

Subject: Comprehensive Land Use Plan

From: Kathleen Ericson
Sent: Monday, April 28, 2025 10:28 AM
To: Planning <Planning@a2gov.org>
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Hello,

People can sell to developers and get so much more for their property and won't care how it will look because they are moving! These little building will be everywhere because any person owning a home could make a fortune selling it. The people who want to build and the people who want to sell are going to love this idea.

I believe affordable housing is a label used to promote building and development. Ann Arbor is recession proof due to the universities and hospitals. The high incomes support the home prices and there is no changing the dynamic, it is an old but true story.

I was asked to write to you regarding the points listed above, which I made on Nextdoor.

Additionally, everyone learned over the decades that students - lot of their parents - can afford expensive rent and the proof is all the new high rises. The students can afford them and so can many of the professionals at the hospital and school.

Your tax base is the comprised of the people with money so make sure you don't ruin what you have. Like it or not, people who rent often have different incomes than those who buy houses. People who buy houses expect a type of neighborhood. Who would want an affordable building next to their house in any neighborhood with only houses? This would hurt the tax base.

Your plan isn't for affordable housing, instead it is a brilliant idea for those who want to make a fortune off their property. If this passes, you are going to have all sorts of options for housing because people are going to sell to developers. It will be the new Ann Arbor.

Look into what happened in the 70's with for real affordable housing. Lots, no pun, was learned both good and bad.

Sincerely,
Kathleen Ericson

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