

MIAB Qualitative summary

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1. **Affordability and Housing:**

- Many respondents express a desire for more affordable housing options, emphasizing the need for diverse types of housing that cater to various income levels. There is a call for the development of sub-market rate housing and owner-occupied units to ensure that families and young professionals can afford to live in the city.

2. **Transportation and Accessibility:**

- Improved public transit options, including better bus services and the introduction of light rail, are frequently mentioned. Respondents advocate for safer biking and walking infrastructure, as well as reduced car dependency.

3. **Preservation of Green Spaces:**

- There is a strong emphasis on preserving natural features and green spaces within the city. Respondents envision a city that honors its natural beauty while allowing for growth, indicating a desire for a balance between development and environmental conservation.

4. **Community and Neighborhood Character:**

- Many respondents express concerns about maintaining the character and charm of their neighborhoods. They advocate for family-friendly environments, with amenities that support community interaction, such as parks and local businesses.

5. **Sustainable Development:**

- A vision for a more eco-friendly city is prevalent, with calls for sustainable building practices and energy-efficient developments. Respondents want the city to be a model of sustainability, free from fossil fuel dependency.

6. **Balanced Growth:**

- There is a desire for controlled growth that does not compromise the quality of life. Respondents are wary of high-density developments that could lead to overcrowding and increased traffic, advocating instead for a thoughtful approach to urban planning.

7. **Civic Engagement and Transparency:**

- Respondents want more transparency in city planning processes and greater involvement of residents in decision-making. They express a need for scientifically valid studies and surveys to inform development plans.

Affordability

1. **Diverse Community and Affordability:** Respondents express a desire for Ann Arbor to remain a diverse and welcoming community, emphasizing that affordability should not come at the expense of existing residents.
2. **Concerns Over Development:** There is significant concern about the types of housing being developed, with many respondents criticizing the construction of high-end homes and expensive high-rises that do not cater to lower and middle-income families.
3. **Stakeholder Definition:** A recurring theme is the ambiguity surrounding who the stakeholders are. Many respondents believe that current residents and homeowners should be prioritized over developers and profit-driven interests.
4. **Need for Non-Market Solutions:** Respondents advocate for non-market solutions to housing, such as land trusts and public housing initiatives, to ensure that affordable options are available for all income levels.
5. **Infrastructure and Density:** There is a belief that increasing density and improving infrastructure (like public transportation) are essential for making housing more affordable. Respondents argue that these changes could reduce the need for cars and lower overall living costs.
6. **Critique of Local Government:** Many respondents express frustration with local government decisions, attributing rising property taxes and housing costs to the actions of the city council and the mayor, whom they perceive as prioritizing development over affordability.

Equity

1. **Access to Essential Services:** Respondents emphasize the importance of having essential services, such as food and healthcare, nearby. There is a call for clarity on what constitutes "essential services" and a concern that proposed solutions may not adequately address the needs of all community members.
2. **Disinvestment and Community Needs:** There is a significant focus on understanding what "disinvested communities" means and how these communities can be supported. Respondents express a desire for more information on how equity initiatives will impact existing residents and services.
3. **Equity vs. Equality:** Many respondents differentiate between equity (fair access to resources) and equality (equal distribution of resources). They argue that while equal access is important, the outcomes may not need to be the same for all.

4. **Affordable Housing:** The need for affordable housing is a recurring theme. Respondents suggest that the city should take a more active role in providing affordable housing options, rather than relying solely on private developers.
5. **Community Engagement:** There is a strong call for the city to engage with community members from diverse backgrounds to better understand their needs and ensure that services are meeting those needs.
6. **Transportation and Mobility:** Equity in transportation is highlighted, with suggestions that all forms of transportation, including biking, should be treated equally. Access to public transit is also seen as crucial for equitable living conditions.
7. **Long-term Planning:** Respondents advocate for a comprehensive development plan that includes a mix of housing types to accommodate various income levels, emphasizing the importance of planning for the future.

Sustainability

1. Balance Between Growth and Sustainability:

- Respondents express concerns about the balance between urban growth and maintaining natural spaces. There is a sentiment that excessive growth could compromise the quality of life and the environment, with some arguing that the city should not aim to become overly dense.

