

April 1, 2026

Mr. Lenart:

On behalf of the Ann Arbor Community Land Trust and the homebuyers we represent, I am submitting the attached Petition for a Residential UDC Text Amendment.

A2CLT was founded by a group of concerned community members in 2024 to address disappearing homeownership options for critical employees in the Ann Arbor area. Our expertise in real estate, construction, development, and sustainability led us to the conclusion that a community land trust that can build and steward new, permanently-affordable homes was one essential answer to this intractable problem. The new Comprehensive Land Use Plan now provides the possibility of building three homes on parcels owned by A2CLT, which are ready for immediate development. It would also allow us to convert the planned Accessory Dwelling Units on our sites, now limited to 800 sf and two bedrooms, into 1200+ sf homes with three bedrooms. Our buyers have urged us to pursue this opportunity. Many of them have children or wish to start a family, and three bedroom homes that are affordable to families are in devastatingly short supply. This is an urgent need for our long list of potential buyers, so we are requesting immediate action.

Our proposed amendment does not change the zoning map, districts, minimum lot area, lot width, or setback requirements. This simple amendment will allow A2CLT to immediately increase the number of homes we can build and their affordability, by sharing the cost of land, site work, and utilities among two or three units, which can result in savings of \$75,000-\$150,000 per home. A speedy approval process will mean that by the end of 2026, some of our buyers will be moving into new, affordable three bedroom homes instead of ADUs—homes where families can comfortably live for the rest of their lives, instead of facing ever-increasing rent or an unpredictable future search for a family-sized home.

We appreciate the intensive work of our Planning Staff, Planning Commission, City Council, and the community at large in developing the new Comprehensive Land Use Plan. A2CLT is committed to making “Ann Arbor for All” an immediate reality for as many families as possible, as soon as possible. We look forward to collaborating in any way needed on this process.

Warmly,

Sarah Lorenz
Executive Director
Ann Arbor Community Land Trust