair for those paying more, those paying less.
- Does monthly rent include all utilities and trash?
- I would be in favor of this for sure if it actually made it so that my neighbors who are on fixed incomes could actually afford to live there. Would Section 8 recipients be able to live in these (30% of units) Affordable units? Who comes up with these prices (Monthly rent)? Wow, I was unaware that rent was this high in our city. I just learned HUD set these prices. Is this price the affordable rate or the market rate? That's too high – too much money. I don't feel that is affordable at all. I know now that is the affordable price - needs to be lowered.
- If there is a strong enforcement component for compliance - including enough \$ to off-set the cost of replacing those "affordable" units
- What about people earning minimum wage?
- What about those homeless who do not make a minimum of \$29,400/year? Each of us have different needs. It would be a better idea to speak about specific areas. The focus seems to not include the homeless population. The biggest issue is the need for affordable & safe housing for homeless individuals
- Failure clause for 15 years – only 15 years? At the least you should get grandfathered in if you were there before the 15 years is up. So can they sky rocket the rent after 15 years? Also, smaller units should not be the only affordable units.

- Can we increase the requirement to 40% or 50%? Also, the failure to perform clause should be transferred to a new owner, and it should be longer than 15 years
- If Grand Rapids purports itself to be an extraordinary city with lots of reasons to both move here and stay here, why are we still addressing housing with status quo planning practices?
- Be careful not to make changes that negatively impact the incentives and inadvertently diminish likelihood of developers using it! This is great! Incentivizes market to provide units of affordable housing!
- How does this affect the height? I agree with an added height allowance as long as it's within two stories of some surrounding buildings. I agree with reducing the parking requirements for this density.
- There is no real oversight & enforcement to maintain the 30% affordability. Can we lower AMI? Can we increase % of affordability units?
- I do not believe supply & demand would regulate rent levels. Concerns: housing code enforcements, section 8 opportunities, interspersed (well mixed), cap parking spot removal – protect or improve existing space.
- If the enforcement clause expires – after a set time or after a sale – how can a continued 30% affordable rate be ensured?
- This model is/seems to be based on the theory that trickle-down economics will work, but the study of Portland, OR (that the city seems to reference frequently) has shown that is NOT the case. Portland took two years for their study (not 6 months like this city!) I want to see the city include more consistency in the contracts regarding transfer (sale) of the building. Continue the contract and more consistency of the length of the contract (15 years, 40 years) 5 years per X% of AMI units for example.
- "Affordable" for whom? 60% is twice what these people make: disabled, retired on SS, low-income families.
- Must be for the life of the building, regardless of new owner change
- Must be for the life of the building regardless of new owner change. 30% of the units are affordable at 40% AMI.
- No by right. 50% of the units are affordable at 40% AMI. Must be for the life of the building regardless of new owner change.
- Does this apply to new construction only? How will this impact converted homes? Would a building that is only legal for 4 units be allowed 6 if 2 were at 60%AMI?
- How does non-compliance get noticed and prosecute? How long does it take to punish?

- Density – more need for transportation. Is there movement towards increasing safety for other modes of transportation and additional bus lines and buses? How does this work with section 8?
- Percentages of AMI need to be changed, it is not affordable. What kind of penalty? Who is enforcing? More compliance? Housing Advisory Committee - true representative sample?
- You are giving the green light to developers to make more money by destroying current housing. They may offer affordable housing, but they can get reimbursed by the government for the difference. Incentivize owner occupancy.
- This needs to be adjusted because it's not affordable and 15 years is not long enough.
- 60% of AMI is still too high for people who NEED housing. I fall just under 60% AMI and I would have a very hard time affording \$735/month for rent. There are many, many people who make less than I do.
- AND 1. We need more opportunities like this for more housing types 2. We need incentives to build more housing for lower % AMI (i.e. 30% AMI) 3. Term of maintaining affordability should be extended (longer than 15 years)
- If this bonus is designed to help regular persons vs developers, who will enforce non-compliance. Developers have several regulatory agencies that audit them on an annual basis, does the city have the capacity to take on this increase in work. 15 years should be pushed to 30. MSHDA generally enforces a 30-year compliance period
- Also, need to provide/include affordable housing for low and fixed income households. Extend length of time from 15 years to perpetual/unending for maintaining at least 30% of units for affordable housing. Must maintain penalties for failure to perform as legally actionable.
- Would add back in the 300 feet transit line distance and would encourage more that 15 year time frame
- Change from 200 sq. ft. to 1500 sq. ft.
- If city staff are monitoring and they get an influx, can we add staff? This really only impacts big developers who want to build affordable housing – sort of anyone can apply for it. Who do they apply to? How much is available? I like the idea, but it doesn't seem complete.
- How easy is it to get out of the affordability clause?
- Are there consequences? Is this actually affordable?
- Needs to be more specific. Is this really affordable? Where did these numbers come from? How does this compare to actual estimates on the Westside or specific neighborhoods? 2 bedrooms OR 4 bedrooms.
- Put back 20-unit min. This is a production of 50 ft. of lot Decrease AMI to make it really affordable. What does this look like in LDR?

- Minimum? For how long a period of time? Does it sunset with change of ownership? Needs revenue to allow city staff to monitor and enforce.
- How small? Is there a minimum? Would this disproportionately place low-income families in small spaces? Ex. projects housing. Are resources available to monitor this? What incentives to monitor this? Is there a time cap for developer incentives? Where are "the teeth"? Requirements for environmentally sustainable buildings?
- Should 60% be lower?
- Huge Blind Spot - City did NOT get it right! Do it over Correctly. Need affected residents input from the start. 15 years is insufficient – needs to be for life of building. Why didn't the City Commission have affected persons on the Planning group that presented the 31>11>4 proposals, instead of white privilege persons? Need to change State laws for inclusionary zoning. Need less than 60% AMI and 50%+ of units affordable. Why does this group think we are so gullible to not see through this sham of City/Developer collusion?
- This is good, I would like details though. What are the penalties? How does one register a complaint? Who monitors and how often? Can an online reference be made available as a resource to review compliance? Is 60% AMI really affordable and according to who? Also, we need details of the failure to perform clause before we can decide if it's good enough!
- Must be for the life of the building in case owner changes.
- Identified AMI is still not very affordable what about larger %?
- Not affordable! Does this include total occupancy cost (rent and utilities)?
- What's the penalty? Is it effective? Will/can the city provide transparency on the % of developers follow this agreement? Is this really "affordable"! *40% AMI ok?
- I think the 15 years could be extended. Does it still apply when the building is sold.
- What is this? Define the penalty. Who tracks compliance and how often, for how long? I would support a more generous set of percentages for lower income potential occupants (i.e. 50% of the units at 50% AMI)
- Added with penalties for non-compliance, What is this? What is the penalty? Why don't they give us actual amendment language so we can see what is proposed? How long do the affordable requirements stay in place? Who decides 15 years? Is 15 long enough? Does it run with the land?
- Not nearly enough neighbor/citizen involvement. Developments of this nature affect entire neighborhood and citizen neighbors deserve the opportunity to voice their opinions. Scrapping existing procedure at the expense of citizen neighbors is absurd.
- Question: What are the penalties for failure to perform & how are they enforced?

