

Subject: statement attached

From: Susan Kaufmann
Sent: Tuesday, July 29, 2025 12:17 PM
To: Manor, Courtney <CManor@a2gov.org>
Subject: Re: FW: statement attached

Please share this statement with members of the planning commission. Thank you.

Susan Kaufmann
630 5th Street
City Planning Commission 7/15/25

I am here to address two primary concerns about the Comprehensive Land Use Plan: loss of workforce housing and the adequacy of basic infrastructure.

I am very concerned that the elimination of single-family zoning will have the perverse effect of gentrification and displacement in what are now our more modestly-priced neighborhoods—a big portion of our current workforce housing. Despite the alarming speed at which Ann Arbor is becoming a rich person's town, we do still have numerous neighborhoods of smaller homes at lower, though not low, prices. I fear that developers will target precisely those neighborhoods, and that whatever market-rate, denser projects replace those houses will not be affordable.

Although the Plan touts equity and affordability as primary values, there is not much in it that delivers on the commitments. I do not buy the trickle-down argument. I live in a neighborhood of 100- to 150-year-old houses, and I assure you they are not becoming more affordable as they age. It is not uncommon now to see houses sell for \$800,000 - \$1,000,000 in what was a neighborhood of workers' cottages. I appreciate that there are affordable units in the pipeline, but they are not enough to maintain, let alone increase, economic diversity against the tide of upscale building we are currently experiencing and that upzoning will intensify.

Secondly, I have read that the Plan is meant as a visionary document unconstrained by the realities of infrastructure, but we live in the real world of aging infrastructure and very real constraints on expansion. I am amazed that only now, several years into the planning process, are we conducting an assessment of water use and wastewater treatment capacity. The Plan seems to indicate a step-by-step approach in which, as new developments place more demand on infrastructure, the City will figure out how to supply and pay for that new capacity. My understanding is that the water treatment plant is close to capacity and cannot be expanded at its current location. The wastewater treatment plant has limited capacity to handle growth, and we cannot draw down much, if any, more water from the Huron River. These are major obstacles to growth. Shouldn't we be doing serious planning to address those challenges now, including a mechanism to finance expansion, before launching a plan intended to double the population of the city?

Thank you for your consideration.

Susan Kaufmann