

From: [Jim Lewis](#)
To: [Planning](#)
Subject: AA facing Housing pressure right now
Date: Thursday, August 28, 2025 8:41:50 AM

Dear Planning Commission,

I am writing as a concerned Ann Arbor resident to share observations about the local rental market that I believe warrant careful consideration.

Vacancy levels, which have historically been very low in Ann Arbor, are now showing significant signs of strain. For example:

- Michigan Rental is currently reporting an 11% vacancy rate, the highest in decades, with more than 35 prime-location units still available ([listings here](#)).
- Oxford Companies also has a substantial number of active rental listings across the city ([listings here](#)).

This is unprecedented for our market and rents dramatically dropped as a result but still remain vacant. This is not an issue of these properties being in suboptimal locations or these properties not being renovated. Many of them are. A lot of landlords are doing "per bedroom" pricing to minimize the pain from the vacancy. We are also seeing vacancy in very popular neighborhoods such as Kerrytown. These numbers suggest that supply may already be outpacing demand. If new development continues at the current pace, the city risks creating a sustained oversupply, which could lead to destabilizing effects such as widespread vacancies, distressed sales, and foreclosures. Based on conversations I've had, some landlords are selling property due to vacancy (banks are forcing it). This is a time to be highly thoughtful, not greedy, or overly ambitious.

I respectfully urge the Commission to proceed cautiously with future housing approvals and to carefully assess whether the market can reasonably absorb additional units at this time. A measured approach now can help protect both the stability of the housing market and the long-term health of our community.

Thank you for your consideration.

Jim Lewis