- Change 30% to 50% of building and 60% AMI to 40%. Add Sec 8 incentives. How does this account for extra tenants with cars/parking problems. Make this for the life of the building (not just 15 years).
- AMI should be measured at neighborhood specific level, not HUD. Would also like a bedroom number based rent max rather than a household size-based rent.
- AMI has to be based at the neighborhood level, this does not affect the biggest need. If the 2 bedroom is \$735/month and a family of four moves into the 2 bedroom, they shouldn't pay more.
- What is the failure to perform clause (i.e. the penalty)? AMI doesn't apply to people who make less than ALICE.
- Should raise 30% affordable rates to 40% or 50%?
- Only if the failure to perform clause is enforceable and penalties are high enough for this not to fail.
- Needs to have strict penalties that are enforced like jail time and/or 7 figure fines every 30 days until compliant. Low income folks are informed that the housing is open through whatever sources DHS, Social Security offices, local agencies that serve the disabled/elderly folks.
- No time limit on failure to perform clause and rental rates are too high. Who is going to police compliance? Pricing should not reflect the neighborhood.
- I don't understand this.
- What's the penalty? A lower monthly rent would be necessary to make it affordable. What's the bonus? The AMI table isn't affordable, so AMI should be lowered.
- Make sure the affordable housing feature is maintained. Penalties need to be strong enough to prevent raising rents and paying fees as a business model.
- 70% market rate can still cause greater displacement than is offset with the 30% affordable housing. Requirements should be more stringent, i.e. 30% at 30% of AMI, 30% at 30-60% AMI. It's unclear where this gets to be built? By-right in low density areas? Could be combined with other proposals to decimate some traditional neighborhoods and blocks. The City can't do "sticks." but they could do more with "carrots." Expect more.
- 15 years affordable agreement
- 9 appointed members on planning commission with city
- I would recommend adjusting the numbers to be more affordable, e.g. 40% AMI and 50% affordable units.
- What are the current affordable standards and how does it compare to national? Is 60% AMI at a livable percentage? 15 years, can we increase it? Will penalties be significant enough to hold people/developers accountable.
- Is this enough? 30% is federally affordable, not 100%. How can we know this failure to perform clause will actually be enforced and strongly enough?

- I have a problem with 9 people making decisions for a community! There are 15 years – who oversees this? Do we make sure they comply with the regulations? **DONT LIKE THIS WITH BY RIGHT.** I also don't like that there are nonprofit people at the table pushing these zoning issues. It seem **LIKE PLANTS!**
 - There seems to be no acknowledgement or accommodations for those who live on fixed incomes due to health issues or whatever. Where are they supposed to live when they are being evicted for the next person to pay more in rent.
 - Failure to monitor & enforce is imminent.
 - What happens to fixed and low-income residents? Does this address them in any way? (Ex. 2% of neighborhood housing must be affordable for people at 20% poverty or below.)
 - One size fits all does not work in many cases.
 - Need more information on how the LIHTC credit works.
 - Make this a requirement for the life of the building and not just 15 years.
-

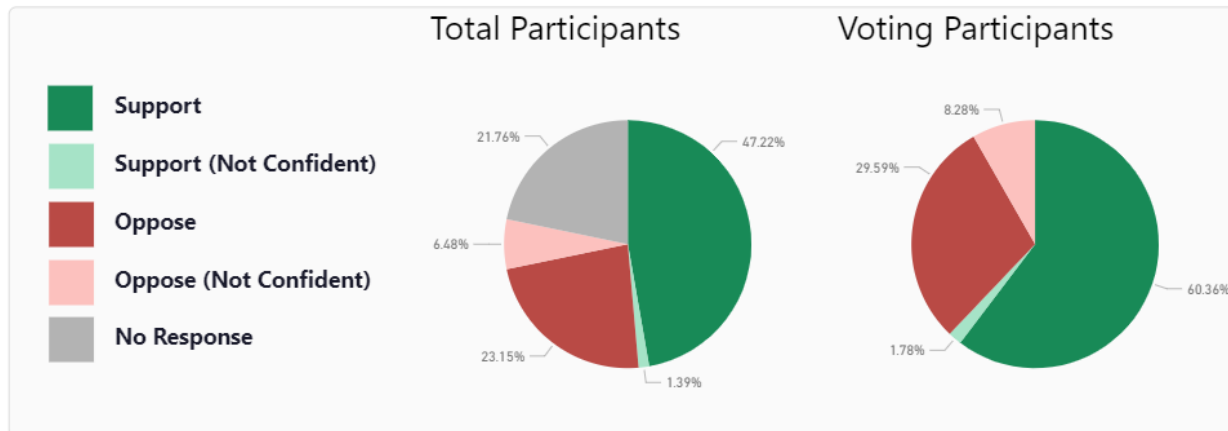
Amendment 8 | Accessory Dwelling Units

CLAUSE 1

WHAT IT PROPOSES

Changes the lot area requirement for an Accessory Dwelling Unit (ADU) from 5,000 sq.ft. minimum to all lots that meet the established area for the applicable zone district.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way.
- Again. Anything that strips resident voice I am uninterested in. I think it would be really wise for planning/city to look at other communities that have similar by right ADUs and what their issues are. I am really concerned about the lack of additional enforcement this would bring. I am concerned what happens when the owner sells the property. Then is it just a two unit? The owner occupied aspect would be impossible to enforce. Why is talking to your neighbors such a bad thing?
- The premise is all wrong. Lower income residents cannot afford nor would be loaned the money to build ADU's. This measure seems profit driven by developers.
- Master plan necessary for zoning change of this magnitude.
- Assumes by right.
- No
- None
- No changes in current policy -- lot sizes are already very small

- This change would be a disaster for classic neighborhoods
- No changes... this will significantly impact neighborhoods and will devalue property
- There is already double houses on lots on the Westside. You don't address parking.
- Not allow backyard small houses
- Allow for ADUs with bikers/commuters to have more occupants than parking spaces
- Need to continue regulating space -- if you have space you should be able to use it appropriately too small of an area promotes more issues - overcrowding, less green space, parking
- I don't like the current restriction regarding parking and green space it will significantly limit its actual use
- This is a great idea for families aging in place & potential wealth building but NOT by right
- No "by right" for this
- Keep the 5,000 requirement.
- Doesn't consider current surrounding neighborhood conditions
- I don't believe this should be by right.
- Did not check support or uncomfortable
- Revise 5,000 sq. ft. instead of eliminating it.
- Lower the minimum instead of completely eliminating. Could there be a lower min.?
- Limits green space and some properties will be overwhelmed
- Could this be exploited as an air BNB business model?
- Not "By Right"
- Develop specific design standards for ADUs to preserve neighborhood character.
- Not by right
- Strongly opposed
- Remain the same in its processes and zoning requirements
- Keep existing procedure. Allows for citizen input/opinion
- NO to by right
- Only with public input
- Keep the 50 sq. foot lot requirement
- Takes voices away from citizens
- So we can live on top of each other.
- Only if neighbors agree. All areas are different
- Only because the neighbors voice is missing

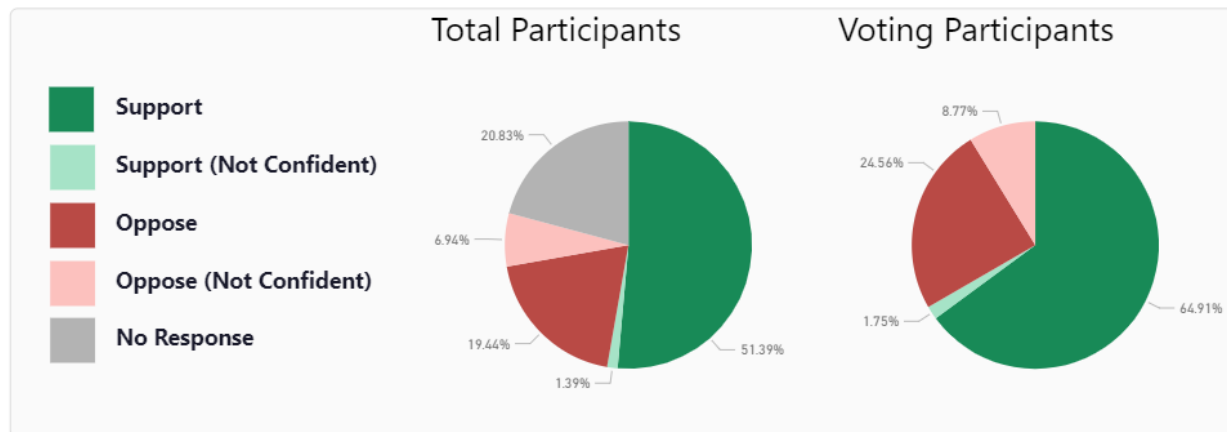
- Reject move to "by-right" or move to master plan process
 - By right - no!
 - Because it takes the voice away from community.
 - No. There should be a minimum.
 - Not do this. This type of change should actually require the size be larger than 5,000 sq. ft.
-

CLAUSE 2

WHAT IT PROPOSES

Increases maximum building height for detached accessory dwellings buildings with an ADU. This makes it possible to build a unit on top of a garage.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way.
- This really would depend on the neighborhood on how this would take hold. I would hate to see MCM ranch neighborhoods all of a sudden have tall garages.
- Neighbors and neighborhoods should be involved in these decisions. Density is wonderful if in the right setting. All neighborhoods have locales where density is appropriate.
- I don't see anywhere that states what the maximum height would be. Is it a fixed maximum height or relative to the main structure?
- Master plan necessary for zoning change of this magnitude.
- Again, assumes "by right".
- No.
- Community input, location would change decision so no rule change without looking at case.
- No change--this proposal would significantly change the character of neighborhoods.
- Keep existing policy. This building type would be an eyesore in our neighborhoods.

