

City Council - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call: 877 853 5247 or 888 788 0099

Enter Meeting ID 942 1273 2148

Meeting Time: 07-20-21 19:00

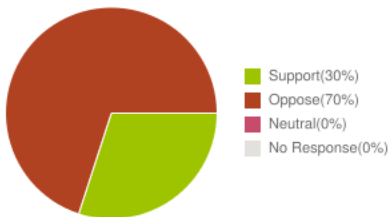
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN	07-20-21 19:00	75	10	3	7	0
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Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



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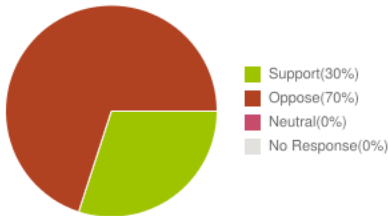
07-20-21 19:00

Agenda Name	Comments	Support	Oppose	Neutral
PH-1 21-1261 An Ordinance to Amend Section 8:530 of Chapter 105 (Housing: Lease Agreements and Entry to Show Residential Premises) of Title VIII (Building Regulations) of the Ann Arbor City Code (ORD-21-22)	8	1	7	0
DC-3 21-1319 Resolution to Order Election and to Determine Ballot Question for Amendment to Section 14.3 of the City Charter Related to Best Value Purchasing (7 Votes Required)	2	2	0	0

Sentiments for All Agenda Items

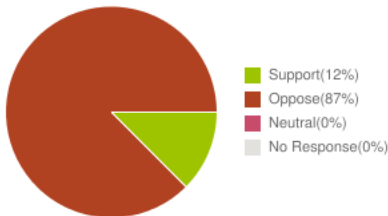
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Overall Sentiment



Agenda Item: eComments for PH-1 21-1261 An Ordinance to Amend Section 8:530 of Chapter 105 (Housing: Lease Agreements and Entry to Show Residential Premises) of Title VIII (Building Regulations) of the Ann Arbor City Code (ORD-21-22)

Overall Sentiment



Drew Fanelli

Location:

Submitted At: 3:08pm 07-20-21

It's currently a lose/lose situation for these UM students. They are being forced to knock on strangers doors to ask for a tour which is ridiculous. Landlords should have the right to rent/sell property as long as we follow fair housing guidelines. With this new proposed ordinance, these challenges will be exacerbated as UM students will

have even less time to find places they would like to live. This change would certainly create more demand, raising rent rates that are already expensive. 70 days from the start of a lease is plenty of time for tenants to figure out if they would like to extend their lease. I'm not sure how any of this is within contract law and I fear the city will face many lawsuits if this passes. This doesn't only affect the "StudentRental Market." We rent our "non student rentals" 6 months in advance. This will force Landlords to push away more clients that are simply trying to rent out property. Rates will skyrocket.

Ken Garber

Location:

Submitted At: 2:02pm 07-20-21

I support this ordinance as a reasonable measure to relieve some of the pressure on all renters (not just grad student renters) to renew their leases barely into their tenancy. Please weight the arguments of actual tenants more than landlords who cynically profess to speak for them. I have navigated the local rental market for four decades, beginning as a U-M student, experiencing its full range of horrors: the minuscule vacancy rate, the outrageously high rents, the barely habitable units, the failure to make repairs, the flouting of landlord-tenant law with regard to returning security deposits. I have also rented from some good landlords. But tenants need more statutory protections. This ordinance is one small step in that direction.

Mike Zanto

Location:

Submitted At: 11:57am 07-20-21

If passed, this will limit a very large portion of renters (student and non-student) opportunity to find housing on an operable schedule, and seeks to satisfy an outcry from a very small rental population (grad students) who are misrepresenting the availability of units on the market currently. Simply put, this displaces more people than it will "help" place grad students into rental units.

Douglas Spaly

Location:

Submitted At: 11:50am 07-20-21

This Ordinance is discriminatory against Undergraduate students. It puts them at a huge disadvantage to obtain housing near campus. They will be leaving town for the summer before they can even view housing. They will be forced to commit to UM dorms before Private housing providers can even show houses and gives the high rise towers unfair advantage with year round models to show. It will shove all the Undergrads into high rise towers and out of the community neighborhoods. The diversity of our campus area neighborhoods has always been a positive and allows Undergrads to be a part of Ann Arbor. You are taking away their right to secure housing ahead of time in an effort to solve a problem that is going away as more and more housing is being built and available. Undergrads deserve the right to choose and secure housing prior to leaving town and before being forced to commit to UM dorms. Please reconsider rushing this failed Ordinance and listen to next years incoming students.

jon keller

Location:

Submitted At: 8:36am 07-20-21

Property managers need to lease to different groups at different times throughout the year. Please stop using the terms "renters" and "students" interchangeably. Fewer than 50% of renters in this town are in fact students. You are viewing this too narrowly. This debate is not a city wide issue- this is a University of Michigan issue.

