

**From:** Jimena Loveluck  
**Sent:** Wednesday, August 06, 2014 5:12 PM  
**To:** DiLeo, Alexis  
**Subject:** 3451 Platt Road Project

Hi Ms. DiLeo,

In preparation for tonight's Planning Commission meeting, I hope you will share my email with the Commissioners at it relates to my support of moving forward with this affordable housing project by rezoning this site. As the director of the HIV/AIDS Resource Center (HARC) and a board member of the Washtenaw Housing Alliance, many of our community members face the challenge of finding affordable housing in Ann Arbor. This is particularly true for families and the community center will allow for on-site services that will support maintaining housing for both families and individuals.

Specifically, this project has many strengths:

- **Increase of 28 affordable housing units** – The existing site currently has 4 5-bedroom single family homes and a duplex and the new site plan has 32 units of 1, 2, 3, 4 and 5-bedroom townhouses and a beautiful community center. By adding 1, 2 & 3 bedroom units, a family whose family size changes over time will be able to move to another apartment on the site instead of having to move to a different location. For example, a family whose children have grown and moved can move from a 4-bedroom unit to a 1 bedroom unit at the same site.
- On site property management – a Housing Commission property manager will be located on site and the community center includes space for on-site service providers including a commercial kitchen.
- Energy Efficiency – the old units lacked appropriate insulation and other energy efficiency features. The new units will have features that will reduce the energy costs for tenants and the roofs are all south facing so that we can raise funds for solar panels
- Green construction – the new units will meet or exceed the Enterprise Green Communities Standard. <http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria>
- The old units were poorly designed and the site has poor drainage. Four of the existing units are located in the floodway and literally had flooding basements during storm events.
- The existing residents will be relocated to another housing commission property or receive a section 8 voucher while the buildings are under construction. They will be given the opportunity to move back into the new units after they are constructed.
- It would be great to have more affordable housing in every neighborhood in the city, and affordable housing developers are constantly trying to acquire property to develop everywhere. Since the Ann Arbor Housing Commission owns this property right now it is an opportunity to add to the affordable housing stock sooner rather than later.

I live in neighboring Ward 2 off of Arlington and welcome the addition of affordable housing that is centrally located and accessible to public transportation nearby. Thank you for your consideration.

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