

Resolution of the Ann Arbor Renters Commission in Support of the Comprehensive Land Use Plan

Whereas, the City of Ann Arbor has undertaken the development of a new Comprehensive Land Use Plan (CLUP) to guide long-term growth, development, and land-use policy across all wards of the City of Ann Arbor, and the Plan is intended to inform future zoning updates, infrastructure investments, and community planning over time;

Whereas, renters constitute a significant and diverse portion of Ann Arbor's population, including families, students, workers, and seniors, with housing needs that vary by income, household size, accessibility needs, and work patterns;

Whereas, the Ann Arbor Renters Commission supports the creation of new housing citywide, including mixed-density and mixed-use neighborhoods, to promote inclusive growth, neighborhood vitality, and long-term housing stability across all wards, enabling renters to live near schools, jobs, services, transit, and neighborhood amenities;

Whereas, the Renters Commission supports a housing vision that includes a broad range of options, including deeply affordable housing, workforce housing, and units that accommodate larger family sizes or households requiring additional space for caregiving, accessibility needs, or home office use;

Whereas, mixed-use development and in-neighborhood rental housing present opportunities to more equitably distribute essential amenities, recreational and leisure opportunities, and long-term rental options throughout neighborhoods, rather than concentrating rental housing at neighborhood edges, thereby supporting social inclusion, neighborhood cohesion, and equitable access to community resources.

Resolved, that the Ann Arbor Renters Commission expresses its support for the City of Ann Arbor's Comprehensive Land Use Plan and its emphasis on creating new housing, mixed-density development, and mixed-use neighborhoods throughout all wards of the City of Ann Arbor;

Resolved, that the Renters Commission affirms that adoption of the Comprehensive Land Use Plan is a first step, and that meaningful impact for renters will depend on timely, concrete, and measurable implementation actions;

Resolved, that the Renters Commission urges that the Comprehensive Land Use Plan move beyond exploratory language and explicitly recommend implementation tools and policy actions necessary to address the City of Ann Arbor's housing crisis, including housing production incentives, anti-displacement strategies, and strengthened tenant protections;

Resolved, that the Renters Commission encourages the Ann Arbor City Council to pair adoption of the Comprehensive Land Use Plan with clear implementation timelines and affordability benchmarks over the life of the Plan, including targets for deeply affordable, affordable, and workforce housing, recognizing that the Plan is a multi-decade policy document;

Resolved, that the Renters Commission urges continued and strengthened dedication to improving tenant legal rights, protections, and access to information as land use and development policies evolve;

Resolved, that the Renters Commission requests ongoing, structured opportunities to provide renter-centered input as the Comprehensive Land Use Plan is translated into zoning changes, housing programs, and implementation strategies;

Resolved, that the Renters Commission, in light of the City of Ann Arbor's current affordable housing shortage, urges the Ann Arbor City Council to adopt safeguards in Transition districts to prioritize long-term rental housing, including a moratorium of at least two to five years on new short-term rental units until measurable progress is made toward increasing long-term affordable housing supply;

Resolved, that, consistent with Michigan Act 226 of 1988 (MCL § 123.411) and in alignment with the Comprehensive Land Use Plan, the Renters Commission urges the City of Ann Arbor to explicitly recommend and adopt additional housing production incentives to expand the supply of low-cost housing, including height flexibility granted solely for projects that produce affordable housing, affordability-linked increases to planned unit development (PUD) unit thresholds, reduced permitting fees for affordable housing projects, and incentives that increase the creation of project-based voucher units within new and existing housing developments.