

**Subject:**

Resolution Regarding the Comprehensive Land Use Plan - Monday's Agenda Item

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**From:** Brian Chambers**Sent:** Sunday, April 6, 2025 8:25 PM**To:** Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; City Council <CityCouncil@a2gov.org>; Dohoney Jr., Milton <MDohoney@a2gov.org>**Cc:** Lenart, Brett <BLenart@a2gov.org>; Planning <Planning@a2gov.org>**Subject:** Resolution Regarding the Comprehensive Land Use Plan - Monday's Agenda Item

Mayor Taylor, Councilmembers and City Administrator Dohoney: My name is Brian Chambers, and I live in the Third Ward. I'm here to support the vision laid out in the Comprehensive Land Use Plan, especially around expanding housing opportunity in low-rise residential areas. I know there's been debate about whether low-rise means three or four stories. And while I'm personally flexible on the number, I believe what matters more than height is how buildings fit in—with setbacks, porches, size maximums, and step-backs that maintain the feel of the neighborhood. Thoughtful, form-based zoning can ensure that new homes—whether three or four stories—blend into their surroundings. I also understand the concern some residents have: that new buildings might rent or sell at market-rate prices, and thus not be affordable to most middle-income families. But here's the reality: when we limit new housing, prices go up across the board—including for existing homes. The only way to stabilize prices and open up more options is to allow more housing types in more places. Even so, market solutions aren't enough. That's why I'm especially supportive of the Ann Arbor Community Land Trust. CLTs remove land from the speculative market and make homeownership permanently affordable for critical workers, families, and first-time buyers. This is a model that keeps affordability in place over generations—not just through subsidies, but through structure. I believe this plan moves us in the right direction: toward gentle density—duplexes, triplexes, and small multifamily buildings that look and feel like they belong. And it gives us the tools to tailor the details—height, form, and lot size—during the zoning phase, with full public input. Let's not lose momentum over whether the cap is three stories or four. Let's focus on what unites us: a desire for a more affordable, inclusive, and sustainable Ann Arbor. Thank you. Brian Chambers, Third Ward