

From: Joseph Zylka
To: Planning
Subject: Don't ban multiplexes and don't back down!
Date: Friday, August 15, 2025 10:39:16 AM

Good morning,

Wanted to e-mail and express my support for allowing multiplexes (specifically fourplexes in areas of the city that are currently zoned for single-family homes only).

If we want to create more affordable, missing middle housing for people to own, and significantly reduce per-capita carbon emissions, these need to be allowed.

The attached links include a study from Portland, OR showing multiplex homes sell for a lower price per square foot, and a study from the EPA showing multi-family housing uses far less energy per capita, and helps reduce sprawl, which is a huge driver of climate change.

https://www.researchgate.net/publication/340104449_Higher_Density_Development_for_Lower_Cost_Housing_Understanding_the_Multifamily_Housing_Market_and_the_Role_of_Density_in_Multifamily_Home_Prices

https://www.epa.gov/sites/default/files/2014-03/documents/location_efficiency_btu.pdf

And regarding don't back down. There's a loud, vocal minority of Ann Arbor residents who, for whatever reasons they have, do not want anything to change. Over the last 7 years, they have seen their Council Members voted out, and their proposals (C & D in 2024, No on A & B a few weeks ago) get overwhelmingly rejected by a plurality of Ann Arbor voters.

Yes, they passionately speak at Planning Commission meetings. Yes, their voices should be heard and considered. But they no longer represent the majority opinion of Ann Arbor voters. The simple act of building more housing within the city of Ann Arbor helps achieve all of our goals: more affordability, more access to opportunity, car-optional living, and reduced CO2 emissions.

Do not let this loud minority thwart the more optimistic vision that our great and forward-thinking city can pursue.

Best Regards,

Joe Zylka

Ward 4