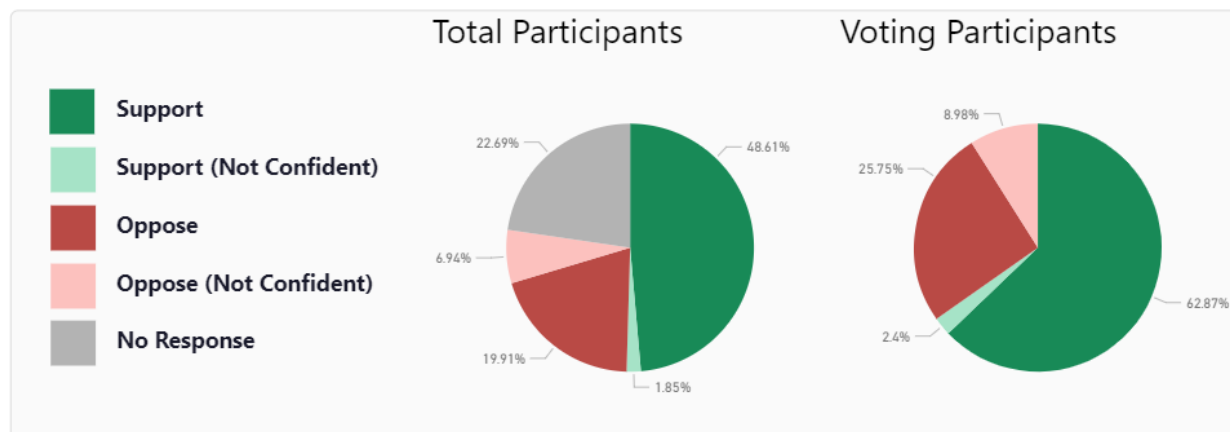
- This is a terrible proposal...no changes to current standards...will devalue home values.
 - Power lines and parking.
 - Allow for up to 2-3 stores.
 - Leave it alone.
 - Can impact the draft of furnaces and infrastructure of neighboring buildings. Shouldn't exceed height of neighboring structures.
 - 25' max heights.
 - Does city plan to increase staff (planning/building/etc.) to inspect, etc.? It should.
 - Taller than 25'?
 - Depends on size of house and lot size. Keep as special land use.
 - Not "By Right".
 - Develop specific design standards.
 - Not by right.
 - This is not a question. What max height are you talking about?
 - Remain the same in its processes and zoning requirements.
 - Keep existing procedure. This is worded in a nebulous manner. How many stories?
 - NO to by right.
 - Only with public input.
 - Looking like row houses.
 - Not to exceed the house height?
 - Master plan conversation.
 - Do not take the resident voice from the decision.
 - Reject "by-right" or move to master plan.
 - Not by right.
 - Because it takes the voice away from community.
 - Neighbors have no say.
 - Neighborhood input.
 - Should restrict the ADU to one story.
 - Keep one story.
-

CLAUSE 3

WHAT IT PROPOSES

Permits two-story detached accessory buildings for ADUs. This makes it possible to build a unit on top of a garage.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way.
- Again. Our neighborhoods are different. There is no neighborhood guidelines of design since the Planning Commission took that out.
- Neighbors and neighborhoods should be involved in these decisions. This measure should be moved to the Master Planning process.
- Master plan necessary for zoning change of this magnitude.
- Same as above.
- No.
- NO. This is a terrible proposal and passage would create unsightly buildings.
- Maintain existing policies...this type of building would be ugly and increase congestion in neighborhoods.
- No changes...this proposal will add to the congestion in neighborhoods and devalue homes.
- With a mandatory inspection for increased carbon monoxide protections & proper insulation.
- How do we enforce this owner occupied if sold?
- Same.
- Require height to be less than or equal to main accessory height.

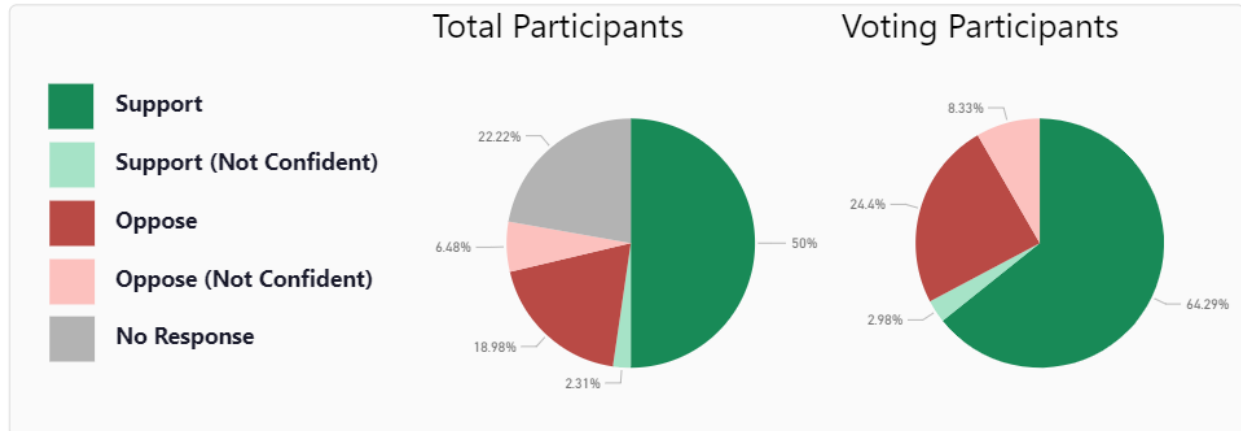
- If this increases ADU's being build, how will the current city staff capacity be able to handle processing and regulation of this.
 - Make sure there is enough staff to inspect both construction and ongoing rental inspections.
 - Did not check support or uncomfortable.
 - Did not have yes or no checked for confident.
 - Keep as special land use.
 - Not "By Right".
 - Develop specific design standards.
 - Not by right.
 - Strongly opposed!
 - Remain the same in its processes and zoning requirements.
 - As long as there is opportunity for citizens to share their opinions/concerns.
 - By right is not good for adjoining yards.
 - NO to by right.
 - Only with public input.
 - In some areas, this is great. But if it's a ranch neighborhood, two stories would stick out and change the feel of the neighborhood.
 - We need community [involvement] to approve what happens in our neighborhoods.
 - Reject "by right" or move to master plan process.
 - Take the by right out.
 - Because it takes the voice away from community.
 - This aspect to a certain extent; how can it be affordable because plumbing and electrical cost will impact rent.
 - Neighbors have no say.
 - Should restrict the ADU to one story.
-

CLAUSE 4

WHAT IT PROPOSES

Increases the Floor Area Ratio. From 25% to 40% between primary structure and ADU.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way.
- I'm not confident I know what this means. Is it that the ADU would have to be larger or could be smaller?
- I feel like this should be talked about per project. Some places this would make sense others it would not. We are not a cookie cutter community.
- Neighbors and neighborhoods should be involved in these decisions. This measure should be moved to the Master Planning process.
- Larger is better. Perhaps percentage should be increased for particularly small main structures. For large structures, duplex ADU's should be allowed similar to what exists behind 549 Crescent.
- Master plan necessary for zoning change of this magnitude.
- Same as above.
- No.
- Judge each case individually.
- No change is my recommendation.
- No...Keep existing policy.
- No changes...will devalue homes.
- Not allow people to live in backyard bungalows.
- Too close to neighbors lot lines? Privacy.

