

Subject: DO BETTER for the COMP PLAN, April 1 Memo INSUFFICIENT; and Explicitly Factor in Known Data about Student Housing Impacts

From: AP Z

Sent: Tuesday, April 1, 2025 6:09 PM

To: Planning <Planning@a2gov.org>

Subject: DO BETTER for the COMP PLAN, April 1 Memo INSUFFICIENT; and Explicitly Factor in Known Data about Student Housing Impacts

Dear Planning Committee,

I am citizen writing to ask that the Committee return to revising the Comprehensive Plan in light of recent and growing citizen commentary. While the Committee likes to cite the fact that 1000s have inputted into the plan using a brochure, it has become clear over the past few weeks that multiples of 1000s had no idea whatsoever the Comprehensive Plan was in process for council approval. It is disingenuous to say that the Comprehensive Plan will not factor into later zoning discussions, a talking point being repeated by Council members, and you should just stop that.

The April 1 Memo submitted by Lenart is insufficient to warrant proceeding toward Council approval.

City Planning public documents never factor into the picture a huge and growing population of non-residents (students) who are supported financially by non-taxpaying out-of-towners and generating a development industry; it is very well known that industrial student housing development in college town increases rents, and the Comprehensive Plan gives plenty of opening for just that kind of development. (Ann Arbor is currently near the top of the college town list for high-price student housing, and the past ten years have seen plenty of large building developments.) While Lenart multiple times has stated we can't put limits on rents, he can actually WORK WITH the known information that increased rents will certainly be produced by catering to a student housing development industry and diligently represent that work to citizenry. You need to do more to show us that you've set the conditions for an affordable and livable city for both students and residents rather than an investment opportunity for developers.

I have heard that discussing student housing is "prejudicial" and not allowed for City Planners, but that's just a way to avoid addressing the peculiar ecology of Ann Arbor, what is a core responsibility of the City Planners' jobs.

Sincerely,

Andrea Zemgulys
1325 White St