

Subject: Monroe Public Comments City Planning Commission Meeting 6-3-2025
Attachments: Monroe Public Comments City Planning Commission Meeting 6-3-2025.pdf

From: Monroe, Greg
Sent: Wednesday, June 4, 2025 9:45 AM
To: Planning <Planning@a2gov.org>
Cc: Gregory Monroe; Briggs, Erica <EBriggs@a2gov.org>; Cornell, Jenn <JCornell@a2gov.org>
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Hello,

At last night's City Planning Commission meeting, Commissioner Norton asked me to submit my public comments in writing.

Thank you in advance for including them in the meeting minutes.

Best,
-Greg



Greg Monroe
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Hello, my name is Greg Monroe. 1261 Bending Rd. I was born and raised here in Ann Arbor, where I have lived for the better part of 40 years.

There seems to be common ground on aspects of the plan that don't include upzoning single-family R1 and R2 zones. Please pause the plan and consider removing the elimination of single-family zoning or adopt a gentler approach that allows for more ADUs.

In the current hot housing market, this plan will decrease affordability by incentivizing destruction of more affordable housing in favor of luxury units which will only attract new wealthier residents:

Developers prioritize luxury units: Developers build high-end properties because that's where the profit margins are highest, not because the community needs affordable housing

Luxury supply doesn't trickle down: Without affordability requirements, new construction targets high-income buyers, not those most impacted by the housing crisis. These units attract new wealthier residents and decrease the supply of low/moderate housing options.

Upzoning increases land speculation: When zoning allows for higher density, land values increase based on what *could* be built, not what is there now, making property more expensive and incentivizing speculation, which worsens affordability.

Upzoning incentivizes demolition of existing affordable housing: Rising land values lead to demolition of older, affordable homes to build high-end replacements. This reduces net affordability even if more units are added, because the types of units lost and gained are not equivalent

Upzoning creates neighborhood change and displacement: Luxury development shifts demographics, attracting higher-income buyers and renters, increasing prices for nearby homes, which displaces long-time residents through rising costs.

If you don't think this will happen in Ann Arbor, it already is:

The J Sinclair Development: <https://thejsinclair.com/>

- Four-story luxury condominium complex with fifteen units slated to be built across the street from what is for now an affordable collection of town homes, apartments and single-family homes. The new luxury units to be built range from \$3,000,000 - \$5,000,000 in price.
- A 1,000 square foot house sold around the corner sold this winter for roughly \$400,000, which equates to \$365 / square foot and \$200,000 / bedroom.

- For comparison, one of these new 6,000 square foot luxury condominiums, an addition to the neighborhood, comes in at roughly \$825 / square foot and \$1,250,000 / bedroom.

River North Ann Arbor: <https://rivernortha2.com/>

- Recently broke ground by clear cutting almost an acre of mature growth forest on the edge of a public park to build five luxury duplexes, ten units total. They are two bedroom, two-and-a-half bath and start at \$1,000,000.
- For comparison, these new 2,000+ square foot luxury condominiums, additions to the neighborhood, come in at roughly \$445 / square foot and \$500,000 / bedroom, which significantly higher than the neighborhood comp of \$365 / square foot and \$200,000 / bedroom..

717 Felch St:

- A two-family flat, which housed one researcher and two graduate students was recently sold to a developer. Each unit was rented for roughly 1,000 per month. Upon closing the sale, the new owner gave them two and half months to vacate because they needed to disconnect the utilities to apply for a demolition permit. The house will soon be demolished. It will be replaced with units that exceed that price point. Please go have a look and see for yourself.

With the cost of financing, materials and labor so high right now, this is exactly what the plan will perpetuate. Demolishing affordable housing stock before it's end of life for more expensive units. This displaces residents. This does not increase affordability.

Developers naturally pursue profit—our responsibility is to regulate this activity effectively. The current approach to upzoning lacks adequate protections, sacrificing affordability and stability in the hope that market dynamics alone will solve our housing issues.

We must better protect existing residents and neighborhoods. Please pause the current plan and reconsider a more balanced, thoughtful strategy.

Thank you for your time.