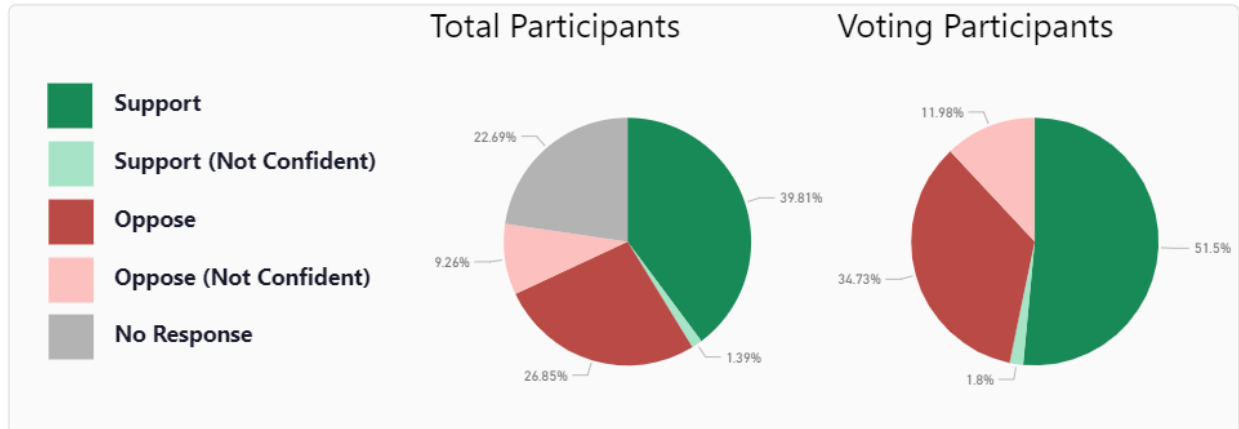
- Will this allow for more Airbnb rentals?
 - It should be a higher percentage like 60%.
 - Vehemently oppose and recommend it be dropped from consideration.
 - No increase.
 - As long as this is determined - who oversees compliance?
 - Is this just to maybe have more bedrooms?
 - Did not check support or uncomfortable.
 - Why 40%?
 - Keep 25%.
 - Not filled out.
 - Not "By Right".
 - Develop specific design standards.
 - Remain the same in its processes and zoning requirements.
 - Keep existing procedure. Allows for citizen input/opinion.
 - Larger space-- no less than 600 ft. is not decent.
 - NO to by right.
 - Only with public input.
 - In some areas this would work. In others, it would not. Our neighborhoods are not the same.
 - Reject "by right" or move to master plan process.
 - Unless it's specified 40% of square footage of house or footprint of house.
 - I find no problem with ADUs, let's make them more accessible.
 - By right - get rid of it.
 - **STILL WANT NO BY RIGHT!** Why don't waive the cost for non-profit?
 - Neighbors have no say.
 - Neighborhood input.
 - Not increase the ratio. This takes away much needed green space needed to help maintain a pleasant visual living environment.
-

CLAUSE 5

WHAT IT PROPOSES

Eliminates the maximum occupancy and number of bedrooms limit for ADUs.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way.
- I'd still like restrictions on how many people can live in such a space. There is a statement: "Except that no more than 4 unrelated individuals can live in a single dwelling." Unfortunately, that statement is prejudicial against non-traditional families. My concern: too many college-aged kids and/or partiers in one place! (Sounds bad, doesn't it? - perhaps I AM getting older!).
- I think there should be an occupancy limit for ADUs.
- Sounds like overcrowding.
- We already have an issue with more than four unrelated humans in a unit that seems to be unenforceable.
- This is horrible and will just further encourage "slum landlords" to squish as many people into an apartment as they can get away with and will greatly diminish the quality of life for immediate neighbors.
- Master plan necessary for zoning change of this magnitude.
- We should have maximum occupancy and bedroom requirements to avoid overpopulation, traffic and noise problems.
- Same as above.
- No.

- Not for it so no recommendation. Property values are affected by many of these changes. Community input.
- NO change...neighborhoods are already over populated.
- Keep existing policy...neighborhoods are already congested.
- No changes...will add more congestion to neighborhoods.
- Is lot size a factor?
- Not pack people in like sardines.
- No limit?
- Max occupancy is necessary and needs to be enforced.
- Must limit amount of people/rooms.
- You would have too many people in one unit.
- Seems too drastic, why do this? Or do existing housing codes cover possible excesses?
- Need clarity around population density.
- Reduces neighbors voice in the process, transfer of ownership is questionable, master plan should include increased enforcement staffing.
- Limit occupancy to two.
- Mixed density areas only, not in low density.
- Establish a reasonable occupancy (2) and number of bedrooms (1).
- The matching design guidelines are unnecessary. As long as the ADU looks decent, it should be fine.
- Who regulates this?
- Would it still have to cap at four unrelated members?
- Clarify how city would monitor regarding owner occupancy & how would this relate to short-term rentals e.g. Airbnb. Also, will there be design guidelines.
- Did not check support or uncomfortable.
- Unfamiliar with the current max occupancy for ADUs.
- What is this?
- Does this eliminate unrelated persons rule? No it doesn't.
- Is there something else that regulates this?
- Not "By Right".
- Not by right.
- Strongly opposed.
- I don't have an understanding of the max occupancy rate.
- Remain the same in its processes and zoning requirements.
- Need to know what requirement is now. Should be same MAX but not too restrictive.
- There needs to be limits.
- Only if owner lives there. Any new owners would be required to continue.

- Does this preserve the minimum square feet for the number of people? If yes, I would support.
 - NO to by right.
 - Only with public input.
 - None of these should be allowed by right.
 - Have a maximum of two bedrooms.
 - Pack like Sardines, health issues.
 - No way, how many people quality of life for who? Not healthy for people small areas.
 - That committee that come up with these amendments, need to go back and rethink these.
 - Increase ADU to consider two story footprints. Recommend 50% cap at 1,000.
 - I am not okay with by-right zoning. Nor the 500 ft. this impacts. Have you spoke to ...; 3 ft. from lot lines is real close.
 - Reject "by right" or move to master plan process. City should move away from arbitrary "4 unrelated people" to something based on square footage (i.e. one person per 500 sq. ft.) or keep current 2-person limit.
 - I find no problem with ADUs, let's make them more accessible.
 - I'm confused about this. I think I support this but I'm confused about the way it's written. I would want it written that the unit need to match the look of the neighborhood. Is there still an inspection requirement.
 - Get rid of the by right.
 - Would this eliminate this number completely, rather than just stipulating a certain number of non-family members allowed to prevent unhealthy and overcrowded spaces? Allow family members, but not non-family members.
 - I think limit in occupation is important. I am not opposed to this but this would NOT HELP AFFORDABLE HOUSING! Still DON'T LIKE BY RIGHT. Want this to communicate voice. This will effect communities, this could become Airbnb.... Why punish homeowner for the cost or nonprofits?
 - Absolutely not.
 - Neighbors have no say.
 - Neighborhood input.
 - Actually, lower the maximum occupancy since there are already too many issues the way things are and nothing is being done to better it.
-

AMENDMENT 8 GENERAL FEEDBACK

After reviewing each clause, residents and stakeholders had the opportunity to leave general feedback on the overall amendment. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way.
- Just as stated above re: occupancy.
- I'm particularly interested in this amendment and economic opportunity it creates for homeowners.
- I am for this idea, want to be sure that homeowners also have the option to do this - not just developers.
- Can we also reduce parking and green space requirements?
- I love it! - Just worry that parking & green space requirement are too limiting.
- I would support making it non-owner occupied. I believe these should be regulated as a rental. Why must it be owner occupied? This gets difficult to track.
- What happens when the property is sold? Does it become a two unit? Under these guidelines, it has to be owner occupied. How does that transfer with new ownership?
- Does this apply to all BUT historic preservation areas?
- What happens when the home is sold? Is it marketed as a two unit, is it sold in its entirety? I'm a realtor & the list price between a multi-unit vs a single family home varies. Does the main unit have to remain occupied by the owner?
- Robust neighbor notifications that include design guide.
- What defines an ADU?
- What defines an ADU?
- Start enforcing the 4-year-old STR ordinance and you will free up dozens of apartments that used to house local residents.
- Who is checking? Same people who check on Airbnb? What will stop these from being used as an Airbnb? Parking - adds to off street parking reg.
- How do you enforce homeowner?
- Great way to increase density but not w/o neighborhood notice. Notifications currently only 300 feet - were that also increase to 500 ft. for notifications off of TBA.
- Yes, but don't require owner-occupied.
- How to monitor for not using Airbnb and get approval from adjacent neighbors (like for chicken coops) / for incentives for affordability, provide abatement in application fees or property tax?
- Need design guidelines for these. Where did they go? The full amendment language should have been available at this meeting. The summaries don't

contain all the info. What happens when the home is sold to a new owner? Who regulates that the new owner is actually occupying the home?

