

**Subject:** I support near-term, decisive action to bring about the vision of the CLUP

From: J. Eric Ivancich  
Sent: Monday, April 13, 2026 8:50 PM  
To: Planning <Planning@a2gov.org>  
Subject: I support near-term, decisive action to bring about the vision of the CLUP

Ann Arbor City Planning Commission,

I'm writing to encourage you to move forward with an implementation plan like the one proposed by Commissioner Daniel Adams. After such a lengthy and often contentious planning process it's important that we now focus on clear, decisive action — especially given the urgent need for more housing in our community. The Adams approach stands out because it prioritizes districts where new housing can be delivered relatively quickly, helping us make meaningful progress without further delay.

I also appreciate that this approach keeps us on track to complete zoning changes within the three-year timeline outlined in the Implementation Matrix. That kind of accountability matters.

In the meantime I strongly support taking immediate action by approving the Ann Arbor Community Land Trust's text amendment to allow three units by right citywide, as called for in the Comprehensive Land Use Plan. This is a practical, near-term step that avoids getting bogged down in more complex and potentially divisive questions — like setbacks and minimum lot sizes — while still enabling real progress. It would allow the CLT to begin building homes for essential workers right away.

Just as importantly, this approach unlocks additional housing potential across residential zones through a focused and modest update to the UDC. It achieves the goal of introducing gentle density while reducing administrative burdens by eliminating the need for individual property owners to pursue map amendments. That's a meaningful way to lower barriers and accelerate housing production.

Revisiting decisions that have already been thoughtfully addressed in the Comprehensive Plan — such as which areas should be rezoned — risks unnecessary delays. At a time when housing is increasingly scarce and costs continue to rise, we cannot afford to lose momentum.

Thank you for your time and for your continued work on behalf of our community and its values,

Sincerely,

Eric Ivancich  
Ward 3