

Subject: Please consider Tiny Homes in the CLUP.

From: Kitty B. Kahn
Sent: Wednesday, August 27, 2025 1:08 PM
To: Alexander, Brittany
Subject: Re: Please consider Tiny Homes in the CLUP.

From: Kitty B. Kahn
Sent: Monday, August 25, 2025 9:15 PM
To: Planning <Planning@a2gov.org>
Subject: Please consider Tiny Homes in the CLUP.

Hello Planning Commissioners- I was assured by Mr. Lenart (see discussion below) that he would share with you my question about Tiny Homes. However, I have never heard any mention about them in discussion of the CLUP. Please reply to me and tell me why tiny homes have not been considered in the CLUP.

I think you might be interested in this article:
<https://www.mlive.com/news/2025/08/tiny-homes-combatting-homelessness-help-michigan-hit-housing-goal-early-whitmer-says.html?gift=0df7cb75-4ff0-4c10-ba2f-80eba729077f>

-Peace, Kitty

On 7/2/25, 3:55 PM, "Lenart, Brett" <BLenart@a2gov.org> wrote:

They would be, if additional density is permitted.

I'll share your comments, thank you.

Brett Lenart, AICP | Planning Manager (he/him)
blenart@a2gov.org | Direct (734) 794-6000 #42606 | General (734) 794-6265 | www.a2gov.org

From: Kitty B. Kahn
Sent: Wednesday, July 2, 2025 3:51 PM
To: Lenart, Brett <BLenart@a2gov.org>
Subject: Re: Suggestion for the Comprehensive Land Use Plan

Yes, please do. I would add that your statement, ". . . are limited to the density provided in various zoning districts." Is interesting, because the comprehensive plan is recommending changing zoning. So I would suggest tiny home communities be included in those changes.

Thank you. -Peace, Kitty

On 7/2/25, 3:47 PM, "Lenart, Brett" <BLenart@a2gov.org> wrote:

Tiny homes are permitted now but are limited to the density provided in various zoning districts. Nonetheless, realization of them is challenging, as building codes require basic levels of services (i.e. water and sewer) which can limit their realization.

Nonetheless, I'm happy to share your questions with the Planning Commission, would you like me to?

Sincerely,

Brett Lenart, AICP | Planning Manager (he/him)

blenart@a2gov.org | Direct (734) 794-6000 #42606 | General (734) 794-6265 | www.a2gov.org

From: Kitty B. Kahn

Sent: Wednesday, July 2, 2025 2:15 PM

To: Lenart, Brett <BLenart@a2gov.org>

Subject: Suggestion for the Comprehensive Land Use Plan

Hi Mr. Lenart- I have heard no mention of tiny homes in the draft plans. I would suggest allowing tiny home communities. These would be different than ADUs, because they would be actual communities on separate land partly funded by the City. This would help provide housing for homeless and low-income people who couldn't otherwise afford to live in Ann Arbor. What do you think? Has this been discussed at all by CPC during the CLUP process? -Peace, Kitty



[Subscribe](#)

Labor Day Sale - 50% Off - Offer Expires 9/3/25

[Politics & Elections](#) [Public Interest](#) [Business](#)

Advertisement

Tiny homes combatting homelessness help Michigan hit housing goal early, Whitmer says

Updated: Aug. 26, 2025, 3:52 p.m. | Published: Aug. 25, 2025, 7:04 p.m.



Gov. Whitmer joins ribbon cutting for 16 new homes in Grand Rapids



You have been gifted this article and will have access until Sep 01, 2025. [Learn more.](#)

By [Danielle James](#) | djames@mlive.com

GRAND RAPIDS, MI - A five-year goal to reach 75,000 newly built and rehabbed housing units in Michigan has been reached a bit early, Gov. Gretchen Whitmer said on Monday.

Now, the Michigan State Housing Development Authority (MSHDA) will move toward its second, ramped-up goal to rehabilitate or build 115,000 homes by September 2026.

"We thought it would take a whole other year to get there," Whitmer said during a Monday afternoon unveiling in Grand Rapids. "We are moving fast."

The project that helped the state reach its first goal was a \$3.5 million, 16-unit tiny home community on 1.65 acres of land built by two Grand Rapids nonprofits.

Called Hope Village, its goal is to be a source of transitional housing for individuals experiencing homelessness.

Whitmer said the state currently has a shortage of around 190,000 housing units.

A 2025 report by the National Low Income Housing Coalition defined that as only 39 affordable homes available for every 100 extremely low-income households, including those under the federal poverty line or earning less than 30% of the area's median income.

