

**Subject:** Delivering on the Comprehensive Plan Now A By-Right Path for Workforce Homeownership

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**From:** Brian Chambers

**Sent:** Monday, April 13, 2026 11:32 AM

**To:** Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Bennett, Michelle <MBennett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>

**Cc:** Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; City Council <CityCouncil@a2gov.org>; Dohoney Jr., Milton <MDohoney@a2gov.org>; Delacourt, Derek <DDelacourt@a2gov.org>; Giant, Joseph <JGiant@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>

**Subject:** Re: Delivering on the Comprehensive Plan Now: A By-Right Path for Workforce Homeownership

We're working to find a solution to both the currently approved A2CLT developments, so they are not constrained by the ADU sizes, and support the large number of additional applicants. We can be far more affordable with these, if we had a by-right ability within the current building envelopes permitted in R1 and R2, yet this year.

**A2CLT Text Amendment Problem Statement :**

Current ADU size limits are actively constraining both A2CLT homes planned for construction this year and the next phase of developments, forcing costly and time-consuming zoning or variance processes to deliver viable homes. With broader zoning changes, such as Floating Residential, likely taking the rest of 2026, this creates an immediate implementation gap where approved, TIF-supported housing and mortgage-ready buyers cannot be matched without unnecessary delay and added cost.

Reading the descriptions of the Floating Residential in the materials, this is what I gather would be the problem statement for it:

**Floating Residential Problem Statement :**

The CLUP sets a new direction for allowing missing middle housing and greater residential flexibility, but existing zoning districts—particularly R1 and R2—do not yet reflect that direction. Because full residential zoning reform will take multiple years and require detailed standards, mapping, and public engagement, the City needs an interim tool. A Floating Residential district creates a discretionary or overlay pathway to evaluate and permit these housing types on a case-by-case basis while comprehensive zoning districts are developed.

The 'case-by-case' basis would not only take until next year to be available, but it would still require additional approvals and costs, beyond what the text amendment offers. It needs to support by-right approvals, if this is to add any real benefit to A2CLT homes to be the most cost and timing effective.

When A2CLT had previously requested a text amendment, we were asked to wait on it until after the Comp Plan was approved.

So, here we are. . .

Please forward to the Planning Commission.

Thank you

Brian

On Mon, Apr 13, 2026 at 9:51 AM Brian Chambers <[brchambers58@gmail.com](mailto:brchambers58@gmail.com)> wrote:

Commissioners (Courtney, please forward this),

The work before you—to implement the Comprehensive Land Use Plan in a clear and effective way—is both important and timely.

Commissioner Adams' proposal to move directly into the drafting and adoption of zoning districts, with a priority on Hub and Transition areas, offers a strong path forward where the City can deliver the greatest near-term housing impact.

Alongside that effort, a complementary step can ensure progress is not delayed: adopt a simple, by-right text amendment allowing up to three dwelling units per parcel in R1 and R2, within existing height, setback, and building envelope standards.

This approach advances several shared goals.

First, it enables delivery of missing middle homeownership housing that is already planned and financed, but currently constrained by ADU size limits. Many buyers have expressed that existing 600–800 square foot limits do not meet long-term needs.

Second, it responds to real, qualified demand today. The Ann Arbor Community Land Trust has over 900 households actively seeking homes, supported by approved TIF financing to start delivering homes at below-market rates. These households—all working in City schools, hospitals, the University, and County and City services—are *mortgage-ready* with down payments saved, yet current zoning prevents access. There is over \$13 million held collectively for down-payments by these applicants, and they're ready to invest it in the City.

Third, while concerns about land pricing and market participation are understandable, current construction economics—particularly for small infill homes—suggest that widespread speculative activity is likely to remain limited in the near term. Especially, given the history of other Cities that kept their initial residential changes with the same building envelopes.

Fourth, this amendment provides a clear, by-right alternative to a Floating Residential approach, avoiding additional process layers and enabling consistent, equitable application. The A2CLT homeownership application list is growing every day, as the need in today's complex and uncertain times requires *urgency*.

Finally, it creates a coordinated implementation path: advancing high-impact Transition zoning while allowing Residential areas to contribute now—without delaying either track. The amendment remains narrow and transitional, enabling near-term outcomes while comprehensive ordinances are developed.

In sum, this approach aligns clarity, urgency, and equity, helping translate the Plan into real, workforce-serving homeownership opportunities.

Thank you for your consideration.

Brian Chambers  
Third Ward