

**Ann Arbor City Council Regular Session: June 07, 2021  
Email Redactions List Pursuant to Council Resolution R-09-386**

	A	B	C	D	E	F	G
1	<u>Sent Time</u>	<u>Received Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
2	7:04 PM		City Council	Robert Droppleman		Email address, address	Privacy
3	7:04 PM		Christopher Taylor, Jen Eyer	Donald Peurach		Email address, address	Privacy
4	7:15 PM		Jen Eyer	R Donald Wortman		Email address, address	Privacy
5	7:18 PM		Kathy Griswold, Christopher Taylor, Lisa Disch, Linh Song, Jen Eyer, Jeff Hayner, Elizabeth Nelson, Julie Grand, Erica Briggs, Travis Radina	Kathryn Van Zanen		Email address, address	Privacy
6	7:21 PM		City Council	Mort Cohn		Email address	Privacy
7	7:39 PM		City Council	Lauretta Codington		Email address, children names	Privacy
8	9:17 PM		Kathy Griswold, Christopher Taylor, Lisa Disch, Linh Song, Jen Eyer, Jeff Hayner, Elizabeth Nelson, Julie Grand, Erica Briggs, Travis Radina	Kirsten Nelson		Email address, address	Privacy
9	9:28 PM		Brett Lenart, Christopher Taylor, Jacqueline Beaudry, Christopher Cheng, Erica Briggs, Ali Ramlawi	Beverly Strassmann		Email address, address	Privacy
10	10:09 PM		Jacqueline Beaudry	Ali Ramlawi			
11	10:10 PM		City Council, Stephen Postema, Tom Crawford	Jacqueline Beaudry			

**Ann Arbor City Council Regular Session: June 07, 2021  
Email Redactions List Pursuant to Council Resolution R-09-386**

	A	B	C	D	E	F	G
12	10:13 PM		City Council	Jacqueline Beaudry		Email address, address	Privacy
13	10:33 PM		Jacqueline Beaudry	Lisa Disch			
14	11:26 PM		Elizabeth Nelson	Donna Blanchard		Email address	Privacy
15	11:29 PM		Elizabeth Nelson	Lyllian Simerly		Email address	Privacy
16	11:50 PM		City Council, Stephen Postema, Tom Crawford, Brett Lenart, Alexis DiLeo	Jacqueline Beaudry			

## Journal Archive

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**From:** Robert Droppleman [REDACTED]  
**Sent:** Monday, June 07, 2021 7:04 PM  
**To:** CityCouncil  
**Subject:** Support for the Valhalla project

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Mayor and City Council members,

I'd like to express my support for the Valhalla project. I live on South Main Street in the fourth ward, and I think, perhaps despite perceptions to the contrary, this is one of the most densely populated streets in Ann Arbor. From Madison to Eisenhower, South Main is lined with houses, condominium developments, apartment buildings and complexes except for Michigan Stadium, Pioneer High School, and the two golf courses. On this basis, adding Valhalla increases our housing stock on a heavily residential street. If there are concerns about traffic safety, I think changes should be made to South Main Street to improve safety. There are perhaps another thousand existing housing units close by who would also appreciate a safer street.

Many thanks for your consideration,

Robert Droppleman  
[REDACTED]

## Journal Archive

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**From:** Donald Peurach [REDACTED]  
**Sent:** Monday, June 07, 2021 7:04 PM  
**To:** stopvalhallaglen@gmail.com; Nelson, Elizabeth; Taylor, Christopher (Mayor); Eyer, Jen  
**Cc:** Connie Peurach; Annie Peurach  
**Subject:** Stop Valhalla Glen!

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

I am writing in vehement opposition to the Valhalla Glen project!

As a Dicken-area resident for 22 years, I have voted for all three of you, sometimes, in multiple elections.

I value your leadership and your stewardship of our great city.

The Valhalla Glen project is among the most destructive projects for the southwest side of the city that has been proposed since I moved to Ann Arbor in 1984.

I strongly encourage you to demonstrate your leadership and stewardship tonight in stopping this project.

Sincerely,

Don Peurach  
[REDACTED]

## Journal Archive

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**From:** R Donald Wortman <[REDACTED]>  
**Sent:** Monday, June 07, 2021 7:15 PM  
**To:** Eyer, Jen  
**Subject:** Valhalla

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Jen,  
I urge you to oppose the Valhalla development. I believe it is far too dense for the site.  
Thanks, Don Wortman [REDACTED]

Sent from my iPad

## Journal Archive

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**From:** Kathryn Van Zanen [REDACTED]  
**Sent:** Monday, June 07, 2021 7:18 PM  
**To:** Griswold, Kathy  
**Subject:** Stand with Renters - Support the Early Leasing Ordinance

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Kathy Griswold,

I am writing to you as your constituent and a renter in the city of Ann Arbor. Most residents of the city are tenants, but existing city ordinances fail to protect us. Current ordinances give predatory landlords legal licence to bully us into renewing our leases before we're ready.

Item C-1 on the next City Council agenda is a proposal for a true Early Leasing Ordinance (ELO), which would protect renters from being pushed into exploitative leases beginning unreasonably far in the future. This Early Leasing Ordinance is urgently needed by the tenants of Ann Arbor, and I am calling on you to expedite the passage of the ELO into law for the sake of your broad constituency.

I support an amended ordinance that gives renters a "right to renew" and prohibits landlords from showing or leasing our apartments until 210 days after leases begin. This change gives renters much more time to evaluate their housing options, solidify future employment/education plans, and make a fully-informed decision to either remain in their unit or move elsewhere. Landlords, categorically, do not speak for students or tenants. Many renters---and students in particular---sign in the fall preceding their August-start leases. The landlords claim this is the preference of renters, but in truth this results from their rational fear of being left without suitable housing next September. The city's pre-pandemic vacancy rate was 2-3% (3-4% since), compared to 6-7% across both the US and Michigan broadly. Were this our unemployment rate, the city would laud itself for "full employment", but at this moment the landlords alone are fully "employed". The effects of the housing shortage are real. Any claim that landlords need 7 months to replace a renter is not.

For many renters, securing housing is a difficult decision with heavy implications. Some of us are students, and some are precariously employed. We are restricted by housing discrimination, both legal and illegal. We are closely beholden to tight economic constraints, and all face the housing anxiety inherent to not owning the buildings in which we sleep. What tenants know, more than anything else, is that we do not wish to lose our housing. Tenants are vulnerable to landlords who can exploit the fact that most of us would rather sign a bad lease than be left with none at all.

Now is the time for you, our representatives, to act on behalf of your true constituency, rather than a small minority of local elites. The proposed ELO would support renters in Ann Arbor, without a single adverse effect to family homeowners. This is a grassroots effort being put forward by your constituents. It is your responsibility to stand decisively against the landlords that prey on us. It would require no investment from the city or property owners. It would empower renters to make well-considered choices about their future housing. Moreover, the timeframe for first refusal would give a tenant ample time to avert the rent-hike-ambush many of us currently face. Tenants who are still hurting from the pandemic need the gaps in their protections to be closed right now.

The opportunity is in front of you.

Kathryn Van Zanen

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## Journal Archive

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**From:** Mort Cohn [REDACTED]  
**Sent:** Monday, June 07, 2021 7:21 PM  
**To:** CityCouncil  
**Subject:** Valhalla Glen Project

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

To the City Council<

Sorry that I cannot attend tonight's meeting. I live near the proposed project (just across the golf range) at 2249 S. Main Street. I am one of the original owners and residents of Main Street Commons, a 48-unit condo community immediately south of the varsity golf range. Besides the loss of my beautiful view, the proposed 454-unit complex will significantly impact the quality of my life. There will be increased traffic. (I walk my little dog three times a day. Both of us have arthritis, and it is already a challenge to avoid cars on Main Street here. Hundreds of people leaving for work and school in the mornings will add to that challenge.)

Certainly there are environmental issues to consider, density issues, aesthetics, and the loss of green belt. The University of Michigan Golf Course is an absolute gem. It will be diminished by this project and rendered less special.

I do not begrudge people the right to find places to live. I simply question the wisdom of the city council approving a project of this size and density. It doesn't seem consistent with the Ann Arbor I know and love.

Maybe none of you will be able to see this mess from your back porch, but I will. And I vote. (And my hundreds of friends and former students all vote as well...)

Mort Cohn

## Journal Archive

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**From:** Laretta Codrington [REDACTED]  
**Sent:** Monday, June 07, 2021 7:39 PM  
**To:** CityCouncil  
**Subject:** Amendment to Chapter 55 (UDC) - PH-1

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear City Council,

Not sure if I get a chance to speak tonight I am on the phone listing and waiting. In case I don't get a chance to speak.

I am Laretta Codrington. My husband Joseph and our four children arrived in Ann Arbor in 1990. Our four kids [REDACTED] were educated in Ann Arbor Schools and we have maintained jobs and small businesses here. As happens with most families our children grew up, some moved away and some are still here. Unlike others, we have only owned this one home and are now looking at the possibility of moving, maybe within Ann Arbor, maybe out of town .

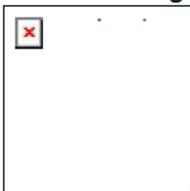
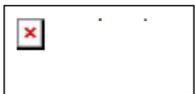
The home that we live in is what is called a Bilevel. The bottom portion is a one bedroom apartment which when allowed we rent out. When we were told that in order to develop the space into a fully functioning one bedroom apartment and rent it out. we would have to stay either upstairs or downstairs and add a deed restriction, it dashed our hopes of possibly following one or more of our children and still be able to live.

I support Housing and Human Services Advisory Board request that City Council approve the Accessory dwelling Unit Changes proposed by the City Planning Staff.

Thanks for your time and service to our community.

--

Laretta Codrington  
Chief Executive Officer  
Eight Lane Management, LLC  
North American Track&Field League, LLC



Increasing the Value and Visibility of Professional Track and Field





## Journal Archive

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**From:** Kirsten Nelson [REDACTED]  
**Sent:** Monday, June 07, 2021 9:17 PM  
**To:** Griswold, Kathy  
**Subject:** Stand with Renters - Support the Early Leasing Ordinance

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Kathy Griswold,

Hello,

I am a University of Michigan Alum. I live in Old Fourth Ward. I am writing to you as your constituent and a renter in the city of Ann Arbor. Most residents of the city are tenants, but existing city ordinances fail to protect us. Current ordinances give predatory landlords legal licence to bully us into renewing our leases before we're ready.

Item C-1 on the next City Council agenda is a proposal for a true Early Leasing Ordinance (ELO), which would protect renters from being pushed into exploitative leases beginning unreasonably far in the future. This Early Leasing Ordinance is urgently needed by the tenants of Ann Arbor, and I am calling on you to expedite the passage of the ELO into law for the sake of your broad constituency.

I support an amended ordinance that gives renters a "right to renew" and prohibits landlords from showing or leasing our apartments until 210 days after leases begin. This change gives renters much more time to evaluate their housing options, solidify future employment/education plans, and make a fully-informed decision to either remain in their unit or move elsewhere. Landlords, categorically, do not speak for students or tenants. Many renters---and students in particular---sign in the fall preceding their August-start leases. The landlords claim this is the preference of renters, but in truth this results from their rational fear of being left without suitable housing next September. The city's pre-pandemic vacancy rate was 2-3% (3-4% since), compared to 6-7% across both the US and Michigan broadly. Were this our unemployment rate, the city would laud itself for "full employment", but at this moment

the landlords alone are fully "employed". The effects of the housing shortage are real. Any claim that landlords need 7 months to replace a renter is not.

For many renters, securing housing is a difficult decision with heavy implications. Some of us are students, and some are precariously employed. We are restricted by housing discrimination, both legal and illegal. We are closely beholden to tight economic constraints, and all face the housing anxiety inherent to not owning the buildings in which we sleep. What tenants know, more than anything else, is that we do not wish to lose our housing. Tenants are vulnerable to landlords who can exploit the fact that most of us would rather sign a bad lease than be left with none at all.

Now is the time for you, our representatives, to act on behalf of your true constituency, rather than a small minority of local elites. The proposed ELO would support renters in Ann Arbor, without a single adverse effect to family homeowners. This is a grassroots effort being put forward by your constituents. It is your responsibility to stand decisively against the landlords that prey on us. It would require no investment from the city or property owners. It would empower renters to make well-considered choices about their future housing. Moreover, the timeframe for first refusal would give a tenant ample time to avert the rent-hike-ambush many of us currently face. Tenants who are still hurting from the pandemic need the gaps in their protections to be closed right now.

The opportunity is in front of you.

Kirsten Nelson

[REDACTED]

[REDACTED]

[REDACTED]

## Journal Archive

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**From:** [REDACTED]  
**Sent:** Monday, June 07, 2021 9:28 PM  
**To:** Lenart, Brett; Taylor, Christopher (Mayor); Beaudry, Jacqueline; [REDACTED]; Cheng, Christopher; Briggs, Erica; Ramlawi, Ali  
**Subject:** Re: Not possible to sign up to speak. My comments here

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

We live in a duplex in Germantown and rent an apartment in our home. Thus my husband and I believe in density on our own lot. However we oppose the ADU ordinance for the following reasons:

1. It is too radical a change in zoning especially if the owner occupancy requirement is removed. Owners take care of their property and that limits noise and nuisances to neighbors. Add back the owner occupancy rule!
2. It will remove green space and trees. Migratory birds needs in A2 will no longer be adequately met. We are one of the few lots in downtown that has a green back yard and I've come to know how critical are green islands in an increasingly built up city.
3. Comparable cities include Bloomington IN, Madison WI, and Pittsburgh PA. They ALL require owner occupancy. We are NOT Seattle or Portland or CA! Look st other towns more our size please.
4. As eloquently stated by others, this will be a boon to the real estate speculators/industry and there is no real evidence that housing will get more affordable. The opposite is equally probable.
5. This process has been too rushed. Wait until we don't have to meet remotely. I kept typing \*6 and could not get unmuted. Even the tech glitches have limited public input.
6. Do not greenwash something that is really for the real estate speculators not the tax paying citizens who vote. Your vote will be remembered.

Thank you for reading this.  
I look forward to hearing from you.

Beverly Strassmann  
[REDACTED]

my iPhone

On Jun 7, 2021, at 20:10, Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)> wrote:

The ADU hearing will be starting in a moment, press \*9 and you will be called on.

**Brett Lenart, AICP | Planning Manager**  
City of Ann Arbor Planning Services  
301 E. Huron Street, P.O. Box 8647

Ann Arbor, MI 48107-8647

[blenart@a2gov.org](mailto:blenart@a2gov.org) | Direct (734) 794-6000 #42606 | General (734) 794-6265 | [www.a2gov.org](http://www.a2gov.org)

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**From:** Lenart, Brett

**Sent:** Monday, June 07, 2021 7:01 PM

**To:** Beverly Strassmann [REDACTED]; Cheng, Christopher <[CCheng@a2gov.org](mailto:CCheng@a2gov.org)>

**Subject:** RE: Not possible to sign up to speak

You don't need to register. The public hearing for ADUs will occur later in the agenda. Once the Mayor introduces the public hearing, press \*9 on your phone, and you will be called on by the last three digits of your phone number.

**Brett Lenart, AICP | Planning Manager**

City of Ann Arbor Planning Services

301 E. Huron Street, P.O. Box 8647

Ann Arbor, MI 48107-8647

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---

**From:** Beverly Strassmann [REDACTED] >

**Sent:** Monday, June 07, 2021 6:57 PM

**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Cheng, Christopher <[CCheng@a2gov.org](mailto:CCheng@a2gov.org)>

**Subject:** Not possible to sign up to speak

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I tried to follow the instructions to speak at the hearing on the ADU but got muted so that I'm listening to a bunch of people talking and they can't hear me to register my request to make a comment during the hearing.

Can you please tell me whom I can contact to fix this?

## Journal Archive

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**From:** Ramlawi, Ali  
**Sent:** Monday, June 07, 2021 10:09 PM  
**To:** Beaudry, Jacqueline  
**Subject:** Proposed amendment to B-1

PROPOSED MOTION:

I move to amend the proposed ordinance by:

Adding the following requirement from Section 5.16.6.D.2 of the City's currently ordinance:

The Lot owner shall occupy either the ADU or the Single-Family Dwelling on the property, except for temporary absences not to exceed a combined total of six months in a calendar year.

Adding the following requirement from Section 5.16.6.D.11 of the City's currently ordinance with renumbering as needed:

A deed restriction that runs with the land, on a form to be provided by the City, shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:

- a. The owner occupancy requirement of Section 2
- b. The deed restriction shall be in effect until the ADU is removed.

Sent from my iPad

## Journal Archive

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**From:** Beaudry, Jacqueline  
**Sent:** Monday, June 07, 2021 10:10 PM  
**To:** \*City Council Members (All); Postema, Stephen; Crawford, Tom  
**Subject:** FW: Proposed amendment to B-1

**Jacqueline Beaudry, City Clerk** (she/her/hers)

2019 Michigan City Clerk of the Year

Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104

734.794.6140 (O) · 734.994.8296 (F) | Internal Extension 41401

[jbeaudry@a2gov.org](mailto:jbeaudry@a2gov.org) | [www.a2gov.org](http://www.a2gov.org)



Think Green! Please don't print this e-mail unless absolutely necessary.

---

**From:** Ramlawi, Ali <ARamlawi@a2gov.org>  
**Sent:** Monday, June 07, 2021 10:09 PM  
**To:** Beaudry, Jacqueline <JBeaudry@a2gov.org>  
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Sent from my iPad

## Journal Archive

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**From:** Beaudry, Jacqueline  
**Sent:** Monday, June 07, 2021 10:13 PM  
**To:** \*City Council Members (All)  
**Cc:** Postema, Stephen; Crawford, Tom; Lenart, Brett  
**Subject:** FW: Not possible to sign up to speak. My comments here

FYI

**Jacqueline Beaudry, City Clerk** (she/her/hers)

2019 Michigan City Clerk of the Year  
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104  
734.794.6140 (O) · 734.994.8296 (F) | Internal Extension 41401  
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**From:** bis@umich.edu [REDACTED]  
**Sent:** Monday, June 07, 2021 9:28 PM  
**To:** Lenart, Brett <BLenart@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Beaudry, Jacqueline <JBeaudry@a2gov.org>; erica@ericafora2.com; Cheng, Christopher <CCheng@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>  
**Subject:** Re: Not possible to sign up to speak. My comments here

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I look forward to hearing from you.

Beverly Strassmann  
[REDACTED])

my iPhone

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**To:** Beverly Strassmann [REDACTED]; Cheng, Christopher <[CCheng@a2gov.org](mailto:CCheng@a2gov.org)>  
**Subject:** RE: Not possible to sign up to speak

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City of Ann Arbor Planning Services  
301 E. Huron Street, P.O. Box 8647  
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**From:** Beverly Strassmann [REDACTED]  
**Sent:** Monday, June 07, 2021 6:57 PM  
**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Cheng, Christopher <[CCheng@a2gov.org](mailto:CCheng@a2gov.org)>  
**Subject:** Not possible to sign up to speak

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I tried to follow the instructions to speak at the hearing on the ADU but got muted so that I'm listening to a bunch of people talking and they can't hear me to register my request to make a comment during the hearing.

Can you please tell me whom I can contact to fix this?

## Journal Archive

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**From:** Disch, Lisa  
**Sent:** Monday, June 07, 2021 10:33 PM  
**To:** Beaudry, Jacqueline  
**Subject:** Fw: C-4 Amendment: language proposing fee in lieu as an additional option to affordable units in the Planned Projects Ordinance  
**Attachments:** Ordinance to Replace Planned Projects (4-22-21) First Reading (FIL Alternate).docx

I don't know if you received this when I sent it to council.

Lisa

**Lisa Disch | Ward One City Council Representative**

City of Ann Arbor  
301 E. Huron Street  
Ann Arbor, MI 48107-8647

[ldisch@a2gov.org](mailto:ldisch@a2gov.org) | Watch City Council Live At: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>

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**From:** Disch, Lisa <LDisch@a2gov.org>  
**Sent:** Sunday, June 6, 2021 8:27 PM  
**To:** CityCouncil <CityCouncil@a2gov.org>  
**Cc:** DiLeo, Alexis <ADiLeo@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>  
**Subject:** C-4 Amendment: language proposing fee in lieu as an additional option to affordable units in the Planned Projects Ordinance

Colleagues,

Tomorrow night, I will be introducing the following amendment to C-4 (attached w/ ordinance in full; and below).

C-4 replaces the open-ended planned projects modifications that currently exist in the UDC with a set of precisely defined options that offer developers flexibility with respect to height, some setbacks, and off-street parking requirements in exchange for precisely defined contributions that advance the City's Sustainability and Affordability goals. Put simply, the new ordinance replaces a negotiated, non-uniform process with well-specified rules that remove all elements of discretion and include limitations for each flexibility option.

The amendment I will introduce will add an option for "payment in lieu" to the affordability component of the new ordinance, which currently only includes the option of providing units of affordable housing.

### **Affordable Housing Component**

When and where at least 15% of all Dwelling Units or 15% of all Floor Area is devoted to Affordable Housing Dwelling Units, or when a payment in lieu has been made to the Affordable Housing Fund in the rate or amount established by resolution of the City Council.

Thank you,  
Lisa

**Lisa Disch | Ward One City Council Representative**

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48107-8647

[ldisch@a2gov.org](mailto:ldisch@a2gov.org) | Watch City Council Live At: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>

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## Journal Archive

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**From:** D Blanchard [REDACTED]  
**Sent:** Monday, June 07, 2021 11:26 PM  
**To:** Nelson, Elizabeth  
**Subject:** Re: Valhalla Project

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Sorry. I meant that for Jen.

On Mon, Jun 7, 2021, 5:15 PM Nelson, Elizabeth <[ENelson@a2gov.org](mailto:ENelson@a2gov.org)> wrote:

Hi,

I think you have confused me with someone else—I share your concerns and wrote about them here:

<https://www.a2inel.com/post/ward-4-development-valhalla>

Thank you for reaching out

Elizabeth

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**From:** D Blanchard [REDACTED]  
**Sent:** Monday, June 7, 2021 8:52 AM  
**To:** Nelson, Elizabeth <[ENelson@a2gov.org](mailto:ENelson@a2gov.org)>  
**Subject:** Valhalla Project

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Let me start by saying I'm not opposed to higher density housing and agree any new development should include a proportion of low income units.

However, the 854 units proposed for the Valhalla Project is just too dense. Such a huge change to this area all at once, along with the complex already under construction across from Busch's on Main Street, seems like a lot of traffic to an already congested area.

Is there a plan to reorganize the intersections at Main and Ann Arbor Saline, as well as Scio Church and AA-Saline? Plus, just as people do now, many, many more people will be heading out westbound on Scio Church and crossing I-94 over the tiny Scio Church Bridge. We should not be considering more traffic to this corridor without first doubling the size of that bridge.

You and your pro-density coalition have won. We middle income folks can no longer afford your ever increasing taxes to fund such projects as increasing low income housing. We have enjoyed our neighborhood and would have liked to be able to retire and keep our home. But, you and your coalition are making this impossible. We, like others I have spoken with, will have no choice but to move out off the city to once again find a quiet neighborhood we can afford without unbearable traffic congestion. All you'll have left when you're done are wealthy residents and a handful of token poor people. This in no way to build a thriving diverse community.

Please reconsider the mammoth Valhalla project and the cost to our city and our neighborhood.

Donna Blanchard

## Journal Archive

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**From:** Lillian Simerly [REDACTED]  
**Sent:** Monday, June 07, 2021 11:29 PM  
**To:** Nelson, Elizabeth  
**Subject:** Stand with Renters - Support the Early Leasing Ordinance

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Elizabeth Nelson,

My name is Lillian Simerly, and I am an undergraduate student at the University of Michigan. I am writing to you as a renter in the city of Ann Arbor's Ward 2. Most residents of the city are tenants, but existing city ordinances fail to protect us. Current ordinances give predatory landlords legal licence to bully us into renewing our leases before we're ready.

Item C-1 on the next City Council agenda is a proposal for a true Early Leasing Ordinance (ELO), which would protect renters from being pushed into exploitative leases beginning unreasonably far in the future. This Early Leasing Ordinance is urgently needed by the tenants of Ann Arbor, and I am calling on you to expedite the passage of the ELO into law for the sake of your broad constituency.

I support an amended ordinance that gives renters a "right to renew" and prohibits landlords from showing or leasing our apartments until 210 days after leases begin. This change gives renters much more time to evaluate their housing options, solidify future employment/education plans, and make a fully-informed decision to either remain in their unit or move elsewhere. Landlords, categorically, do not speak for students or tenants. Many renters---and students in particular---sign in the fall preceding their August-start leases. The landlords claim this is the preference of renters, but in truth this results from their rational fear of being left without suitable housing next September. The city's pre-pandemic vacancy rate was 2-3% (3-4% since), compared to 6-7% across both the US and Michigan broadly. Were this our unemployment rate, the city would laud itself for "full employment", but at this moment the landlords alone are fully "employed". The effects of the housing shortage are real. Any claim that landlords need 7 months to replace a renter is not.

For many renters, securing housing is a difficult decision with heavy implications. Some of us are students, and some are precariously employed. We are restricted by housing discrimination, both legal and illegal. We are closely beholden to tight economic constraints, and all face the housing anxiety inherent to not owning the buildings in which we sleep. What tenants know, more than anything else, is that we do not wish to lose our housing. Tenants are vulnerable to landlords who can exploit the fact that most of us would rather sign a bad lease than be left with none at all.

I myself have experienced the stress of these pressures, as I was forced into re-signing my apartment lease after only 1 month of living in my unit if I wanted to maintain the same rent price. Neither I nor my roommates could have afforded an increase in our rent, so we reluctantly re-signed without having a chance to find other options. We had multiple issues with our apartment that year, ranging from plumbing issues to bug infestations caused by the staff at our building. Had we had the time to live in our apartment long enough to be aware of these issues, we would have certainly not signed on for an additional year. This new legislation could greatly help college students and other tenants in the city of Ann Arbor to avoid becoming victims of this kind of wrongful exploitation.

Now is the time for you, our representatives, to act on behalf of your true constituency, rather than a small minority of local elites. The proposed ELO would support renters in Ann Arbor, without a single adverse effect to family homeowners. This is a grassroots effort being put forward by your constituents. It is your responsibility to stand decisively against the landlords that prey on us. It would require no investment from the city or property owners. It would empower renters to make well-considered choices about their future housing. Moreover, the timeframe for first refusal would give a tenant ample time to avert the rent-hike-ambush many of us currently face. Tenants who are still hurting from the pandemic need the gaps in their protections to be closed right now.

The opportunity is in front of you.

Lyllian Simerly



Ann Arbor, Michigan 48104

## Journal Archive

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**From:** Beaudry, Jacqueline  
**Sent:** Monday, June 07, 2021 11:50 PM  
**To:** \*City Council Members (All); Postema, Stephen; Crawford, Tom  
**Cc:** Lenart, Brett; DiLeo, Alexis  
**Subject:** FW: C-4 Amendment: language proposing fee in lieu as an additional option to affordable units in the Planned Projects Ordinance  
**Attachments:** Ordinance to Replace Planned Projects (4-22-21) First Reading (FIL Alternate).docx

**Jacqueline Beaudry, City Clerk** (she/her/hers)

2019 Michigan City Clerk of the Year  
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104  
734.794.6140 (O) · 734.994.8296 (F) | Internal Extension 41401  
[jbeaudry@a2gov.org](mailto:jbeaudry@a2gov.org) | [www.a2gov.org](http://www.a2gov.org)



Think Green! Please don't print this e-mail unless absolutely necessary.

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**From:** Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>  
**Sent:** Monday, June 07, 2021 10:33 PM  
**To:** Beaudry, Jacqueline <[JBeaudry@a2gov.org](mailto:JBeaudry@a2gov.org)>  
**Subject:** Fw: C-4 Amendment: language proposing fee in lieu as an additional option to affordable units in the Planned Projects Ordinance

I don't know if you received this when I sent it to council.

Lisa

**Lisa Disch | Ward One City Council Representative**

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48107-8647

[ldisch@a2gov.org](mailto:ldisch@a2gov.org) | Watch City Council Live At: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>

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**From:** Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>  
**Sent:** Sunday, June 6, 2021 8:27 PM  
**To:** CityCouncil <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>  
**Cc:** DiLeo, Alexis <[ADiLeo@a2gov.org](mailto:ADiLeo@a2gov.org)>; Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>  
**Subject:** C-4 Amendment: language proposing fee in lieu as an additional option to affordable units in the Planned Projects Ordinance

Colleagues,

Tomorrow night, I will be introducing the following amendment to C-4 (attached w/ ordinance in full; and below).

C-4 replaces the open-ended planned projects modifications that currently exist in the UDC with a set of precisely defined options that offer developers flexibility with respect to height, some setbacks, and off-street parking requirements in exchange for precisely defined contributions that advance the City's Sustainability and Affordability goals. Put simply, the new ordinance replaces a negotiated, non-uniform process with well-specified rules that remove all elements of discretion and include limitations for each flexibility option.

The amendment I will introduce will add an option for "payment in lieu" to the affordability component of the new ordinance, which currently only includes the option of providing units of affordable housing.

### **Affordable Housing Component**

When and where at least 15% of all Dwelling Units or 15% of all Floor Area is devoted to Affordable Housing Dwelling Units, or when a payment in lieu has been made to the Affordable Housing Fund in the rate or amount established by resolution of the City Council.

Thank you,  
Lisa

**Lisa Disch | Ward One City Council Representative**

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48107-8647

[ldisch@a2gov.org](mailto:ldisch@a2gov.org) | Watch City Council Live At: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>

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