

OPEN LETTER TO MCKINLEY MANAGEMENT FROM YOUR TENANTS

You are currently trying to raise our rent by up to \$270 dollars per month. Some tenants are facing increases of over 20%.

You own about 60% of the workforce housing in Washtenaw County.

As rent increases far outpace wage increases, we are being forced to move farther away from the communities where we work. We believe that teachers should have the option to live close to their schools. Nurses should have the option to live close to the hospital.

We also believe McKinley tenants should have the right to decent living conditions.

The conditions in our apartments are abysmal. We live with mold, mildew, mice, and flooded basements and laundry rooms. Our water has been shut off, or we have not had hot water. This is a regular occurrence.

We are shining a light on what we believe is an immoral business model of allowing apartment buildings to crumble while trying to squeeze your tenants for every last dime.

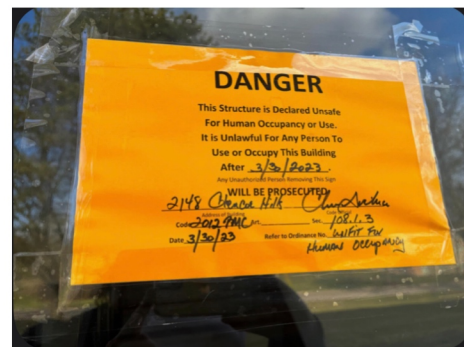


Photo: condemned building at Glencoe Hills

McKinley CEO Albert Berriz agrees with us! At least in words: "Market forces don't often help the disadvantaged," he said. "To get at community problems, societal problems, we've got to make extra efforts, and we see this corporate philanthropy that we do as one way to do that." ("McKinley CEO makes case for more affordable workforce housing in Ann Arbor" Ann Arbor News, Oct. 24, 2015)

But the reality is that when we push back against exorbitant rent increases, McKinley property managers claim helplessness in the face of "increases in the market rate for housing." We decry this circular reasoning: by raising rent over 20% for some tenants this year, McKinley is actively creating an Ann Arbor that is increasingly an unaffordable place to live.

The rent on an average two-bedroom McKinley apartment in Ann Arbor is over \$1500—before gas charges, water charges, sewer charges, trash charges, an "administrative fee," and the cost of laundry (don't even get us started on the problems with the laundry rooms!)

MCKINLEY TOUTS ITSELF AS "WORKFORCE" HOUSING. WHY ARE YOU MAKING IT IMPOSSIBLE FOR ANN ARBOR'S WORKFORCE TO AFFORD TO LIVE HERE?



If you are a McKinley tenant, join the McKinley tenants Association by scanning the QR code and taking the survey



OUR DEMANDS

1. No increase in rent for leases signed in 2023
2. Humane, livable conditions: More responsiveness from maintenance / Maintenance to respond within 24 hours / higher quality repairs
3. Mold remediation
4. No threats of rent increases for not signing a lease early
5. No increase to the late fees (they have recently gone from \$30 to \$100)
6. Give a 10 day grace period to allow tenants to pay rent on time
7. Remove storage fees
8. Dismissal of pet fees
9. Free laundry, provided by McKinley

As a group of educators, social workers, students, children, and medical professionals, we are uniting as one with a common goal of having our needs heard and problems resolved.

Signed,
The McKinley Tenants Association

With members from: Aspen Chase, Glencoe Hills, Golfside Lake, Hillcrest Manor, Manchester Flats, Manchester West, Meadowbrook Village, Medical Center Court, Park Place, Roundtree, Schooner Cover, Spruce Knob, State Street Village, The Villas, Traver Court, Traver Crossing, Traver Ridge

REVIEWS OF MCKINLEY



"My wife and I are always sick when we are at home and healthy when we're away. We suspect

mold or uncleaned vents to be the problem causing our allergy-like symptoms."

"Our cat also developed a constant stuffy nose since moving in."

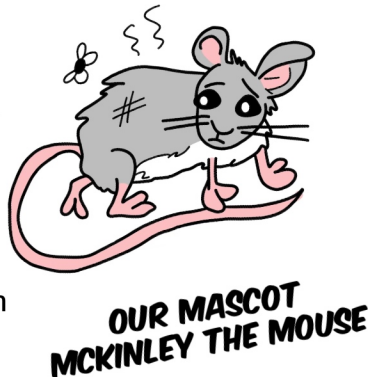
"...there are also carpet beetles that have given me a rash."

"...they enter when they don't have permission to, so many issues!!"

"Roaches"

"Our oven has been sparking...it has been broken since December."

"This is slumlord stuff, but I feel trapped here, honestly."



COMMUNITY CALLS TO ACTION

1. Sign the petition to support McKinley residents



2. Contact your representatives in Lansing and express support for overturning the ban on rent control. This state-wide ban prevents cities and counties from passing local measures to stabilize rent.

Find your state senator:
<https://www.senate.michigan.gov/FindYourSenator/>

Find you state representative:
<https://www.house.mi.gov/#findarepresentative>

Link to more info about overturning the ban on rent control:
<https://bit.ly/41LRsR5>