

Subject:

Comprehensive Plan Considerations

From: joan harris**Sent:** Friday, May 30, 2025 1:04 PM**To:** Planning <Planning@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Mallek, Jon <JMallek@a2gov.org>; Watson, Chris <CWatson@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Ghazi Edwin, Ayesha <AGhaziEdwin@a2gov.org>; Eyer, Jen <JEyer@a2gov.org>; Akmon, Dharma <DAkmon@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Cornell, Jenn <JCornell@a2gov.org>**Subject:** Comprehensive Plan Considerations

Dear Members of the Planning Commission and City Council Members:

As I continue to review and read the updates to the Comprehensive Plan, I have some concerns. I do not see how simply increasing overall housing supply will necessarily guarantee increased affordability. Without some incentives to build affordable units and without requiring specific percentages of affordable units in new developments, we will not be addressing the lack of affordable housing in Ann Arbor.

In current R1/R2 neighborhoods, I think the current 30 ft height limit is better than "3 stories" simply because 3 stories could mean higher than 30-35 feet, and without requiring the Comprehensive Plan's proposed 35-foot height buildings to provide affordable units we may just be adding high-end units to neighborhoods without the results we seek.

Also, could we please revisit the Short-Term Rental policy in Ann Arbor? These units have taken houses in residential areas off the market. By allowing the grandfathering-in of non-resident owner STRs we have contributed to the lack of housing stock available to those who want to buy, live in, and contribute to the wellbeing of the City.

Thank you for considering these concerns.

Joan Harris