2. Carbon Neutrality and Environmental Goals:

- A strong emphasis is placed on the importance of carbon neutrality and reducing greenhouse gas emissions. Respondents advocate for energy-efficient building practices and the use of renewable energy as critical components of sustainability efforts.

3. Transportation and Accessibility:

- The need for multimodal transportation options is highlighted, with suggestions for prioritizing walking, biking, and public transit. The concept of a "15-minute neighborhood" is mentioned as a way to enhance accessibility while reducing car dependence.

4. Community and Mixed-Use Development:

- There is a call for vibrant, mixed-income, and mixed-use developments that foster community interaction and provide access to essential services. This approach is seen as a way to create sustainable living environments.

5. Concerns Over Affordability and Equity:

- Some respondents express that sustainability initiatives should not come at the expense of affordability. There is a concern that focusing too much on

environmental issues could limit housing supply and negatively impact lower-income residents.

6. Preservation of Natural Features:

- The importance of preserving natural features and green spaces is emphasized, with respondents advocating against the removal of trees and other natural elements in favor of new developments.

Dynamic

1. **Quality of Life and Community Needs:** There is a strong emphasis on the need for development to enhance the quality of life for existing residents. Respondents express concerns about how population growth and new developments meet the needs of the community, indicating a desire for thoughtful planning that includes residential and retail spaces.
2. **Vibrancy and Change:** While many acknowledge that cities are ever-changing and can accommodate diverse groups, there is skepticism about what "vibrant" and "evolving" truly mean. Respondents call for concrete information regarding changes, such as which buildings will be affected and how neighborhoods will transform.
3. **Involvement in Decision-Making:** A recurring theme is the importance of involving long-term residents in discussions about city changes. Some respondents feel that the current approach to urban development is excluding resident input, which they believe could lead to negative outcomes, including a loss of community identity.
4. **Concerns About Gentrification:** There are worries that the push for a more dynamic city may lead to gentrification, where new developments cater primarily to wealthier individuals, potentially displacing long-term residents and failing to provide adequate amenities for families.
5. **Desire for Safety and Stability:** Respondents also express a desire for a safe and stable environment, suggesting that the dynamic nature of the city should not come at the expense of safety and community cohesion.

What's Missing

1. **Affordability:** There is a significant concern regarding the affordability of housing, with a call for options that cater to working-class families. Respondents emphasize the need for housing priced between \$150k and \$250k.
2. **Environmental Sustainability:** Many respondents feel that climate impact is not adequately addressed in the city's values. They stress the importance of integrating climate goals, such as reducing carbon footprints and improving building efficiency, into the city's planning and development strategies.

3. **Diversity and Inclusion:** There is a strong desire for the inclusion of voices from minority and low-income communities. Respondents advocate for a more comprehensive approach to development that considers diverse perspectives and needs.
4. **Placemaking and Community Engagement:** Respondents highlight the need for placemaking initiatives that enhance community connectivity and livability. They suggest that restoring natural features, like the Huron River, and better utilizing public land can improve community access and attractiveness.
5. **Multigenerational Integration:** The need for housing solutions that accommodate an aging population is also mentioned, indicating a desire for developments that support multigenerational living.

4-unit Benefits/Concerns

Benefits

1. **Increased Tax Revenue:** Some respondents see potential benefits in terms of increased tax revenue, which could be beneficial for the community as a whole.
2. **Housing Supply:** There is a recognition that infilling multi-family developments in single-family neighborhoods is necessary to meet housing demand and stabilize home prices. This is particularly relevant given the projected growth in population and employment in the area.
3. **Support for Local Businesses:** Increased density could support more neighborhood commercial establishments, enhancing local economies.

Concerns

1. **Quality of Life:** Many respondents express concerns about the potential negative impact on the quality of life, including loss of green space, increased noise pollution, and the character of neighborhoods.
2. **Parking Issues:** A significant concern is the lack of adequate parking, which could lead to congestion and frustration among residents.
3. **Transience and Community Stability:** There are worries about increased transience, with more renters potentially leading to a less stable community where residents do not have a long-term stake in their neighborhoods.
4. **Infrastructure Strain:** Respondents highlight that existing infrastructure may not be able to support increased density, leading to issues such as traffic congestion and inadequate public services.
5. **Environmental Concerns:** Concerns about pollution, loss of natural features (like trees), and increased waste disposal needs are also prevalent.

