



# City of Ann Arbor

## Formal Minutes

### Renters Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Thursday, February 26, 2026

6:00 PM

Electronic Meeting

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**RESCHEDULED FROM 2-19-26 Video & Audio Accessible: To listen or speak at public comment, call 877-853-5247 enter Meeting ID: 935-8080-1941 or to watch or speak at public comment join the meeting at: [a2gov.org/RentersCommissionMeeting](http://a2gov.org/RentersCommissionMeeting)**

**1      CALL TO ORDER**

*Chair Ratcliff called the meeting to order at 6:01 PM*

**2      ROLL CALL**

**All members attended the meeting electronically from Ann Arbor, MI.**

**Also present:**

**Gayle Rose, University of Michigan Student Legal Services Liaison**

**Major Stevens, representing the Ann Arbor Tenants Union**

**Aclesia (Last name unknown), representing the Ann Arbor Tenants Union**

**John Reiser, City of Ann Arbor Attorney's Office**

**Kristen Vander Lugt, City of Ann Arbor Clerk's Office**

**Present:** 10 - Jordan Else, Robert Droppleman, Rosanita Ratcliff, Cynthia Harrison, Kimberly Pitts, Michelle Liao, Hanna Larcinese, Chris Boddy, Toya Pace, and Sheila Rasouli

**Absent:** 2 - Dandan Chen, and Travis Radina

**3      APPROVAL OF AGENDA**

**Moved by Larcinese, seconded by Pitts, to approve the agenda.**

**Approved unanimously as presented.**

**Yeas:** 7 - Ratcliff, Pitts, Liao, Larcinese, Boddy, Pace, and Rasouli

**Nays:** 0

**Absent:** 2 - Chen, and Councilmember Radina

**4      APPROVAL OF MINUTES**

4-A      [26-0290](#)      Minutes of the January 22, 2026 Renters Commission

**Attachments:**      Minutes of the 1-22-2026 Renters Commission Meeting.pdf

**Moved by Boddy, seconded by Larcinese, approved unanimously as presented and forwarded to the City Council.**

**Yeas:**    7 -    Ratcliff, Pitts, Liao, Larcinese, Boddy, Pace, and Rasouli

**Nays:**    0

**Absent:**    2 -    Chen, and Councilmember Radina

5            **FIRST GENERAL PUBLIC COMMENT - THREE MINUTES PER SPEAKER**

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*No speakers.*

6            **UNFINISHED BUSINESS**

*None.*

7            **NEW BUSINESS**

7-A      [26-0331](#)      Resolution in Support of the Comprehensive Land Use Plan

**Attachments:**      Resolution of the Ann Arbor Renters Commission In Support of the City of Ann Arbor Comprehensive Land Use Plan.pdf

**Moved by Ratcliff, seconded by Larcinese, to approve the Resolution of the Ann Arbor Renters Commission in Support of the Comprehensive Land Use Plan as presented.**

**On a voice vote, the vote was as follows with the chair declaring the resolution passed unanimously.**

**Approved resolution reads as follows:**

**Resolution of the Ann Arbor Renters Commission in Support of the Comprehensive Land Use Plan**

**Whereas, the City of Ann Arbor has undertaken the development of a new Comprehensive Land Use Plan (CLUP) to guide long-term growth, development, and land-use policy across all wards of the City of Ann Arbor, and the Plan is intended to inform future zoning updates, infrastructure investments, and community planning over time;**

**Whereas, renters constitute a significant and diverse portion of Ann Arbor's population, including families, students, workers, and seniors, with housing needs that vary by income, household size, accessibility needs, and work patterns;**

**Whereas, the Ann Arbor Renters Commission supports the creation of new housing citywide, including mixed-density and mixed-use neighborhoods, to promote inclusive growth, neighborhood vitality, and long-term housing stability across all wards, enabling renters to live near schools, jobs, services, transit, and neighborhood amenities;**

**Whereas, the Renters Commission supports a housing vision that includes a broad range of options, including deeply affordable housing, workforce housing, and units that accommodate larger family sizes or households requiring additional space for caregiving, accessibility needs, or home office use;**

**Whereas, mixed-use development and in-neighborhood rental housing present opportunities to more equitably distribute essential amenities, recreational and leisure opportunities, and longterm rental options throughout neighborhoods, rather than concentrating rental housing at neighborhood edges, thereby supporting social inclusion, neighborhood cohesion, and equitable access to community resources.**

**Resolved, that the Ann Arbor Renters Commission expresses its support for the City of Ann Arbor's Comprehensive Land Use Plan and its emphasis on creating new housing, mixed-density development, and mixed-use neighborhoods throughout all wards of the City of Ann Arbor;**

**Resolved, that the Renters Commission affirms that adoption of the Comprehensive Land Use Plan is a first step, and that meaningful impact for renters will depend on timely, concrete, and measurable implementation actions;**

**Resolved, that the Renters Commission urges that the Comprehensive Land Use Plan move beyond exploratory language and explicitly recommend implementation tools and policy actions necessary to address the City of Ann Arbor's housing crisis, including housing production incentives, anti-displacement strategies, and strengthened tenant protections;**

**Resolved, that the Renters Commission encourages the Ann Arbor City Council to pair adoption of the Comprehensive Land Use Plan with clear implementation timelines and affordability benchmarks over the life of the Plan, including targets for deeply affordable, affordable, and workforce housing, recognizing that the Plan is a multi-decade policy document;**

