

Subject: CLUP - Implementation Matrix - Include Community Land Trust and TIF Financing

From: Brian Chambers

Sent: Tuesday, June 3, 2025 7:09 PM

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Subject: CLUP - Implementation Matrix - Include Community Land Trust and TIF Financing

Dear Planning Commissioners :

The Implementation Matrix published for today's meeting included affordable housing references and coops, but not community land trust-based housing.

This may have been an oversight. I'm not suggesting that a specific CLT organization, like the A2CLT be named, but just the type of CLT developments for mixed income, mixed use, walkable, transit oriented housing.

LIHTC financing was also called out in the Implementation Matrix. This financing only provides 15 years of affordable rental housing.

Community land Trusts can provide permanently affordable home ownership with price controls through deed restrictions or ground leases, using Tax Increment Financing (TIF)

Please include both CLT and TIF financing options in the Implementation Matrix.

This is critical as many opponents of the CLUP have stated that they do support the Community Land Trust model for affordable housing home ownership.

Adding this language will enhance the acceptance of the CLUP across Ann Arbor.

Thank you

Brian

On Sun, May 4, 2025 at 8:09 PM Brian Chambers <brchambers58@gmail.com> wrote:

Mayor Taylor, City Administrator Dohoney, City Council, Planning and City Leadership:
(please share with the Planning Commission)

Thank you for your leadership as you guide the Comprehensive Plan forward.

I'm sharing a set of recommended visionary policy statements focused on incentivized housing density—strategies that go beyond simply permitting density and instead align it with affordability,

walkability, ecological resilience, and neighborhood-scale design. Many people in the community are calling for this, so that explicit options for affordable housing are stated in the Comprehensive Plan. These are scripted to be appropriate to the CLUP, prior to its follow-on implementation.

At the last public meeting on the Comprehensive Plan, I was asked by a Commissioner to provide this, and received support from others on the project.

The recommendations are grounded in best practices from peer cities and reflect Ann Arbor's own goals in A2Zero, Moving Together, and the draft Comp Plan itself. They are offered as a constructive contribution to the current planning process, with the hope of strengthening our tools to deliver truly inclusive and sustainable growth.

I welcome the opportunity to discuss this further, and would be honored to present or engage in dialogue with the Planning Commission as the Plan advances toward adoption.

Yours in equity-based sustainable development,

Brian Chambers, Ph.D.
3rd Ward