

Subject:

Ann Arbor Needs Housing Abundance Now

From: Samantha Malcolm**Sent:** Monday, August 18, 2025 7:56 PM**To:** Planning <Planning@a2gov.org>**Cc:** City Council <CityCouncil@a2gov.org>**Subject:** Ann Arbor Needs Housing Abundance Now

Dear Planning Commission,

As a resident of Ann Arbor, I urge you not to add the new restrictions to the already-limited Residential category. City Council has been very clear that three units should be a floor, *not a ceiling*, while the proposed “New Residential” category would flip that on its head and make three units a ceiling across most of the city. Multiplex housing fosters community, builds neighborhood character, enhances housing efficiency, and increases affordable options for those who love this city but are being priced out of it. Please, continue to set this city on a path towards *equity, sustainability, and growth*. Being able to house more people using the same land footprint is not just ideal, but *necessary* in our evolving world and climate.

Additionally, I urge that you do not downgrade Transition areas. The Commission already determined that many neighborhoods need the future housing options and commercial flexibility that Transition will allow. Tuesday’s proposal claws several of those areas back to the more-restrictive “New Residential” category. This would erase the long-term potential for thousands of homes — and negate many hours of hard work by commissioners and the public.

Finally, please prioritize housing and walkability by designating land as Transition. Transition is designed to be neighbor-friendly, stepping down to three stories next to Residential while allowing more housing types and height further away. It’s also the only category that can realistically address our “service deserts,” like the shortage of grocery stores and childcare — businesses that are much less feasible in Residential/New Residential.

Ann Arbor has the opportunity to be leaders again, if only we do not not abandon the vision the Comprehensive Land Use Plan has laid out for much-needed, inclusive change.

Thank you for your attention to this incredibly important matter,
Samantha Malcolm — Ann Arbor resident and a neighbor who wants more neighbors