

Subject: Housing zoning rule reform

From: Gaia Kile
Sent: Monday, November 25, 2024 9:54 PM
To: Planning <Planning@a2gov.org>
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To The Ann Arbor Planning commission,

Like many Ann Arbor residents I am glad to see that the planning commissions efforts to develop a new comprehensive plan recognizes the importance of increasing housing density and and affordability. I would like to request that you consider changing the maximum number of unrelated individuals who can live in a unit in R1 and R2 neighborhoods. The current limit of 4 is unreasonably low.

In this time of housing crises many cities are recognizing that such limits are unreasonable. One comparable example is Boulder Colorado. In August 2023 Boulder Colorado increased their limit from 3 unrelated people to 5 unrelated people. This is a strategy that works. In an email communication, a Boulder city employee was pleased to inform me that the policy change had already resulted in some landlords increasing the number of people they were renting to. Another relevant example is Grand Rapids. In April of this year Grand Rapids went from a maximum occupancy of 4 unrelated people to 6 unrelated people.

Ann Arbor should at least follow the lead of Grand Rapids by increasing maximum occupancy from 4 to 6 unrelated people. With some houses well suited for even more than 6 residents perhaps the arborary maximum occupancy number could be dropped all together. The city already has building codes that have requirements for size of bedrooms, necessary common space, and maximum number of residents per bathroom.

Thank you for considering a change to the four person maximum occupancy ordinance.

Gaia Kile
522 Miller Ave,
Ann Arbor MI 48103
Phone # 734-604-6678