- Are there still design guidelines? Does AUD have to be consistent with current home? Will there be additional city staff hired to do inspections? These ADUs need to be inspected! Rental inspections!
- I generally support ADU amendment. Questions are: -design guidelines? -enforcement? -Airbnbs.
- Are we going to hire more staff to inspect the likely influx of rentals? Would we change how often they need to be inspected?
- -Airbnbs? -who inspects these? -Need more rental inspection staff.
- No discretion or previous study? What's the process like? Research of impacts on other cities.
- Why this change? No by right. How do you enforce Airbnbs?
- Who and how is that monitored? Deed restrictions. What keeps this from being or all Airbnb?
- Would this expand the Airbnb market and raise housing cost?
- Why cannot we as citizens address systemic injustice including developers and City collusion – mutually benefiting each other at expense of poor/people of color?
- Subject to zoning requirements including parking and green space. How does this transfer to new owners? How will owner occupancy be enforced? How often? Is there a way for a resident to make a complaint?
- Specific design standards? Will they verify? Parking and greenspace factor concern to what happens!
- What provisions for parking with added density in the neighborhood.
- Why can't we work to have free/cheap approval process for homeowners that have primary residence in the city so that the special use permit process cost is not the hurdle to following the current process?
- This also gives incentive to fix up or replace old run-down existing garages. Deed restriction to be owner/occupied. $1800 \times .25 = 450$ sq. ft. Not enough to have 2 car garage and stairwell. Special land use cost and time deters people from wanting to go forward. Adding a driveway and garage is expensive, but allowing living quarters above helps pay off garage, while providing a small apartment at lower rent. This will provide additional parking or parking where none is provided.
- Current limits two people. Proposed regulation limits no more than four unrelated. Regulation limits on sizes of bedrooms 70 sq. ft. for one person. More than one person 50 sq. ft. per person.
- I support the theory that increasing supply will help stabilize cost.

- Application cost is way too high for home owners. \$1900? Is this the same for developers? Application cost should be a lot less for owners, especially owner occupied.
- Must have owner-occupancy of one unit. Why? This is not necessary!
- Max occupancy changes appear to be a money grab and would adversely affect quality of life.
- Enforcement of owner occupancy. It must be for the life of the home/units.
- Definition of family building code.
- Still concerned about size of ADUs. They are too small. There are concerns about by right for building height and two story detached ADUs because of height concerns. Overall the group liked this more because of the owner occupied requirement.
- Homeowner could be unscrupulous and rent to people for large amounts but have 21 people living in an area that should only have 4-6 people max in the apartment. Need to keep the maximum occupancy rule.
- Maintaining an ADU parking spot is very important.
- Fear developers coming in and doing whatever they want.
- Should be special land use or with other parts.
- No by right, doesn't guarantee affordable housing.
- No Land Contract.
- It is so sad how the city informs us about new development.
- By right language should be noted, not dropped from explanations. ANY single family could become a two-unit by right. De facto. This is a huge change. The City should move away from arbitrary four unrelated people to something based on square footage. (i.e. 1 person per 500 sq. ft.). Or keep the current two person limit.
- How are they going to get fire responders and Police to help these people living in these places?
- Still connect to city utilities.
- I would be ok with waiving all fees with the current process for ADUs.
- Get rid of the by right! Parking is an issue. The city has to stop pretending it isn't . Does this eliminate number of allowed people? Still limit to four unrelated people in a property.
- My concern is that these additional housing units seem mismatched with the housing needs in GR. Isn't more space needed to house families? Families with children are a large part of the population in need of stable housing.
- Will eliminating max occupancy and number of bedrooms allow unlimited amount of people (related/unrelated) living in the ADU? Will homeowners be allowed a route to more off of the property if they wanted to rent both?

- Developers are out of the area and state most of the time so they be covering cost.
 - So the city could ask me if I wanted chickens as neighbors, but not if four people live in my neighbor's backyard one day?
 - Unclear on all the details.
 - Found the presentation on the amendment to be very confusing.
 - Ensure that parking requirements for ADU are being met.
 - Owner-occupancy is key.
 - Who decided on the 500' issue? Not good for GR Neighborhoods.
-

Amendment 9 | Row Houses and Minimum Width

CLAUSE 1

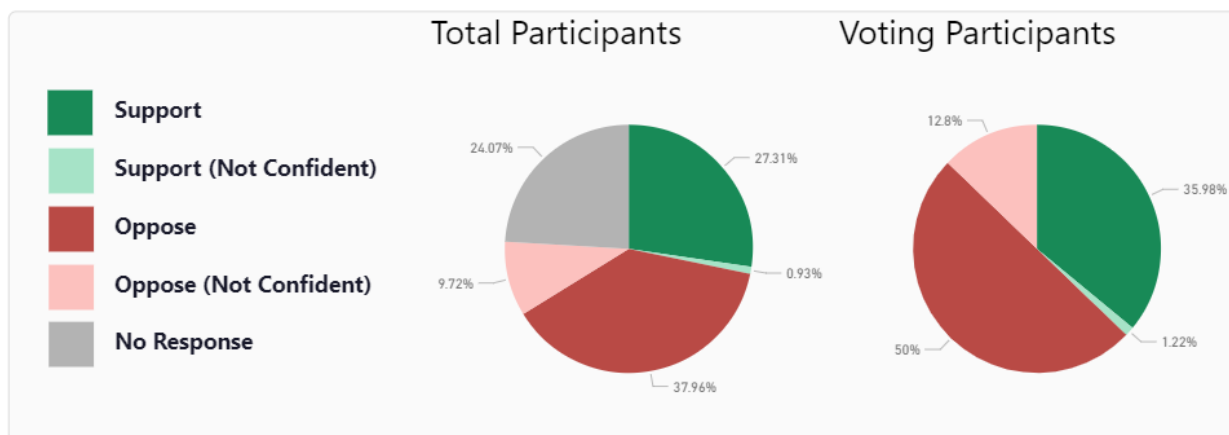
WHAT IT PROPOSES

Permits attached single-family residential dwelling units by administrative approval within the LDR zone district where the following criteria is met:

- Eight (8) or less attached units per structure are proposed
- The parcel is within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district

as measured from the closest point of the parcels along the public right-of way

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way, shape, or form and will not ever support it.
- Four or less attached units per structure and within 100-hundred linear feet...
- 500 feet seems like a very large distance. I'd support this if it were less, maybe 250 or 200.
- I am concerned that this could lead to demolition. While I hear places like ICCF say that it's not affordable to do so... I work out west and with the bay area and everyone there wants to invest here because everything is so cheap. Remember that zoning is not just limited to nonprofit developers. I think this could be tragic to our communities with the lack of engagement from residents. In the right area, I am sure it could be supported but this doesn't take in account of the work neighborhoods have done on where they want density. You are again placing this in areas where often people are in poverty. Where will they go? This is not

affordable. This is just more housing and you want us to give up our rights so some developers can make a profit. **NO.**

