

Subject: 225 and 235 South Wagner Rd. rezoning (REZ26-0005)

From: B Just
Sent: Friday, May 1, 2026 3:10 PM
To: Planning <Planning@a2gov.org>
Subject: 225 and 235 South Wagner Rd. rezoning (REZ26-0005)

Dear City Council Members,

My name is Brian Alvarez, and I have lived at 215 S. Wagner with my partner, Shannon, for nine years. As someone who grew up in section 8 housing in Ann Arbor (+ a lifelong resident !) and a firm advocate for affordable housing, I am writing to formally express my dissent regarding the proposed rezoning and to raise serious questions concerning the transparency of the nonprofit leading this project.

I have several specific concerns regarding this development:

- Misleading Information: The informational flyer distributed to residents is inaccurate. The graphics do not correctly highlight the properties in question, causing significant confusion in our neighborhood.
- Conflict of Interest and Lack of Transparency: I am concerned about the relationship between the nonprofit and Doug Selby. Reports indicate Mr. Selby acquired parcels for \$9,000 each and sold them to the nonprofit—where he serves on the board—for \$80,000 each. Furthermore, the 10% resale price cap in the contracts appears to create a revolving profit model for the organization rather than true stability for families.
- Suitability and Affordability: The proposal to accommodate multiple families on a lot smaller than ours is inconsistent with our single-family neighborhood. At a starting price of \$225,000, these units do not appear genuinely affordable for the essential workers they are intended to serve.
- Environmental and Infrastructure Impact: I am concerned about grading and potential watershed issues, similar to problems experienced with nonprofit builds on Westover. Additionally, the height of these structures would significantly obstruct sunlight and impact our garden.
- Tax Implications: It is my understanding that the property taxes for these units will go toward paying back loans on the houses rather than benefiting city resources.
- Pedestrian Traffic and Sidewalks: This project will increase foot traffic in an area without sidewalks. Our neighborhood remains firmly opposed to the installation of sidewalks on our streets.

I would like to ask the City Council the following questions:

1. Are any members of the City Council currently associated with the nonprofit organization leading this project?
2. Who is the designated gatekeeper for the family selection process?
3. Is the nonprofit disclosing to prospective homeowners that tax caps may be removed?
4. Given the lack of current contractual limits on the number of occupants per home, is there a mechanism to guarantee a residency limit to maintain the character of our quiet neighborhood?

In summary, this project appears to exploit the need for affordable housing to secure tax breaks and profits, while negatively impacting our neighborhood's infrastructure. I urge the city to issue corrected flyers and address these concerns before proceeding.

Sincerely,

Brian Alvarez