

Joe O'Neal
1920 Scottwood Ave
Ann Arbor, MI 48104

October 06, 2025

Mayor and City Council
Planning Commission
City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48104

RE: Elimination of Single-Family Zoning

Dear Mayor Taylor, City Council, and Planning Commission:

You are making a terrible mistake.

You split the community at a time we should be working together to improve AA.

You will not make owning a home more affordable – you will be doing just the opposite. I know! I have spent many years watching construction costs, estimating construction costs, and then working hard to try to stay within budget. Three things in life are certain – construction costs never go down, property taxes never go down, and construction codes never get simpler!

You cannot continue to ignore infrastructure deteriorating conditions and very high costs to correct and expand – some of which cannot be expanded.

The **2025 Washtenaw County Housing Study** prepared by czbLLC for the Ann Arbor Area Community Foundation and funded by the Song Foundation and Herrick Foundation arrives at a different finish line – focus on the community along Washtenaw Avenue between AA and Ypsi to solve 75% of the problem. What a concept!

There also seems to be a serious disconnect between UM's 2050 projections and the city's projections of what UM has in mind.

You say let us pass the plan and then object when we get down to specifics. Give me a break! You would not place trust in that assurance if roles were reversed.

I can't believe Kirk Westphal and his Neighborhood Institute. What have we done to deserve what they say? Everyone in Ann Arbor likes their neighbors. We wouldn't be here if we didn't want neighbors!

Don't forget – no one is saying all is perfect in the zoning world leave all as is. We are simply asking you to take the time to ensure that voices are heard and that the **community** supports any changes made.

Please, please take the time to do this important task right. The tack you are on, if successful, will destroy the very thing that makes Ann Arbor a special place to call home – regardless of where in Ann Arbor you call home.

There are far more important topics in need of your and our attention now than making things more dense.

Don't let this beautiful community down!

Sincerely,