Advertisement

According to the report, housing costs also continue to climb for the state's nearly 1.1 million renters, with Washtenaw, Kent and Livingston counties the most expensive places to rent a two-bedroom apartment.

Whitmer set the original 75,000-unit goal back in 2021 to create more affordable housing options and updated it in May 2024 for a 53% increase.

"Housing is fundamental," she said. "It's where we live. It's where we raise our families. It's where we hope to grow old. Our kids form lifelong friendships where they live, playing in their neighborhoods. We hold Super Bowl parties — hopefully, for the Lions — cookouts, family gatherings. It's a ticket not just to a sense of belonging, but a sense of community and also to building wealth."

Whitmer said half of renters and a quarter of homeowners spend more than 30% of their pre-tax income on housing, an issue that is only going to get worse because of national tariffs and the cost of construction materials.

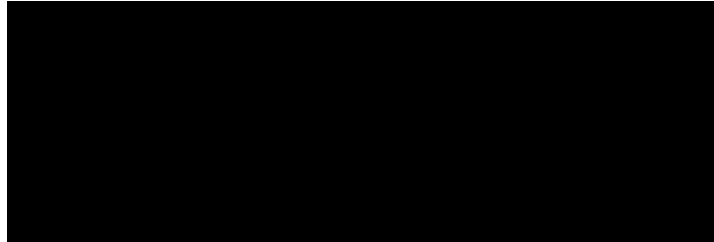
"The underlying challenge and eventual solution really centers around supply, supply, supply," she said.

In Kent County alone, Whitmer said the state has supported the construction of over 700 homes.

Grand Rapids City Manager Mark Washington said those are part of over 30,000 housing units built across Kent County in a five-year period, with over 15,000 in the city of Grand Rapids.

“We know this is just a piece of the puzzle to address housing insecurity, but we are prepared to replicate this and expand efforts like this across our city and across other communities,” Washington said.

Advertisement



The Hope Village project in Grand Rapids was dreamt up and executed by Mel Trotter Ministries and Next Step of West Michigan, two Grand Rapids-area nonprofits.

Construction began in March 2025 near the Next Step facility at 100 Garden St. SE.

The tiny homes were built to serve people transitioning out of homelessness. There will be a mix of 11 one-bedroom, 400-square-foot tiny homes and five two-bedroom, 530-square-foot small homes.

Tenants also will have access to mental health and medical services in the Next Step facility right next door.

Mel Trotter CEO Chris Palusky said the nonprofit's goal is homeless prevention.

If an individual becomes homeless, the affordable housing component will serve as another launching point to help get people back on their feet, he said.

The target rent will be 30% of the tenant's income, with a large percentage of the rent paid going into a personal bank account that tenants can access to transition to a bigger apartment or for down payment on a home.

The project benefitted from a \$300,000 gift from the Lowe's Foundation, as well as funding from MSHDA and charitable donations from the David and Carol Van Andel Foundation, Ada Bible Church and several private donors.

MSHDA Director Amy Hovey said when it comes to future projects like this, it's imperative that the state continue to provide funding.

“In the past, the state hasn't provided funding for the development of housing in our state. It's been primarily filled by the federal government,” she said.

While the federal government is still providing funding, Hovey said the money the state contributes is essential. It allows the leverage of additional federal and private sector funding, bringing funds from around \$700 million to nearly \$2.1 billion.

“Please, keep money coming,” Hovey said as she addressed several state legislators in attendance.

MICHIGAN POLITICS

**Can Michigan court force Whitmer to call a special election?
Governor’s legal team argues ‘no.’**

Saginaw sets September meeting to fill council seat vacated by fraud conviction

Gretchen Whitmer outlaws AI-generated porn depicting real people

If you purchase a product or register for an account through a link on our site, we may receive compensation. By using this site, you consent to our [User Agreement](#) and agree that your clicks, interactions, and personal information may be collected, recorded, and/or stored by us and social media and other third-party partners in accordance with our [Privacy Policy](#).

Sponsor Content

How Anna’s House CEO Josh Beckett Is Changing Breakfast in Michigan with a More Inclusive Approach

Restaurant’s commitment to “better-for-you” dining philosophy leads to new, healthier products.

Anna’s House



Around the Web

Catch more NFL games

Watch every game, every Sunday, all in one place with NFL Sunday Ticket and YouTube TV

NFL Sunday Ticket | Sponsored

Sign up

You don't have to choose

Watch more of your favorite teams' games and keep your live TV service