- This measure gives wild latitude to developers and takes neighbors views completely out of the picture. Again, the Master Planning process is where to address such sweeping changes to zoning code. This survey is very inadequate for residents to understand the complexities of these proposed zoning changes and to be able to make informed opinions.
- There should be no limit to the number of attached units. Requiring unit separation unnecessarily and arbitrarily increases housing costs.
- Pair this with provisions to ensure adequate green space in the affected areas.
- Master plan necessary for zoning change of this magnitude. Designate as special land use.
- I'm concerned about how this may affect traditional homes on neighboring properties.
- Require neighbor input.
- Not a fair survey.
- No.
- Each case needs neighborhood input.
- No change in policy.
- Citizens will lose control.
- No changes... will add more congestion.
- Again, I don't think it's necessary for a public hearing about a property, but if it's going to be administrative approval, there needs to be a stipulation in there that they have to ask the neighborhoods before they build. Some areas of neighborhoods cannot handle more density, others can. **ASK THE NEIGHBORS!** Once they ask the neighbors...then it can be administratively approved.
- Special land use.
- Not create cookie cutter row houses.
- Again, neighborhood input.
- Sewage, water.
- Be explicit about whether homeowners would be kicked out to tear down their home to build these units.
- No, way to many people they have parties, fights, drugs, drinking, smoking.
- Too many people no way.
- Change back to 100 feet of TBA etc., and for lower income neighborhoods: 50 ft.
- This doesn't look like a neighborhood.
- Same minimum setbacks for whole block.
- I think it should be more than 500 ft., 1000 ft. -- two blocks.

- Allow only up to three units and make robust neighbor notifications that include a design guide.
- Does the entire building need to be within the 500ft? Could that be limited?
- Will demotion occur?
- Not in LDR.
- 100 linear feet.
- LDA doesn't provide enough green space for these residents, increases noise and traffic for low-density neighbors. Changes nature of neighbor to commercial conditions.
- Not 500 ft.
- Expand beyond 500 feet.
- Why 500 ft.? Does it need to be this blanket amount? Can each neighborhood be different? The "why" is really important here.
- Each neighborhood is different. 500 feet is subjective - will help some but not everyone. Every neighborhood should have its own plan.
- Continue with current process.
- Continue to require full public review.
- Not by right.
- 500 buffer is too deep and doesn't reflect appropriate fit with neighborhood development plans.
- I agree with 500ft and would agree with extending this even further.
- Expand allowable areas beyond 500ft to 1 mile. *must include affordable housing in every structure.
- I don't think this should be a by-right decision. Will this take into consideration area specific plan?
- Consider expanding this to the entire city.
- Add parks & other areas this is allowed.
- Adding parks to the list to create density around the, deeply concerned this will bulldoze affordable housing.
- Did not check anything.
- Did not fill out.
- Did not fill out.
- Too overreaching. There is no limit on length of the buildings in these eight-plexes. 500 ft. is crazy. There are other areas where this would great.
- Reduce the linear 'to 100' from TBA/TCC/C zones.
- Not filled out.
- Not "By Right".

- Review the city neighborhood by neighborhood with resident input to determine the most appropriate placement of this type of development in each neighborhood.
- Not by right.
- Change to within 100 ft. and that they must meet neighborhood design standards.
- Change this to 100 ft.
- I would support more than eight.
- Remain the same in its processes and zoning requirements.
- Should be 1000 sq. ft.
- Kill this amendment.
- Support as long as exterior of building blends with neighborhood aesthetic.
- Less than 200 feet.
- Need to include affordable housing, what happens after they sell the home?
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished.
- No to by right.
- Should go through land use process.
- 100 ft. or less, want hearings.
- Possibility of construction in any area, no input from neighborhood.
- 500' is too restrictive & should be prevented in LDR with TN.
- This should not be by right. Not happy with the Planning Commission raised to eight from four.
- With public review.
- 500 ft. destroys our neighborhood.
- Horrible! Terrible! Awful! Entire blocks (especially in poorer areas) would be destroyed and displaced. Keep same requirements. Speculation special!
- My concern is demolishing existing homes and permanently changing the character of the neighborhood. How does this address low-income housing? A developer might buy up houses, demolish them, and build row houses, with similar higher rents.
- This should be existing beyond 500 ft.
- Might not be appropriate via community feedback. Perhaps smaller footprint.
- Require community input.
- Again, 100-300ft. Not 500!
- Get rid of the by right.
- 500 feet near Westside means virtually the entire neighborhood. 100 ft. more reasonable.
- No neighborhood input. Housing prices go up. Low income displaced.

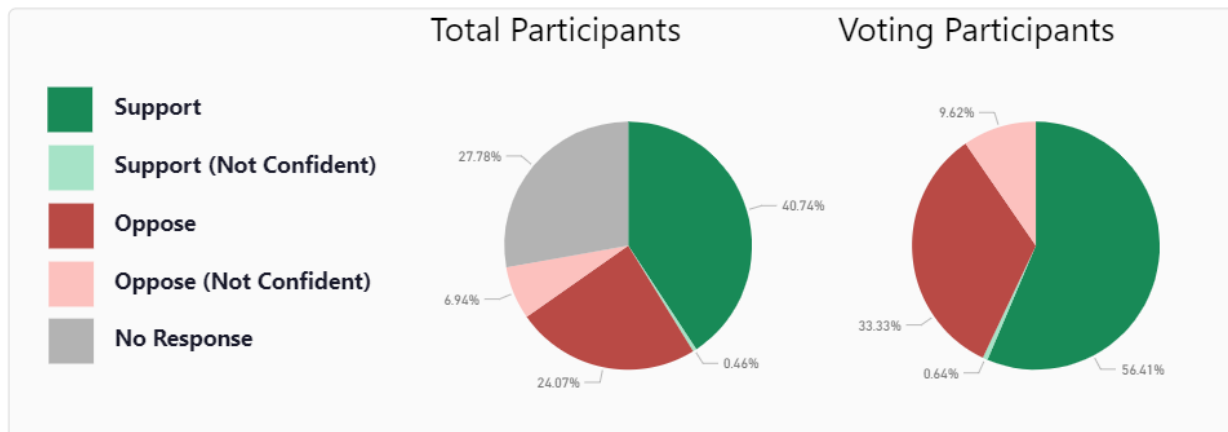
- Need to seek input from neighbors.
 - 100 ft.
 - Reduce the requirement to 150 feet.
 - 500 feet seems like too much, maybe 500 feet along main streets but not on side streets.
-

CLAUSE 2

WHAT IT PROPOSES

Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet. This change saves cost in construction by removing the need for a central load-bearing wall.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way, shape, or form and will not ever support it.
- I think this amendment should address minimum square footage for dwellings 14 ft. My recommendation is 700 sq. ft.
- So you knock out the requirement for resident voice and they save two grand... now they should also get to build cheaper places so they can make even more of a profit? Gross.
- This COULD be good. But will this set a precedence going forward that could have negative effects in neighborhoods?
- Master plan necessary for zoning change of this magnitude. Designate as special land use.
- Honestly, I don't know enough about architecture to be able to approve or disapprove of this amendment...
- Same as above.
- No.
- Depends where built.
- No changes in existing policy. This proposal is not consistent with neighborhood character.
- Keep exiting policy.

- No changes...will change the character of neighborhoods.
- Special land use.
- Not adopt.
- Too small of dwellings.
- But not by right.
- This will increase density in already dense areas.
- Restrict the type of housing to areas of mixed density/commercial/transportation as doesn't allow for any parking.
- Continue with current process.
- Continue to require full public review.
- Not by right.
- I don't think this should be a by-right decision. Will this take into consideration area specific plan?
- Did not check anything.
- Did not fill out.
- Did not fill out.
- Not filled out.
- Not "By Right".
- Not by right.
- Little green space... poor quality of life.
- Remain the same in its processes and zoning requirements.
- This may affect quality construction.
- Kill this amendment.
- Kill it.
- Allow this only with public hearing and the application process for special land use, not by right. And only if no existing homes are demolished. The zoning change is important these kinds of developments would be useful if they include affordable housing so long as public.
- NO to by right.
- Keep zoning.
- 18 feet should stand, no room for more development, use properties available.
- Probably OK.
- 14 is too narrow.
- Not opposed to this, but I hope you take GREEN SPACE into consideration.
DON'T LIKE THE BY RIGHT!
- Where will our families go especially if the 500 linear foot of TBA is passed?
- Neighborhoods destroyed; no input by neighbors.
- Still need input from neighbors. Ask!
- Reduce to 100 ft.

