

From: Julie Ritter
To: Planning
Subject: Rev. Donnell Wyche Please :-)
Date: Saturday, October 4, 2025 6:23:38 PM

Hello Reverend Wyche,

I am so sorry to have to contact you with this mass distribution but I could not find another way. I am contacting you because I had the pleasure of listening to your two presentations during Neighborhood Week. You are so enthusiastic and so determined to make Ann Arbor a better place. I am just worried you are being led down the garden path, as my mother would have said.

I am going to give you a link to a recent article from the New Republic that focuses on the kind of process that Ann Arbor is experiencing right now.

<https://newrepublic.com/article/199743/public-housing-again-really-yes-really>

It is about Minneapolis and about the experience there. It is much bigger than Ann Arbor, especially if you add in St. Paul and the whole metropolitan area, but I think the same lesson might apply. The article is long, and I know your time is precious, so I want to call out two excerpts that highlight my concerns:

"But another problem is the simple existence of the profit motive: Developers build to make money, and making money requires that rents rise and stay high enough for them to make a profit. They're not concerned with affordability, and they won't build if their investments don't pay off.

And this is precisely the rock upon which reforms like Minneapolis's often crash. Affordability describes the limit to the kind of YIMBY reforms cities have made and want to make. (emphasis mine)."

And another:

"I am a supply skeptic in the sense that I don't think just building more will automatically bring prices down, especially in certain markets like Boston or New York or San Francisco," Schindler said. "Prices follow what people can pay, so if incomes are so high in these places, and people are willing to pay absurd amounts for an apartment, that's what the market is going to charge."

I have been paying attention to the planning process in Ann Arbor for many years, and the only solution that I, personally, have seen that might be appropriate is called social housing, as mentioned in the article above. This would align with the conclusion of the Ann Arbor Area Community Foundation Housing Survey that what the city really needs to do is build affordable housing for seniors - perhaps as social

housing? - to free up the tens of thousands of empty bedrooms in homes occupied by seniors who can't afford to move out.

Ann Arbor does not have a housing crisis. It has an affordability crisis.

I appreciate your time in thinking about this.

Wishing you and your family a delightful evening whatever day you receive this.

Respectfully,

Julie Ritter

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"Consciously apply mystery to everything." - Tiokasin Ghosthorse, Lakota elder