

**Subject:**

1424 Golden Ave. Property Auction

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**From:** Nancy Leff**Sent:** Monday, February 9, 2026 11:07 AM**To:** City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>; Hall, Jennifer (Housing Commission) <JHall@a2gov.org>**Subject:** 1424 Golden Ave. Property Auction

Good morning,

I and many of my fellow Ann Arbor residents are frustrated and discouraged about the way the money is being handled from the affordable housing millage that we citizens voted to establish.

The city has a perfect opportunity to bid for a property that is for sale at auction: 1424 Golden Ave., but the auction is in two days: Wednesday. Feb. 11th. When my husband and I moved to AA in 1991 we bought a home on Granger Ave. that was just three houses from the building at 1424. We quickly came to know neighbors who lived in the complex, some for decades. About 5-6 years ago it was sold to a development company. They made major improvements in the building. But all the long term tenants left and eventually the city "granted" the building status as an STR - under circumstances that were questionable. It is now in bankruptcy and up for auction.

Neighbors were very unhappy about its conversion to an STR; the chance to bring it back to either a long term rental property, as it was before, or as owner occupied condos/coops would be great for our neighborhood. This property would be perfect for the city to purchase and to convert to truly affordable housing for residents who want to transition into home ownership, but can't afford the outrageous prices in the current real estate market. Why is the city not jumping on these sorts of opportunities? It just seems tragic that we can't take advantage of this beautifully remodeled and upgraded building to offer a housing opportunity to our fellow residents - one that they could afford.

This property is listed for under \$700,000. Talk about a bargain, and sure, it is likely to sell for more at auction. So why isn't the money we citizens contribute annually to the affordable housing millage being used to bid on a property like this? I know I have no idea how many rules and regulations are involved in using the money from the millage, but I do know that money from the millage is being moved around and a large pot of this money was routed in into the city's general fund - which sounds criminal to me. Why is there no ready cash available for this? Yes, I am very naive about these issues but how are we ever going to make progress to provide affordable housing for OWNERSHIP, not rental, so that people can get ahead? This is supposedly one of the goals of the CLUP. It is my understanding that this sort of purchase is possible. Is the city housing commission being

directed to look into and be alerted to these opportunities and make purchases such as these? If not, WHY NOT?

I was the person who spearheaded the downzoning of Golden Ave. from R4C to R1D about 18 years ago. I also served almost 2 years on the citizen panel for the 2010 R4C/R2A Zoning District Study. So I am somewhat informed about the city's housing and zoning issues.

I am asking for a serious response to my inquiry. The housing crisis is real and as many residents have stated, the CLUP isn't the answer in its current form that the council, mayor, and planning commission have envisioned it.

Sincerely,

Nancy Leff

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[https://www.zillow.com/homedetails/1424-Golden-Ave-APT-1-9-Ann-Arbor-MI-48104/459810643\\_zpid/?utm\\_campaign=zillowwebmessage&utm\\_medium=referral&utm\\_source=txtshare?utm\\_source=nativeshare\\_activation\\_v1?utm\\_source=nativeshare\\_activation\\_v1](https://www.zillow.com/homedetails/1424-Golden-Ave-APT-1-9-Ann-Arbor-MI-48104/459810643_zpid/?utm_campaign=zillowwebmessage&utm_medium=referral&utm_source=txtshare?utm_source=nativeshare_activation_v1?utm_source=nativeshare_activation_v1)