

From: Jim Pyke <jimpyke@umich.edu>

Sent: Monday, June 27, 2022 11:25 AM

To: Lenart, Brett <BLenart@a2gov.org>

Cc: Cheng, Christopher <CCheng@a2gov.org>; DiLeo, Alexis <ADiLeo@a2gov.org>; Kahan, Jeffrey <JKahan@a2gov.org>; Kowalski, Matthew <MKowalski@a2gov.org>; Barrett, Jon <JBarrett@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>

Subject: Further delays to TC1 implementation are unacceptable

Dear Mr. Lenart and Planning Staff,

Having just read through the memo titled "City-initiated Rezoning of Maple & West Stadium area" dated June 28, 2022, I am beside myself with distress regarding what appears to be an announcement of more delays on the path toward making it easier to develop more units of multifamily housing in Ann Arbor.

I feel like I could write thousands of words on why it is necessary that we stop delaying these changes, and that we start paying less attention to the small but loud number of obstructionist residents who have repeatedly demonstrated their lack of good faith in discussions about development. Others have already written many words on this subject (as seen, for example, in this book: https://www.politicsofhousing.com/neighborhood_defenders/). Unfortunately as in many cities there are some Ann Arbor residents who have made it clear that no changes to the built environment are acceptable to them under any circumstances. When these residents see one of their objections attended to meaningfully, they proceed to raise other objections; moving the target repeatedly to delay significant, meaningful, and *necessary* changes for as long as they possibly can. These are people who have literally lodged at least one frivolous lawsuit and put forward at least one costly ballot initiative in their efforts to prevent one thing: the development of more and different types of housing in the city of Ann Arbor.

To put it plainly: we have some residents here in Ann Arbor who are **anti-housing activists**. This label does not need to be seen as a pejorative: one straightforwardly begins at the point of supporting the idea of making changes to foster an increased housing supply, or one does not. If one does not, then one should own the fact that they are working to prevent such changes.

My question is: does the city government support making such changes?

My sense is that Ann Arbor Planning Staff is invested in planning for the future of the built environment in Ann Arbor, and therefore does support such changes.

I'm begging you to clearly and publicly bear witness to the intensity of the need for regulation changes that allow and encourage the construction of significant numbers of new units of multifamily housing inside the city limits.

I'm begging you to more clearly explain the need for these changes to residents who may be resistant to them, rather than capitulate to those few intransigent residents who will never accept those changes with or without that explanation. Watering down or delaying necessary changes is an unacceptable version of compromise because it will not effectively address the problem.

Because the changes are necessary, providing a clear explanation of the changes is actually the only version of compromise that is called for.

I have Cc'ed all of city council on this so that they are aware of my concerns.

Thank you for your attention.

Sincerely,

Jim Pyke

Ward 5 resident