

## Vander Lugt, Kristen

**From:** Zackariah Farah <>  
**Sent:** Friday, July 8, 2022 10:33 AM  
**To:** Vander Lugt, Kristen  
**Subject:** Advertisement in Groundcover Newspaper

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Dear Kristen,

Could you please send this onto the commission members?

The details about the Early Leasing Ordinance (ELO) timeline are false. Renters currently have about 5 months to sign a lease before moving in assuming they are switching between year long leases that start and end at the same time of the year. The advertisement also falsely claims that landlords were not consulted during the drafting of the ELO amendment that passed in August of 2021.

**Affordable Housing is a National Crisis, it is not unique to Ann Arbor!**

Rent in AA is just like avocados. If the cost of making avocados goes up, then you pay more for them in the grocery store. Nobody is going to grow and sell avocados (or apartments) to lose money.

**The State of Michigan has a law that prevents Rent Control.**

City Council recently passed a new "Early Leasing Signing Ordinance." Tenants used to have approximately six months to seek out a place to live and the new ordinance has reduced that to less than two months. Council needs to learn about a basic economic principle called "Supply and Demand" as they tighten the rental market by limiting access. This limitation has put tremendous upward pressure on rents as all demand is squeezed into less than two months. Guess Who Pays (GWP) in the end, the Tenants.

The City has a new brainchild called "The Right to Renew" but not at fixed rent which would be rent control. Landlords are glad to renew a lease if the terms were followed; it saves them \$. Landlords and Tenants will spend more money on legal fees when a Tenant and Landlord disagree on "Their Right To Renew." GWP.

**The City is about to institute A2Zero to reduce our carbon footprint to zero. A great program, it is needed to help save our planet.** About the 55% of the residents of AA are Tenants so Council is placing almost **ALL requirements and expenses for A2Zero on just Rental Housing.** Why not spread the expenses of A2Zero over ALL areas, ALL residents and structures and get faster results? The answer is Political. Landlords only have a few votes and homeowners have a lot. Guess Who Pays for ALL the A2Zero mandates (new electric furnaces, water heaters, stoves, new windows, etc.) to Rental Housing, that's right, the Tenants.

There are many, many things the City could do to reduce rents. It could start with eliminating sewer and water hook up fees to affordable housing projects or giving a tax rebate tied to rent reduction in affordable housing units, it could have required new Affordable Housing Units as part of the Briarwood Area Rezoning which lined their buddies' pockets via increased density. They could even consult professionals in an area before they mandate changes, not just listen to the most vocal 100 students. Council never sought input from Landlords and Stakeholders about the Early Lease Signing Ordinance. Perhaps they think they are more knowledgeable than all the Housing Providers in AA regarding rental property issues? They are about to learn another economic principle called, "The Law of Unintended Consequences" when you legislate in a hurry with emotion and no in depth research.

The City has an ordinance that prevents more than six unrelated people from living in a rental housing unit. Why does this even exist, can't adults decide for themselves? It prevents large, more A2Zero-efficient group housing. Removing this limitation will instantly increase housing stock. Who gains if removed: Landlords AND Tenants but it may decrease City income. Politics anyone? GWP.

Call, text, or email City Council members and tell them you support applying A2Zero mandates to ALL AA residents and structures NOT just Rental Properties. **Don't forget to Vote, maybe for new people** who are less political, who will research and investigate consequences before they legislate and will **stop raising our rents.**

**This Public Service Information was paid for by Citizens for Affordable Housing.**

**Tell City Council to Stop Raising Our Rents**

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Thank you,  
**Zackariah Farah**