

**Subject:** Ashley Mews Affordable Housing Units

---

**From:** Kelly Hall

**Sent:** Monday, February 16, 2026 4:48 PM

**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>

**Cc:** Andrew Shotwell

**Subject:** Ashley Mews Affordable Housing Units

Dear Planning Commissioners and members of the City Council,

I am an owner of a condominium in the Ashley Mews complex, located at 169 Ashley Mews. I am writing to express concern regarding the Ann Arbor Planning Commission's consideration of converting the Ashley Mews Affordable Housing Units (AHUs) to affordable housing rental units, instead of owner-occupied AHUs. This issue is noted in the following news article: <https://www.mlive.com/news/ann-arbor/2025/12/ann-arbor-high-rise-could-be-hotel-offer-short-term-rentals-with-zoning-change.html?outputType=amp>

The eight Ashley Mews AHUs are all subject to an Affordable Housing Covenant, which is recorded as part of the deeds to each of those units. For example, the Affordable Housing Covenant for Unit 44, which the City of Ann Arbor purchased in 2025, is recorded by the Washtenaw County Register of Deeds at Liber 4179, page 453. Section 5 of the Affordable Housing Covenant addresses the City's First Right of Refusal to purchase an AHU if the AHU Owner desires to sell. Section 5(ii) of the Affordable Housing Covenant requires the City to sell to an eligible buyer in the event the City exercises its right to purchase one of the AHUs, stating, "The City shall resell the property subject to the resale price limitations of Section 4 and to an eligible buyer as defined in Section 6." There is no provision which would permit the City to retain ownership of the AHUs or to require that they be converted to rental units, rather than owner-occupied AHUs. To the contrary, Section 3 of the Affordable Housing Covenant requires that the AHUs be occupied by the Owner as their primary residence. A template of the Affordable Housing Covenant which applies to the eight Ashley Mews AHUs can be found here: [RFG draft 1/09/01](#). The executed and recorded Affordable Housing Covenants for the eight Ashley Mews AHUs adhere to that template.

In addition to the deed restrictions of the Affordable Housing Covenants, the Ashley Mews Master Deed and Bylaws also restrict rentals of the units in the Ashley Mews condominium association. The City cannot override those property restrictions, which, like the Affordable Housing Covenant, are part of the property rights and restrictions which run with the land.

Please indicate the City's intent to live up to the terms of the Affordable Housing Covenants which apply to the Ashley Mews AHUs. Those legal requirements are integral to the property rights of all of the owners of units in the Ashley Mews association, and cannot be abrogated or diminished by the City.

Thank you for your consideration and attention to this matter.

Sincerely,

Kelly Hall  
231-392-6921