**Resolved, that the Renters Commission urges continued and strengthened dedication to improving tenant legal rights, protections, and access to information as land use and development policies evolve;**

**Resolved, that the Renters Commission requests ongoing, structured opportunities to provide renter-centered input as the Comprehensive Land Use Plan is translated into zoning changes, housing programs, and implementation strategies;**

**Resolved, that the Renters Commission, in light of the City of Ann Arbor's current affordable housing shortage, urges the Ann Arbor City Council to adopt safeguards in Transition districts to prioritize long-term rental housing, including a moratorium of at least two to five years on new short-term rental units until measurable progress is made toward increasing long-term affordable housing supply;**

**Resolved, that, consistent with Michigan Act 226 of 1988 (MCL § 123.411) and in alignment with the Comprehensive Land Use Plan, the Renters Commission urges the City of Ann Arbor to explicitly recommend and adopt additional housing production incentives to expand the supply of low-cost housing, including height flexibility granted solely for projects that produce affordable housing, affordability-linked increases to planned unit development (PUD)**

**unit thresholds, reduced permitting fees for affordable housing projects, and incentives that increase the creation of project-based voucher units within new and existing housing developments.**

**Yeas:** 0

**Nays:** 0

**Absent:** 2 - Chen, and Councilmember Radina

- 7-B**      [26-0347](#)      Presentation from the Ann Arbor Tenants Union (AATU) and Presentation about AATU Right to Organize Initiative

**Attachments:**      AATU Presentation for 2-26-2026 Renters Commission Meeting.pdf, AATU Proposed Right to Organize-Language for 2-26-2026 Renters Commission Meeting.pdf

*representatives. Followed by Renters Commission discussion.*

**Received and Filed**

- 7-C**      [26-0354](#)      Discussion and/or Vote on Resolution Requesting a Right to Organize Ordinance

**Attachments:**      Ann Arbor Renters Commission Resolution Requesting a Right to Organize Ordinance.pdf

**Moved by Ratcliff, seconded by Larcinese to approve the resolution as presented.**

**On a voice vote, the vote was as follows with the chair declaring the resolution approved as presented.**

**Approved resolution reads as follows:**

**Ann Arbor Renters Commission Resolution Requesting a Right to Organize Ordinance**

**Whereas, the ability of renters to organize collectively is a fundamental component of housing stability, tenant protections, and fair housing practices, and supports safer, healthier living conditions;**

**Whereas, renters in Ann Arbor face power imbalances in the rental housing market that make it difficult for individuals to raise concerns about habitability, safety, and fair treatment without fear of**

retaliation;

**Whereas, a Right to Organize ordinance can help protect tenants' ability to form and participate in tenant organizations, engage in collective advocacy, and communicate with one another about housing conditions, while clarifying permissible landlord conduct and anti-retaliation protections under local law;**

**Whereas, the Ann Arbor Tenants Union has developed and presented a proposed Right to Organize ordinance draft to the Ann Arbor Renters Commission, reflecting renter experiences and community-based policy development;**

**Resolved, the Ann Arbor Renters Commission supports the adoption of a Right to Organize ordinance to protect renters' ability to organize collectively and advocate for safe, stable, and fair housing conditions;**

**Resolved, the Ann Arbor Renters Commission respectfully requests that Ann Arbor City Council work collaboratively with the Ann Arbor Tenants Union, Ann Arbor City staff, housing advocates, property owners, and other stakeholders to refine, introduce, and adopt a Right to Organize ordinance for the City of Ann Arbor.**

**7-D Plan for Next Meeting**

*Items discussed to take place at the next meeting:*

*Right to Repair Ordinance Discussion  
Workplan Review*

**8 REPORTS**

**8-A REPORT FROM COMMISSIONERS**

*Commissioner Larcinese discussed the possibility of holding a stakeholder engagement event. Possibil*

**8-B REPORT FROM CITY COUNCIL**

*No report.*

**8-C REPORT FROM STAFF LIAISON**

*Staff provided a brief report about the Rights and Duties booklet and that the quorum bylaw change will be going to City Council at the next available meeting.*

**9 SECOND GENERAL PUBLIC COMMENT - THREE MINUTES PER SPEAKER**

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*No speakers.*

**10 COMMUNICATION**

**10-A [26-0292](#) Various Communication to the Renters Commission**

**Attachments:** Formal Tenant Complaint – Suspected Utility Meter Fault, Repeated Overbilling, and Unresolved Maintenance – The Legacy at Ann Arbor\_Redacted.pdf, Support for CLUP\_Redacted.pdf, Please endorse the Comp Plan\_Redacted.pdf, Leasing Ordinance Violations.pdf, Please don't pass a resolution of support for the CLUP\_Redacted.pdf, putting in a maintenance request\_Redacted.pdf, The CLUP not only fails at affordability, it exacerbates the problem\_Redacted.pdf, Renter with landlord issues\_Redacted.pdf

**Received and Filed**

**11 ADJOURNMENT**

Commission public meetings are held on the third Thursday of each month at 5:30 PM. These meetings provide opportunities for the public to address the Commission.

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104.

Requests need to be received at least two (2) business days in advance of the meeting.

Renters Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx> ).