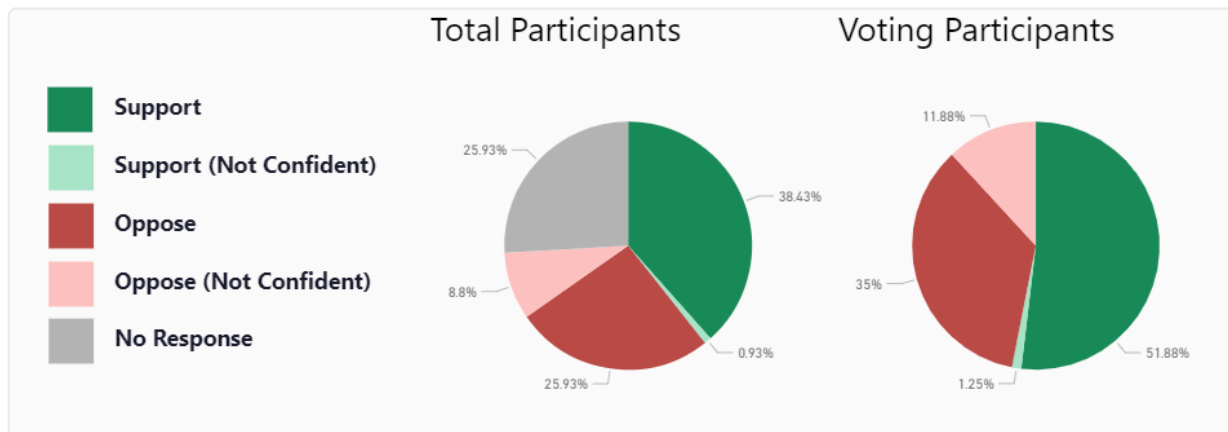
- I believe that you need a load-bearing wall.
 - Maintain special use approval.
 - Maintain at 18 ft.
-

CLAUSE 3

WHAT IT PROPOSES

Remove the requirement for minimum lot width. This would allow houses to occupy a more narrow lot.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way, shape, or form and will not ever support it.
- Perhaps this would work in some areas but this really should be a conversation for the residents near the proposed building plan.
- This sounds like an opportunity for developers to build dense, low quality housing such as mobile homes. This would greatly detract from the character of a neighborhood. Design specs need to be part of this measure as well as more neighborhood involvement in a particular project.
- Master plan necessary for zoning change of this magnitude.
- Same as above.
- No.
- No changes in existing requirements. Lots are already very, very narrow.
- No way, lots are already very small.
- Houses are already on narrow lots! No changes.
- Special land use.
- Not adopt.
- Ensure housing is built at cost current residents can afford.
- We can eliminate only so much space.
- Same minimum setback for whole block.

- Concern about what will happen in high residential neighborhoods.
- Allow only in mixed density. Noise impact also impacts and investment of surrounding homes.
- If green space requirements stay the same.
- Continue with current process.
- Continue to require full public review.
- Not by right.
- Where are design guidelines? This could really change the fabric of neighborhoods.
- Did not fill out.
- Did not fill out.
- Use design standards.
- Not filled out.
- Not "By Right".
- Not by right.
- Only with neighborhood input.
- So long as there are no variations allowed for setback property distance. 1) You should require the "end unit of a row house to have a set back from a property next door owned by private owner (ex. single family home)! Correction issued at meeting that there will be.
- Clarify the requirement for set back on the side to the next single family home.
- Remain the same in its processes and zoning requirements.
- Need review.
- The existing procedure works well enough.
- Kill this amendment.
- Kill this, look at EGR gaslight village -- abhorrent and NOT affordable.
- Not less than 16.
- Allow only through special land use.
- NO to by right.
- Keep current zoning.
- Neighbors input in this.
- Our city was built on community voice.
- It would be OK to narrow, but only provided current approval process (not by right) remains same.
- Consider changing height requirements to allow more square ft. per unit.
- I hope that we can add some language to this amendment regarding intentional to green space – requirements either to include a green a space, or to be within a certain distance of existing green space.

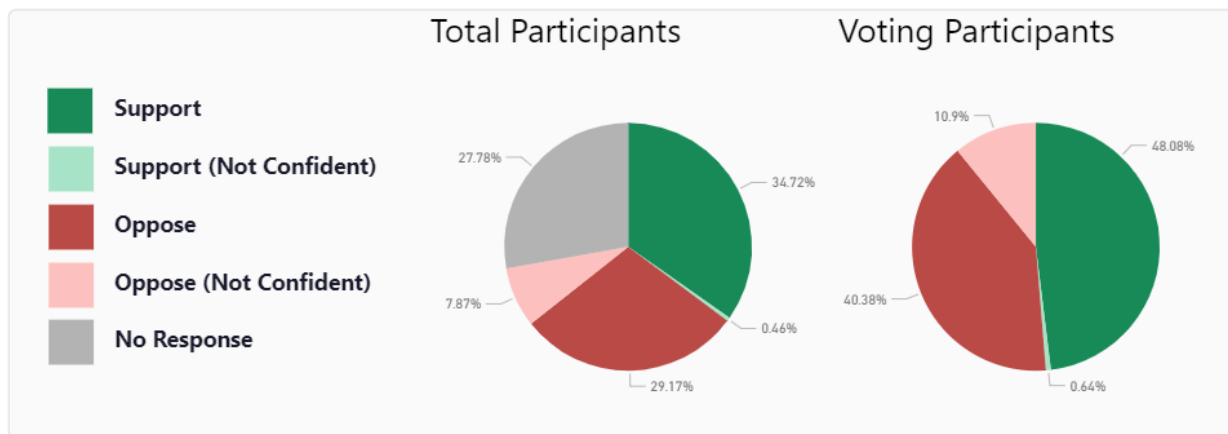
- Zero lot lines allow residents to block sidewalks! Renters believe the sidewalk is "theirs" done!
 - **WANT BY RIGHT OUT OF IT!**
 - There must be a minimum.
 - No input by neighbors; hi rents; low income displaced.
 - Per neighborhood input.
 - Do the reverse. They actually need to widen the lots would allow this type of housing.
 - Keep 18 ft.
 - Include neighborhoods in the by right process.
-

CLAUSE 4

WHAT IT PROPOSES

Reduce minimum lot area from 3,000 square feet to 1,500 square feet in Low Density Residential zones and from 2,250 square to 1,250 square feet in Mixed Density Residential zones. Thinner lots would require deeper lots to meet the existing minimum square footage requirements. Almost no lots like this exist in the city. This change would allow current lot depths to accommodate updated widths.

OVERVIEW



DETAILED FEEDBACK

Residents and stakeholders also had the opportunity to record more open-ended comments on each clause. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way, shape, or form and will not ever support it.
- Humans are not sardines. Don't treat us like one.
- This sounds like an opportunity for developers to build dense, low quality housing such as mobile homes. This would greatly detract from the character of a neighborhood. Design specs need to be part of this measure as well as more neighborhood involvement in a particular project.
- There should be no minimum lot requirements.
- Master plan necessary for zoning change of this magnitude.
- Truly a survey designed to get a specific, desired outcome.
- No.
- I think they are there to maintain neighborhood appeal and livability.
- No changes in current requirements.
- Maintain current policy.
- No changes...lots are already very small.

