

Subject: Please pass the CLUP and reform zoning without further delay

From: Jirka Hladis

Sent: Monday, October 20, 2025 12:27 PM

To: City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>

Subject: Please pass the CLUP and reform zoning without further delay

Dear Council and Planning Commission,

Thank you for all of your hard work so far. I hope that you can see through the misplaced nostalgia for 1950s suburbia and the fearmongering and disinformation of the "Make Ann Arbor Great Again" faction. Please continue to expeditiously work on fixing our broken zoning laws so that we can live up to our reputation as a truly progressive city.

To highlight one example among many: why are attached row houses on individual parcels not legal to build anywhere in the city? (Ashley Mews and similar are only allowed as condo developments on huge parcels in R3/R4.) Compare to a detached house surrounded by a sea of monoculture lawn, which is legal pretty much everywhere. Similar height and floor area, but one of them takes up 180 times as much land (5 acres vs 1200 sq ft):



You may also be interested in the following nationwide survey data from Pew and NAR regarding the alignment of political values, demographics, and housing preferences:

<https://www.nar.realtor/reports/nar-community-and-transportation-preferences-surveys>

<https://www.pew.org/en/research-and-analysis/articles/2024/05/23/homeowners-renters-and-all-income-groups-back-housing-reforms>

<https://www.pewresearch.org/politics/2014/06/12/section-3-political-polarization-and-personal-life/>

Generation and Homeownership Status Drive Preference For Community Types

Rural and suburban residents, married, and those with kids in school lean towards detached home

Community A (Apartment, Walk to places):
Own or rent an apartment or townhouse and have an easy walk to shops and restaurants and have a shorter commute to work.

Total prefer: 53%

City - Downtown (71%)
Gen Z (69%)
Renters (68%)
Age 18-34 (66%)
City - Residential area (65%)
New York City (64%)
Single (63%)
Liberal (60%)
Living with friends or family (58%)
People of Color (58%)

Community B (House, Drive to places):
Own or rent a detached, single-family house and you have to drive to shops and restaurants and have a longer commute to work.

Total prefer: 47%

Small town/Rural area (60%)
Conservative (64%)
Homeowners (59%)
Men 50+ (59%)
Married (57%)
Baby Boomers (54%)
Suburban (54%)
Kids in school (52%)

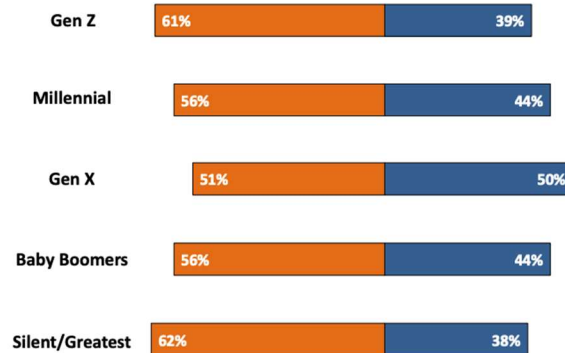


Q.7 Continue to imagine that you are moving to another home. These next questions are about the kind of community where you would like to live. Please select the community that you prefer.



Oldest and Youngest Generation Most Likely to Prefer Small Yards and Walkability

Preferred Community by Generation



Houses with **small yards** and it is **easy to walk** to the places you need to go.

Houses with **large yards** and you **have to drive** to the places where you need to go.

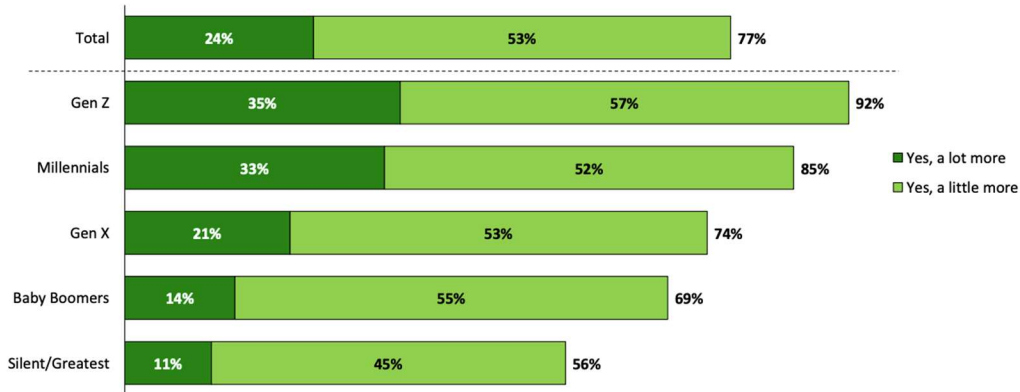


Q.7 Continue to imagine that you are moving to another home. These next questions are about the kind of community where you would like to live. Please select the community that you prefer.