Bennett Borsuk

Location:

Submitted At: 9:29pm 07-19-21

Leasing has become a year round process for landlords. Being a year round process, landlords can properly staff leasing agents to assist students (and non students) looking for places to live. There is no shortage of apartments available. There are plenty of units to go around and students will find a place regardless of when they choose to look. Shortening the time when leasing can occur will just make the process more rushed and landlords will not have sufficient staff to provide quality service. In addition: Landlords have and continue to invest significant dollars in our community and are based here for the long term. Landlords operate businesses

here, support our community, and are a critical piece to the local economy. It is important that the landlord point of view be considered as the sustainability and viability of landlords is crucial to maintaining property values (tax revenue), and the long term economics of our community.

Allan Lutes

Location:

Submitted At: 6:21pm 07-19-21

This ordinance is an intrusion into the business operations of property owners and property managers who pay significant taxes to support the Ann Arbor government. This will harm these businesses and the Ann Arbor rental housing market. Tenants will receive less services because property managers will not maintain full time leasing staff. It will result in tenants having to camp out in front of management offices so they can be first in line to rent apartments. This will result in higher renewal rates for tenants and a black market for housing. The City will have significant challenges and increased costs to enforce this ordinance. City Council is trying to solve a problem that does not exist. Ample housing choices are available throughout the year. A visit to the University of Michigan Off-Campus Housing website demonstrates the ample availability of housing only a month before students will return to campus. Ultimately, I believe that this ordinance is unconstitutional.

Elizabeth McCririe

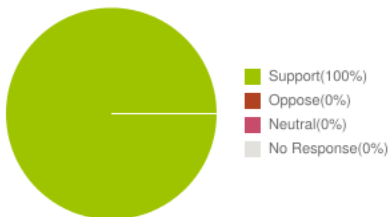
Location:

Submitted At: 3:02pm 07-19-21

This seems more relevant to student housing and will be messy for the residents and landlords of large professionally managed multi-family communities. The working residents of large multi-family do not know their plans that far in advance. Landlords will be forced to "guess" at what market conditions will be 6 months early - and therefore will typically offer a renewal rate that is higher than what it normally would be in order to compensate for guessing what the market will look like 6 months out. Some lenders require one year leases and may not loan on properties with automatic lease renewals. It seems unfair that the landlord must provide 2 types of notice to the tenant, but tenant can provide any type of notice to the Landlord. A property owner should have the right, at the end of an agreed upon contract, not to extend a new contract as long as appropriate notice is given. The administrative cost to rent in Ann Arbor will be increased and ultimately passed on to the Tenants.

Agenda Item: eComments for DC-3 21-1319 Resolution to Order Election and to Determine Ballot Question for Amendment to Section 14.3 of the City Charter Related to Best Value Purchasing (7 Votes Required)

Overall Sentiment



Ian Robinson

Location:

Submitted At: 12:08am 07-20-21

I urge the City Council to put the proposed amendment to the City Charter on the November ballot. That will empower voters to decide whether they want the City to allocate their tax dollars using contract selection criteria that look at what is the "best value" overall for the City and its residents, as opposed to the lowest price. The City's responsible contractor policy was supposed to make this change, but City staff say they feel bound by the Charter's reference to lowest price, and that the Charter supercedes the policy insofar as they conflict. This means that the City cannot properly weight vital factors in a contractor's value to the City, such as whether they have properly qualified workers, whether workers have OSHA 30 safety training, whether they are meeting

industry standards for compensation, or are hiring local workers. Once on the ballot, I will argue for adopting the new Charter language so that the City has the power to take all important factors into account.

STEVEN GULICK

Location:

Submitted At: 10:39pm 07-19-21

City council needs to adopt this amendment to properly value city contracts beyond price alone. Currently, the city does not properly weight vital factors in a contractors value to the City, such as whether they have properly qualified workers, if workers have OSHA 30 hour safety training, if they are meeting industry standards for compensation or are hiring local workers. Doing so would allow the City to more properly consider past performance in contract awards, so we do not have contractors who have repeated health and environmental violation's continuing to get City contracts .