

Hello, folks. I understand that zoning changes will shortly be under discussion that will include re-zoning parts of Dewey Street into a new classification as a "Group Housing Area." .

As a 20-year resident of the neighborhood, I have seen rentals ebb and flow. On my street of 12 houses, we've had as many as 1/3 rentals and as few as 1/12. Some 5-7 years ago, I knew a half-dozen families who owned houses on Dewey Street (and that was without an exhaustive survey - it was just folks I happened to know). While these families have moved on, and my general perception is that there are more rentals on Dewey, I think it is a mistake to make a zoning change given that it implies a more permanent state. It seems to me that the housing market is more fluid and that Dewey could easily return to more owner-occupied housing in the future.

Given that Ann Arbor wants to promote folks living in town--including providing single family housing for families who might otherwise end up in places like Pittsfield Township -- absent some strong reason why the zoning change must be made now, the reasonable course would seem to be to leave the zoning as it is. Our neighborhood will always be an appealing renter's option but we don't want to discourage folks from buying here who, like myself, enjoy the close proximity to town, commercial areas and public transportation that our neighborhood affords. Remember, too, that zoning changes on Dewey could have an ancillary effect on the solidly owner-occupied blocks to the south.

In addition, this slice of the Burns Park school attendance area provides about the cheapest option for families to own their own homes and send their kids to our highly-regarded school. (While there are some single family homes in the non-contiguous attendance areas on the other side of US-23, these are both relatively few and the distance makes integration into the school more difficult.) Changing the zoning in such a way that it discourages family-owned homes both on Dewey itself and on the blocks to its south will decrease the economic diversity of Burns Park School -- and in effect widen the gap that already exists between the various parts of the attendance area.

Thanks for your time -- and I'd be happy to discuss this matter further,  
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