- MOST of the given reasons for these adjustments are LIES, and are made to make money for certain people.
- Special land use.
- Can we add 40% AMI/FMR requirements?
- Not encourage overcrowding while destroying the character of the neighborhoods.
- Subject to neighborhood approval.
- Family or single adults?
- Retrain width requirement and find another incentive.
- I'm ok with this as long as there is a minimum distance from the road to not block your neighbors. (Same minimum setbacks for the houses on the block.)
- Concerns about green space and current owners. Are there provisions to keep existing houses from being bulldozed? Is there a way to make units affordable?
- Since there is no protection against demolition, how can affordability be maintained?
- Not in LDR.
- Should match average sq. ft. of surrounding homes.
- Continue with current process.
- Continue to require full public review.
- Not by right.
- This will increase stock, but I don't think that is tied to affordability.
- Again by neighborhood character.
- Not "By Right".
- Not by right.
- Strongly opposed.
- Remain the same in its processes and zoning requirements.
- Needs review.
- Kill this amendment.
- Kill it.
- Need green space.
- Allow only through special land use.
- NO to by right.
- Don't reduce space.
- Neighbors input on this.
- Keep same process as current.
- I hope that we can add some language to this amendment regarding intentional to green space – requirements either to include a green a space, or to be within a certain distance of existing green space.

- I like putting this kind of housing in neighborhoods near existing parks and in family neighborhoods.
 - We want to be mindful of incorporating green space and adding courtyards, trees, etc.
 - Zero lot line is not ok in a residential area. We want a building right next door to house.
 - Neighborhoods destroyed; raises rents.
 - Could create more parking issues especially during the winter odd/even.
 - Only do this in LDR's, but not MDR's.
 - Include neighborhoods in the by right process.
 - Include the community in the process.
 - Without a condominium association who is responsible for upkeep?
-

AMENDMENT 9 GENERAL FEEDBACK

After reviewing each clause, residents and stakeholders had the opportunity to leave general feedback on the overall amendment. Comments have been lightly edited for clarity and formatting.

- I don't support this in any way, shape, or form and will not ever support it.
- Row houses are super cute, I love them, and I want them all.
- Can percentage of housing built be required to cost within 30% of AMI? Do we know who is moving to GR and from where? Can we prioritize housing for existing residents? Thank you for facilitating.
- I am very concerned about current homeowners being bumped out of their beloved home to create the higher density housing displaces more people.
- This type of housing seems appropriate for young professionals, but not in the traditional neighborhood with a community that's aging. Again, this promotes an increase rent that's affordable except to those with good jobs/college. Not sufficient for those low-income resident that are being pushed out.
- These look really cool off wealthy and the other places they've been tucked away. Great job, public Agency! This was thoughtfully created and masterfully executed. We need sessions like this to deconstruct other (all?) important issues facing Grand Rapids residents. (Special shout out to whoever did the PowerPoint. Well Done).
- Please, please, please pass this! This represents the most viable change that will increase ownership opportunities for low-mod income folks!
- I agree that adding parks to this list would be a good idea.
- What sorts of policy changes will be implemented to enforce guidelines if approved? This is for all four recommendations. 31.46% of households within 100ft buffer are living in poverty – 29.26% within the 500ft buffer. What happens if current affordable units are lost as there are no demolition protections? This does not consider ASP's. Again loss of resident voice. This may have many unintended consequences if demolish takes place. These aren't inherently bad ideas but they don't have enough data to protect against these unintended consequences.
- 100 FEET! NOT 500 FEET!
- The sewer and water systems are already over-taxed. They have been giving residents problems for 30 years. How can you build more without updating the infrastructure?
- Lack of neighborhood voice is not going to benefit anyone.
- I am very concerned about neighborhood green space for children/animals/public use. I don't care what the state of Michigan says, a motel room is not a home. 150 ft. long x 14 ft. That's nuts.

- Not by right. The Neighborhood would have the say so if they want these dwellings. 2. Ability to reach unity to owned by dweller.
- New applications do not consider existing density. Michigan Street dev is horrible – traffic and huge decline in quality of life. Promises of past ignored (ex. grocery store on medical mile, now a bigger need and less likely to be provided).
- This is not about affordable housing! Density yes.
- What are green space requirements? 40% of lot must be green?
- Yes, but lower the greenspace requirement.
- Give us a target number of units for city/neighborhood. I strongly support diverse housing types but not anywhere. In Creston, this amendment would lead to mass teardowns by right in the poorest and most diverse part of our neighborhood, while the more arduous SLU process apply to the more wealthy part of our neighborhood. Address this type through the master plan. Maybe use this type for infill development or only on vacant lots.
- Please refer to each neighborhood to help identify appropriate areas. Please return to 100ft recommendation from Housing NOW!
- Overall, how can we prevent low-income communities from being bought out and displaced? There needs to be an action plan before we give the ok. Build this into the next master plan.
- This option is preferable to multi-unit housing.
- It seems this will make property prices in affordable areas go up and possible displace low-income people from these areas if no requirement for affordable housing be incentivized. Recommend way to incentivize.
- What will this do to housing costs in neighborhoods like Baxter? Would the houses be knocked down and row houses at market value replace low-income housing? I don't like this!
- Not comfortable with this – needs to be dealt with in master plan.
- My main concern is how the 500ft buffer affects existing affordable housing w/in this buffer - i.e. the amendment incentivizes redevelopment of an area that disproportionately houses the most disadvantaged member of our community.
- None of these amendments or process addresses the elephant in the room which is the "by right" issue.
- NO "By-Right"!
- One plan does not fit all neighborhoods. Do this as a master plan – you will get more areas to build if you let us help you find areas to build. Some planning commissioners are out of control and rude to the public! You (City Commission) should be able to remove abusive people.
- Does not guarantee affordability.

- Is this with special Land use or with administrative approval? How can we be assured you as staff actually do enter all our comments/questions as data and retain the originals?
- Similar to amendment 3, the following changes could be made while retaining resident voice through the SLU process.
- Community/neighborhood resident stakeholders should have a say if this happens in their neighborhood. Can each unit be owned by dweller (Owner-occupied tenants)?
- What about parking? Make more effort to address parking concerns. Thanks.
- I think parking is the main concern with all this new development.
- *All of these amendments make sense and seem smart to me. *As I read the room and any general negative reservations, they seem to focus on the loss of the community feedback as a downside (yes) and an "anti-development" mentality.
- This should require special use approval.
- For lot area: if there are little if any lots of this size, why even ask this questions? This appears to be a built in loophole.
- I fully support "zero lot line". Currently, traditional condominiums are allowed in many cases but zero lot lines have to get special permissions. This does not make sense. Please approve zero lot lines if city needs denser housing near TBAs, TODs, TCCs, or C.
- Issues with the by right aspect. Neighborhoods should have the right to say if they who have invested in their neighborhood want their areas broken up with these row houses.
- Issues with the by right aspect. Neighborhoods should have the right to say if they, who have invested in their neighborhood, want their areas broken up with these row houses.
- Zone by appearance.
- Zoning by appearance not use only.
- Should fit area homes -- community garden, green space.
- Concerns about parallels to EGR gaslight village -- zoning for looks vs use.
- A big concern is that these units will be built by for profit developers who will not build affordable units but will build units in low-income area that outprice neighbors and drive up rent for everyone. There could be some kind of affordable housing incentive here like the density bonus. Missed opportunity.
- By right has the potential to dramatically change the neighborhood character. Too large-scale development to not have public input.
- Too much for one night, too loud too confused.
- As a firefighter, I feel that this amendment does not take into fact the safety factor that comes with row housing.

- Availability of parking. Affordable housing for all. Will Section 8 be accepted? Too many changes taking away open green space. Apartments and housing stacked upon each other is eliminating our living space. Until the people of the community are heard and connected in the decision making process it won't work. Too many people living so close may increase the crime rate.
 - Move to Master plan. Do it with us, not to us. Not By Right.
 - Regarding administrative approval "By right": be honest, misleading language with all these. Regarding 18-14: this was previously covered as Amendment 3.
 - I don't think the city cares about the safety of its residents! Is this going to impact young families having children?
 - Get rid of by right.
 - Something to consider is to increase usable green spaces for these residents. Do this closer to parks or incorporate courtyard space.
 - Safety issue with shared walls? 500 is too much!
 - Whole blocks could be demolished with no input by neighbors. Where would rainwater go? Into my yard? The City's position is given by the amendments. No credible alternative is given. This is unfair. I am given only one side.
 - Not next to my home – No.
 - Hate the fact that they will build right on the lot line.
 - Who is responsible for upkeep without a condominium association?
 - Include neighborhoods in the by right process.
-