

**Manor, Courtney**

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**Subject:** In support of more housing in our neighborhoods

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**From:** Leah DuMouchel

**Sent:** Tuesday, April 29, 2025 4:30 PM

**To:** Planning <Planning@a2gov.org>

**Subject:** In support of more housing in our neighborhoods

Thank you for your work on the Ann Arbor Comprehensive Plan. I appreciate the strides that this document takes toward loosening the overly restrictive regulations on private residential property.

My specific request is that you allow for at least 2 units in every residential structure in the City, and allow for more based on the maximum building envelope that is currently allowed for a single-family home. I currently live in a nonconforming duplex, using it as a single family home, and am trying to move an elderly relative to town so that I may care for him. In conversations with the zoning administrator, building department, and contractors about how best to expand the home in order to make us all comfortable, I am repeatedly told that I will have "the most flexibility" under the zoning ordinance if I convert it into a single-family home. This results in fewer dwelling units, not more. Meanwhile, down the street, my neighbors face little resistance at all when tearing down the existing home and significantly expanding the footprint - as long as no more housing is actually created.

Household sizes are decreasing. It takes more than one household income to afford a single structure, especially when recurring costs like taxes are included. My case is an especially absurd one considering that a structure purposely built for two families is legally restricted to one, but the case would be the same even if I started out with a single family home. Why should we artificially restrict the number of units inside a building that meets all other dimensional requirements? This is a private property right to configure my residential structure to meet my family's needs.

I also support whatever density needs to take place in order to support a robust, regular, reliable transit system. I'd like to see a bus every 15 minutes at every stop, and a network configuration that gets you to most places in town within 30 minutes.

Thank you! You're doing a great job in a noisy, noisy process!

Sincerely,  
Leah DuMouchel