

From: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Sent: Thursday, January 15, 2026 10:02 AM
To: [REDACTED]
Subject: RE: The CLUP - please do not support it because it makes affordability worse

Thank you for your email, it will be shared with the Renters Commission at their next regular meeting.

Kristen Vander Lugt, Deputy Clerk - Operations (she/her/hers)

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From: [REDACTED]
Sent: Wednesday, January 14, 2026 2:09 PM
To: Ann Arbor Renter's Commission <RentersCommission@a2gov.org>
Subject: The CLUP - please do not support it because it makes affordability worse

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Please do not support the Comprehensive Land Use Plan - because it won't work. It won't meet its affordability goal.

I explain why it won't work in this interview with Lucy Ann Lance. It's about half an hour. Please listen to it before your meeting and discussion:

<https://podcasts.apple.com/us/podcast/102225-ann-arbors-plans-to-change-zoning-laws-tom-stulberg/id1747985760?i=1000733159351>

The short summary is that the CLUP reduces the supply of the more moderately priced units, thus accelerating the increase of rents and prices in those segments of the market.

The administration admits that their plan will only slow the rate of price increases in the long run, and they emphasize "in the long run". Since the new supply of housing will be predominately built in the more expensive segments of the market, that's where the price increase slowing will occur. Meanwhile, the more modestly priced properties will be the ones targeted for tear down and replacement, while seeing very little if any new units of modestly priced housing added (other than with the affordable housing fund supported by our millage). This reduces the supply of the more modestly priced units.

Supply and demand, when examined by market segment, explains how rent and ownership prices will see an acceleration of increases in the short and medium term.

There are other shortcoming of the CLUP, including a possible flood of new Non-primary residence Short-term rentals (AirBnBs). Every NPR STR is one less long-term unit available for rent or ownership.

Some of us have asked for language in the CLUP to definitively state that NPR STRs should not become allowed where they are currently prohibited. But the planning commission was not receptive to such suggestions. The language in the CLUP merely says it will be examined later. That language is too weak, and the suggested timing of the examination is too late. The planning commission just approved a rezoning a few weeks ago that will allow (if city council also votes yes) hundreds of NPR STRs in a place that they are currently prohibited. Planning Commission in part used the CLUP as justification for this rezoning, even though the CLUP hasn't been adopted yet - the public comment period wasn't even closed yet.

I am a believer in gentle density. I am a small landlord with almost all duplexes. I live in duplex zoning, having moved here from a triplex fixer upper that I bought with two friends. My company has created and provided affordable and workforce housing for thirty years. I have no problem with increasing density, IF done right. If done in a manner that meets the goals of the plan. If done in a manner that actually will provide housing affordability. This CLUP does not do that.

Thank you,

[REDACTED]