Gen Z and Millennials Most Likely to Say They Will Pay More for Walkable Communities

Willingness to Spend More to Live Within Walking Distance to Parks, Shops, and Restaurants
By Generation

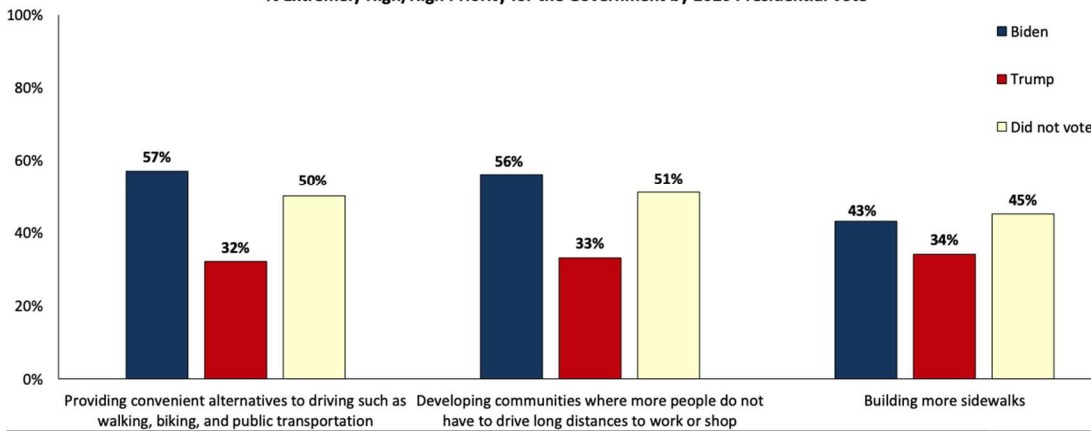


Q.6 If you were moving to a new home, would you be willing to spend more to live in a community where you could easily walk to parks, shops, and restaurants?



Trump Voters Are Least Likely to Support Walkable Communities and Alternative Transportation

% Extremely High/High Priority for the Government by 2020 Presidential Vote

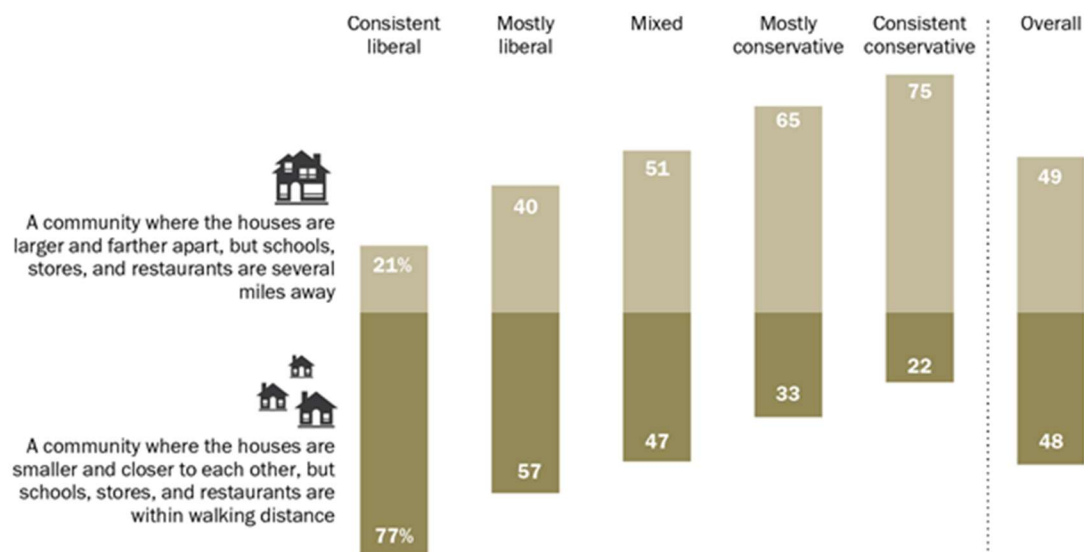


Q.9 Here are some issues your community may be facing over the next few years. For each one, please indicate how much of a priority it should be for the government:



