

From: John Godfrey <jgodfrey@umich.edu>
Sent: Tuesday, March 02, 2021 6:06 PM
To: Planning <Planning@a2gov.org>
Subject: ADU rezoning proposal

To the members of the Ann Arbor Planning Commission:

I ask that the Planning Commission host a series of widely-publicized town hall discussions about the proposed zoning changes for residential districts, including the proposal to lift restrictions on ADUs.

Housing in Ann Arbor is increasingly unaffordable for middle and lower income residents, whether homeowners or renters. A careful rethinking of residential zoning is timely if the city is to have a thriving, diverse, and lively community, but it needs to take place by engaging broadly with residents to assure a strong community consensus.

Sweeping changes to deregulate residential zoning, such as this, must be informed by evidence and data. The city has a responsibility to be fully transparent about the possible impacts of these proposals. This includes a frank assessment of potential benefits and drawbacks both for the public and for private investor interests.

The proposed deregulation of ADUs needs such publicly-engaged scrutiny. The claim that more rental ADUs will be a public benefit by increasing the supply of affordable housing merits examination. The result may well be otherwise. Resident-ready ADUs are a costly investment. Evidence suggests that beneficiaries of the proposed change—particularly if the owner occupancy requirement is removed—will be lenders and developers motivated by the high rate of investment return in Ann Arbor where the market rate for rental housing has skyrocketed. An informed public discussion should also give consideration to the real possibility that such a step will not make housing more affordable but instead draw in capital that will accelerate the existing inequalities that already are reshaping Ann Arbor.

As Ann Arbor no longer has a widely-read and effective newspaper, the public remains poorly informed of potentially far-reaching proposals such as this. I urge the Planning Commission to organize online town hall conversations before making recommendations to City Council. This will help ensure that residents are informed and have the chance to ask questions and offer their views before any action is taken.

Sincerely,

John Godfrey
2809 Brockman

From: Irma Majer <ismajer5@gmail.com>
Sent: Tuesday, March 02, 2021 6:11 PM
To: Planning <Planning@a2gov.org>
Subject: Accessory Dwelling Unit

Commissioners,

I oppose the proposed changes to the ADU ordinance. This will eliminate the owner residency requirement and reduce setbacks to 3'. Removing the owner residency requirement is a backdoor to allowing multi-family rental housing in single-family zoned areas. Areas with the most affordable homes will be susceptible to property speculation. Two units will rent at higher rates than the original home would have allowed and will result in a loss of low/moderate income home ownership. Reducing setbacks may harm the value of adjacent properties and sets a bad precedent for eliminating the required setbacks in residential neighborhoods altogether. Why should a single-family home adhere to setback rules when these additional structures are exempted? These changes risk not creating affordable housing and lower rents, but rather encouraging speculation and creating profits for someone who does not live in the neighborhood.

Thank you for considering my comments.

Irma Majer

2809 Brockman Blvd.