

From: Julie Ritter
To: City Council; Planning
Subject: Density Does Not Equal Affordability. Minneapolis Is Finding Out.
Date: Sunday, October 5, 2025 10:22:31 AM
Attachments: [45 POINT Affordable Housing Newsletter Article FINAL.pdf](#)

Hello Everyone.

You may recognize the attached list from times in the past I have sent it to you all. I have continued to add to the list, which I find interesting. I have not been able to delete anything.

The many reasons that density will not yield affordability range from corporations buying up housing in Ann Arbor (we get calls regularly from companies wanting to buy our house), to the fact that houses hold fewer occupants than in the past. Single women are buying houses at a faster rate than single men. And lots more. Please see the attached.

I hope you will take these factors into consideration in the Comprehensive Land Use Plan. The short version of this document is that density will not yield the affordability that is being claimed in the proposed Comprehensive Land Use Plan. Minneapolis is feeling the effects of this now, as detailed in this recent article from the New Republic.

<https://newrepublic.com/article/199743/public-housing-again-really-yes-really>

Minneapolis is now considering European style social housing. That would work well for the seniors in our community who would like to downsize, freeing up the tens of thousands of bedrooms that are currently unavailable to new residents.

Ann Arbor has an affordability crisis, not a housing crisis.

Respectfully,,

Julie Ritter

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"Consciously apply mystery to everything." - Tiokasin Ghosthorse, Lakota elder