Subject: 2025 Washtenaw County Housing Study

From: Timothy Rhoades
Sent: Sunday, January 11, 2026 10:01 PM
To: Bennett, Michelle <MBennett@a2gov.org>
Cc: Lenart, Brett <BLenart@a2gov.org>
Subject: Re: 2025 Washtenaw County Housing Study

Michelle,

I suppose it's natural that you see similarities and I see differences between the CLUP and the WHS.

Using the attached slide presentation as a reference, the WHS found:

- unless the (housing) crisis faced by the 10% is tantamount to there being a crisis, there is no crisis;
- a return to too much supply may be a real risk. (Slide 6/60)

I believe the CLUP needs to account for both the SEMCOG and WHS studies that suggest no major housing crisis exists. Also, I believe we need to address the real possibility that the policies within the CLUP will increase disenfranchisement where Ann Arbor grows at the expense of Ypsilanti with a wall of traffic congestion segregating the two communities.

Best regards,

Tim Rhoades

> On Jan 9, 2026, at 4:26 PM, Bennett, Michelle <MBennett@a2gov.org> wrote:
>
> Hi Mr. Rhoades,
>
> Yes, staff is aware of this report. We have read it and attended a presentation about it. The authors also attended a City Council meeting to discuss the findings. There are many areas where this study overlaps with the draft Comprehensive Land Use Plan, namely that there is not enough housing units or enough housing options. The study recommends about 16,000 units across Washtenaw County with a concentration of housing where there are employment centers - that would be primarily Ann Arbor and Ypsilanti. IF Ann Arbor were to absorb that entire 16,000 (which we are not proposing), that

would be about 640 units per year, which is about what the city averages currently.

I know the focus for residents has been on the increased density, but we are also trying to achieve a greater variety of unit types: duplexes, triplexes, apartments, etc to provide greater flexibility for people at different stages of life. That is what the city considers to be equitable in this regard to provide residents greater choice in the type of unit they can choose.

Because that study was conducted at the county level, it makes recommendations about Ypsilanti and Ypsilanti Township that our plan cannot. It does mention that growth should focus on Washtenaw Avenue which our plan already supports by designating it as transition.

Thank you and have a nice weekend,

Michelle Bennett (she/her) | Principal Planner, AICP
City of Ann Arbor | Guy C. Larcom City Hall | 301 E. Huron, 1st Floor • Ann Arbor • MI • 48104
734.794.6430 x 43704 (O)| Internal Extension 43704
mbennett@a2gov.org | www.a2gov.org

-----Original Message-----
From: Timothy Rhoades
Sent: Friday, January 9, 2026 12:16 PM
To: Lenart, Brett <BLenart@a2gov.org>; Bennett, Michelle <MBennett@a2gov.org>
Subject: 2025 Washtenaw County Housing Study

Brett and Michelle,

Maybe I missed it, but I didn't hear anything mentioned at the Planning Commission meeting about the recently released 20025 Washtenaw County Housing Study. Like the SEMCOG population predictions, this study also suggests Ann Arbor needs only a modest increase in housing but that areas east of the city need significant increases. If affordability and equity are serious goals it seems to me that this study requires serious consideration before the CLUP is approved.

I have attached the study for your convenience.

Best regards,

Tim Rhoades