Liberals Want Walkable Communities, Conservatives Prefer Bigger Houses

Would you prefer to live in a community where...



Source: 2014 Political Polarization in the American Public

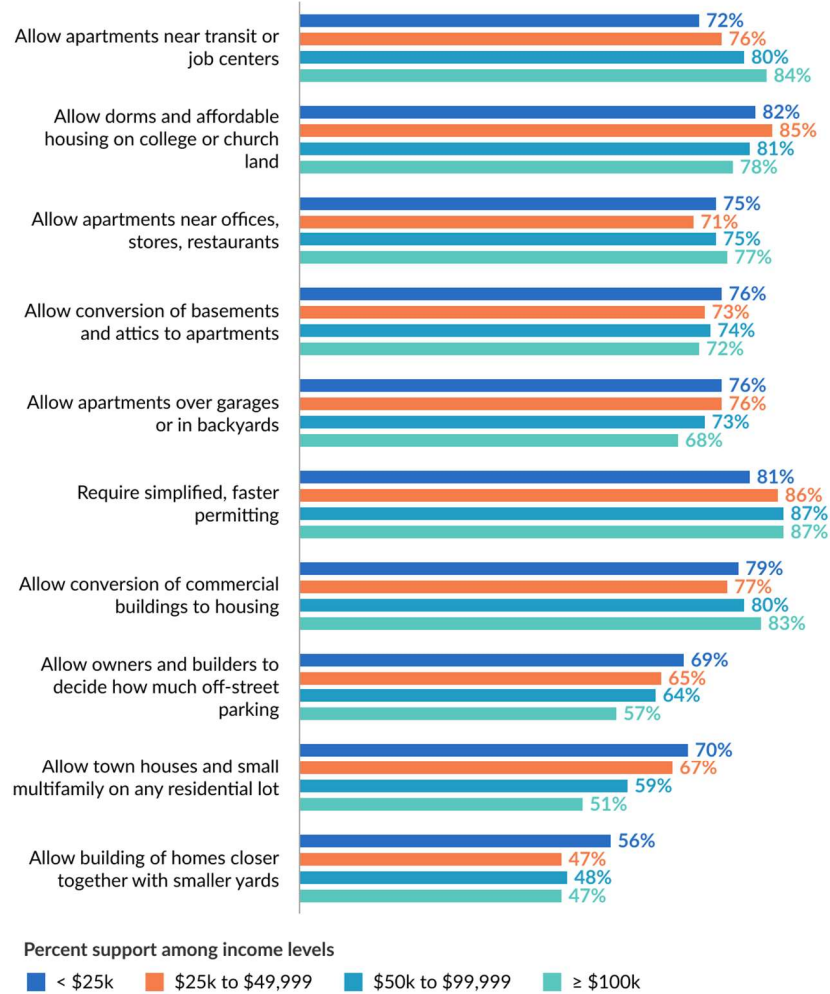
Notes: Ideological consistency based on a scale of 10 political values questions (see Appendix A). Don't know responses not shown.

PEW RESEARCH CENTER

Figure 1

Strong Majorities Across Income Levels Support Most Policies to Allow More Homes

Share in favor of each approach



Notes: Results come from a nationally representative survey of 5,051 individuals conducted Sept. 8-17, 2023, by Ipsos. The survey included 582 responses from individuals with annual household income under \$25,000; 766 responses from individuals with household income between \$25,000 and \$49,999; 1,439 responses from individuals with household income between \$50,000 and \$99,999; and 2,264 responses from individuals with household income above \$100,000.

Source: The Pew Charitable Trusts

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Thank you,
Jirka Hladis
Ward 1