

**Subject:**

Comment in Support of New Housing in Comprehensive Plan

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**From:** Karsten Van Fossan**Sent:** Thursday, April 3, 2025 3:42 PM**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>**Subject:** Comment in Support of New Housing in Comprehensive Plan

Hello.

My name is Karsten Van Fossan and I am a current student at the University of Michigan that has had to handle the issues of the Ann Arbor rental market. I feel that the zoning system that exists currently does not adequately handle the large numbers of college students that come here due to its restrictions on new housing. For the past few years, I have had to fight other students a year in advance to secure a lease on something in my budget, which is much worse in quality and more expensive than comparable housing in other cities. I have also had many friends be forced to move to Ypsilanti or commute from outside Ann Arbor to be able to successfully afford being a student.

I think that this comprehensive plan does a lot to help improve things, including **opening up a lot more options for development in the South University/Hill Street area through zoning that encourages density**. As of now, the area has a heavy student population, and would be great to have new development (including high rises) to soak up the relentless student demand. There are many students who come here from wealthy out of state backgrounds and can afford the new rentals, leaving the old housing stock for students like myself.

I also think that the idea to **open up R1/R2 zoning to higher density** and more use cases is very much needed. Upzoning only certain neighborhoods will not help Ann Arbor in the long term, since if supply does not grow to meet demand we will end up in the same position that we are now. Many of our oldest neighborhoods such as Kerrytown have a mixture of densities, and this formula could be replicated across the city to create a gradient of density that maintains Ann Arbor's parklike feel while also making sure that everyone who wants to live here is able to.

Thank you for your consideration, and I hope to see this plan make a positive difference in the city.

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