

**Subject:**

CLUP Version 4

---

**From:** Rachel Shaw**Sent:** Friday, February 13, 2026 9:10 AM**To:** Planning <Planning@a2gov.org>**Cc:** Rachel Shaw <botania@verizon.net>**Subject:** CLUP Version 4

My concerns if CLUP is approved by the Planning Commission and City Council proceeds with proposed zoning changes:

Smaller houses will be snapped up by developers and razed to put in apartment buildings. These are the type of houses that would be appropriate for young couples looking for starter homes, or seniors who want to age in place. But if zoning is changed as the City proposes, many such houses will be bought, demolished, and trees cut down. Up will go a 3 story apartment building. This is likely to cause issues for neighbors next to these new buildings, in terms of changes in amount of sun or shade, problems from grading, traffic, etc.

And will these new apartments be affordable and provide workforce housing? I doubt it. The idea that additional housing, even if expensive, will make more affordable housing available is flawed. Remember trickle down economics? Trickle down housing will not work any better.

A better model is the Equitable Ann Arbor Land Trust, which will be developing affordable home ownership via long term leases far below market rate. This housing will be aimed at persons working in critically important but underpaid jobs.

Rachel Shaw

