



CITY OF AUBURN HILLS
CITY COUNCIL WORKSHOP
MINUTES

FEBRUARY 5, 2024

CALL TO ORDER: Mayor Marzolf at 5:30 PM

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

Present: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, Knight McDaniel,
Absent: Council Member Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Director Carroll

2 Guests

Workshop Topic: Rental Housing/Discussion of Update to 2016 Study

Mr. Cohen led the discussion regarding the City's Housing Policy. He reviewed the history of residential land use, including the number of housing units. He presented an overview of the City's population demographics and housing stock. Mr. Cohen reviewed the inventory of the City's housing with a focus on attached single-family and multi-family housing stock.

Mr. Cohen discussed the results of past neighborhood studies. He stated that staff is looking for direction regarding housing such as should the City proactively seek to grow its residential population. He discussed the pros and cons of adding additional housing units, both single family homes and rental units. He noted that the City has a smaller amount of rental housing compared to other communities, however there are not a lot of rental housing opportunities left.

Discussion ensued regarding this item. It was noted that the younger generation do not want to own a home, but the older generation want to settle down. The increase in population will affect the cost for City services. It was suggested that a mobile home type park where each lot is owned separately could be a low-cost housing option. It was noted that apartments should be located in an area that is walkable to stores and restaurants. A tiny home community was also suggested. It was noted that there is a void in the market for ranch-style housing options. There was concern that if there were too many rentals and there is a downturn in the economy, those units would deteriorate and the demand would decrease. It was suggested that the City be particular and allow good projects with good architecture in the right area. There needs to be a balance and certain areas make sense.

The meeting adjourned at 6:40 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk