



Washtenaw Area
Apartment Association

April 24, 2017

To whom it may concern:

We would like to offer a letter of support to our member Mustafa Ali, owner of CareOne Rentals for three reasons.

The location of the home he is wishing to improve is legitimately in a R4C zoned area that allows 6 unrelated persons per unit. There are other rentals in the neighborhood and a religious institution across the street that will be unaffected by a slight increase in the density on this lot.

It would increase available housing in the student area. Increasing the available rentals is the number one economic formula in the goal of increasing affordable housing. As rental unit numbers increase in supply and demand stays the same, it fundamentally pushes the rental rates down. If this addition is sound construction and improves the housing stock, it makes sense to approve the variance.

Issuing a variance is an easy way to undue the financial burden the city has placed on this owner caused by it's mistake in approving the project in October. We understand the zoning constraints of lot size, but to approve a project and allow the owner to move 6 months down the road in investing in their business, only to rescind the approval abruptly is unfair.

Please grant a variance to that Mustafa can move ahead with the project that Craig Strong approved in October of 2016.

Sincerely,

Washtenaw Area Apartment Association
Washtenaw Area Apartment Association

Board of Directors

Alicia J. Egan, A/E