

Subject: Comprehensive plan

From: Joe Zylka
Sent: Tuesday, April 29, 2025 2:19 PM
To: Planning <Planning@a2gov.org>
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Good afternoon,

Voicing my support for the Comprehensive Plan!

Per the Brown Political Review, Minneapolis implemented 4 policies that, in tandem, stabilized rent. Those were:

- Banning parking minimums
- Eliminating single family zoning
- Building densely in transit corridors, and taller in downtown with height MINIMUMS
- Investing local and state dollars into below-market rate housing

Ann Arbor has already banned parking minimums, yay!

Our affordable housing millage is unique in that the more market-rate housing we build, the more money our affordable housing fund gets. This money can be paired with state grants, or leveraged in the bond market to get affordable housing out of the ground ASAP, as was done with Dunbar Tower in Kerrytown.

We now need to ban single family zoning, expand downtown and TC-1 zones on the outskirts, and our mixed-use transition zones need to allow for dense housing along major transit corridors, incentivizing folks to make fuller use of our fantastic AAATA bus network.

Building more and dense housing solves many crises of our day: 1) providing more affordability and increased access to economic opportunities, 2) increases the reliability of our public transportation system, 3) reduces homelessness, and therefore crime, and 4) reduce per-capita carbon emissions.

Count me as a vote to go bold with our great city's land-use plan!

Best Regards,

Joe Zylka
Ward 4

brownpoliticalreview.org



<https://www.planetizen.com/news/2024/04/128587-minneapolis-model-housing-affordability?amp>