

**Subject:** comprehensive land use plan

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From: Julie Roberts  
Sent: Monday, March 24, 2025 4:10 PM  
To: Planning <Planning@a2gov.org>  
Subject: comprehensive land use plan

Hello:

I live in the Allmendinger Park area, one block from the press box of the UM football stadium. We've lived here for 25 years, and have seen our neighborhood change in recent years.

Prices for houses have risen steeply (we are a great location, after all, being so close to the Big House, campus, and downtown), but a lot of houses are no longer being used for year-round residents. People are skirting around the rules and buying houses to rent out as AirBnbs. Or, they're wealthy alums from New York City or Chicago who want a place close to the football stadium where they can come and entertain/party for the games and maybe for Art Fair.

In any case, these new owners are not year-round residents. They don't take care of their homes/yards as well, they're not around to be eyes in the neighborhood, and they don't contribute to the general know-your-neighbor closeness that marks most of Allmendinger Park. If someone doesn't truly live here, they're not getting to know the neighbors, they don't really care what's going on in the community, etc. And they do not care about affordable housing.

If we build more 3- or 4-story apartment or condo buildings, they're going to be snapped up by these very people. It's not going to be affordable for the teachers and blue collar workers that Ann Arbor so desperately needs. And in our old neighborhood, those tall and/or big buildings will ruin the atmosphere of smallish houses.

I welcome more "accessory dwellings", and I am fine with more development on busy streets and toward areas like Briarwood. But they do NOT belong in our residential neighborhoods.

Along the same lines...with all these high rises that are sprouting up on South University and around campus, are any of them affordable to UM students? No! All they're doing is driving up the cost of average housing for college students. Our son and daughter are paying less for rent in Chicago than they did in Ann Arbor!

I don't disagree that we need more affordable housing. But allowing bigger, taller developments in residential neighborhoods is not the way to achieve this. I hope you will listen to all the concerns that us Ann Arborites are sending you.

Thank you for the consideration,

Julie Roberts