

Subject: Comprehensive Plan Review

From: Dave Carson
Sent: Monday, June 30, 2025 7:56 PM
To: Planning <Planning@a2gov.org>
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A few comments:

- 1) In Housing, there is nothing about Short-Term Rentals and their impact on availability, equity and affordability. I am only mentioning houses and apartments that are rented as 'whole units'. It's easy to find these, since they have to advertise. I found over a thousand with one search. I read that the agreement with the South Town developer allowed 65 STRs! If we are serious about affordability, we should ban STRs.
- 2) In Economy, a problem is that UM absorbs many commercial properties and is able to pay a higher rate because of the accounting advantages of research overhead. This might be a good use of the Fuller Road transit corridor. Also, I wonder if the reason that many startup tech companies relocate out of state was because they needed to go elsewhere to get VC funding. Perhaps not enough was available here? Relocation is usually a demand of the VC.
- 3) To promote local businesses, the city should have a policy to award contracts to UM Centers only as a last resort. They should encourage local business development through their contracts.
- 4) It's hard to get a handle on students versus workers. They count in population growth, but not as workers who don't commute out of the city. The Plan mentions households with no cars. Are these primarily students? It would be good to have a better understanding. If teachers come to town each day, their commute is counted. But traveling students aren't?

Thanks,
Dave Carson