

**From:** [Matthew Bertrand](#)  
**To:** [Planning](#)  
**Cc:** [Radina, Travis](#); [Ghazi Edwin, Ayesha](#)  
**Subject:** Public comment: please keep the residential category undivided without unit limits  
**Date:** Sunday, August 17, 2025 5:46:02 AM

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Hello Commissioners,

I'm writing with a comment for the August 19th board meeting.

Please do not create a new Residential subcategory with a 3-unit maximum. Instead, keep the Residential category undivided without unit limits. We are in a housing crisis, and we need to maintain flexibility in the future if we hope to make this an Ann Arbor for All.

Housing scarcity in Ann Arbor has been a huge challenge for my family. During grad school when my wife and I were also starting a family, we felt at the mercy of an aggressive and powerful rental agency, Investor's Property Management. Little did we know when we rented that they would raise the rent by 10% per year to "keep up with the market." We did not have the time or money to move freely for lower rent, and had sunk both time and money to baby-proof the home, and we loved our neighborhood. We felt trapped and scared, and this all happened ten years ago when the problem was not as bad as today. We escaped the rental market in 2017 when we bought our home, but had to purchase in a completely new part of town to be able to afford to buy, and had to start over with a new community. Now that our kids are getting older we're trapped in a different way. We'd like more space for growing kids, but can't afford a larger house; we couldn't even afford to buy our own home today at current market rates. We'd like to be able to stay and deepen our tie with neighbors, but housing scarcity has us uncertain once again about our future.

If small apartment buildings were allowed in residential neighborhoods, I would feel GREAT. My own neighborhood in the Darlington Subdivision is a prime example of a location with small, aging homes on large lots. The homes do not have much historic value, and many of them have been shoddily expanded resulting in a patchwork neighborhood feel. It'd be a great location to increase density. I would love to have more neighbors, and with more housing stock and lower rents to have those neighbors feel more stable and secure in the neighborhood to build community. With more neighbors, the shopping center down the street at Platt and Packard would hopefully have more customers for businesses, several of which have been vacant or unstable for years now. That shopping center would also be a stellar place to significantly increase density with housing units over the stores (though I'd worry about losing the existing businesses in the transition). I'd be thrilled to have my neighborhood become significantly more dense over time.

Allowing more types of housing throughout Ann Arbor is crucially important and every delay has real impacts. Please don't add further limits on what housing we allow.

Thank you,

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