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Sent: Saturday, April 08, 2023 8:53 AM
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Cc: lorenzsa@umich.edu; Waas Smith, Zach <ZWaasSmith@a2gov.org>; Gale, Mia <RGale@a2gov.org>; Reynolds, Kelly <KReynolds@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>
Subject: Grand Rapids / Kent Co & Chamber Initiative - Re: Ann Arbor's Capacity for Increased Housing through Zoning Reform -

G'morning. I hope everyone is having a start to a great weekend with family, and time away from serious matters.

Just a brief follow-up. After sharing the working paper with others, I learned that Kent County and Grand Rapids are aggressively addressing their housing shortages, jointly working with the GR Chamber. I am not suggesting we mirror them, as they are well down a multi-year journey, and have more near-term housing goals than would be targeted in a multi-decade Comprehensive Land Use Plan.

For those on Council who campaigned to significantly increase Ann Arbor's housing supply, across the board, I believe it is important to understand what other communities are doing.

What's interesting is that Grand Rapids' population growth over the past 10 years. From 2010-2020, Grand Rapids grew 5.4% while Ann Arbor grew 8.7%. The median sale price of homes, however, increased 99.2% in Grand Rapids and 74.8% in the rest of Kent County since 2016, so even higher than the escalating price increases for the Ann Arbor area. GR and Kent took that growth as a flag to better understand their housing shortfall, for all income levels.

They've contracted with Housing Next for some of this. Below are a few links to the current GR and Kent County efforts:

- <https://www.grandrapids.org/blog/news/rising-population-housing-gap/>
- <https://www.housingnext.org/post/housing-next-releases-updated-data-on-kent-county-housing>
- <https://www.grandrapidsmi.gov/files/assets/public/meetings/previous-meetings/2020-07-21/housing-next-report-out-7.21-final.pdf>
- <https://www.mlive.com/news/grand-rapids/2023/02/grand-rapids-kent-county-needs-34699-new-housing-units-by-2027-can-it-be-done.html>

So, I thought to get this passed by you. For the A2 Comprehensive Land Use Plan project, I assume there will be collaboration with Ann Arbor, the County and the A2Y Chamber, and other regional authorities.

I did share the working paper with Andy LaBarre at A2Y Chamber, as well as the County Commission, including the GR / Kent Co initiative.

Best regards, and please enjoy the holiday weekend!

Brian

On 04/05/2023 5:55 PM BRIAN CHAMBERS <brchambers@comcast.net> wrote:

Mayor Taylor, City Administrator Dohoney, and City Council:

With the upcoming Comprehensive Land Use Plan project, I thought an exercise on Ann Arbor's capacity for increased housing through zoning reform would be of interest. I used the A2Zero plan, TC1 Districts, and Ann Arbor's historical population growth over the past 80 years, as the paper's foundation.

The paper identifies low, moderate and high growth scenarios, and the changes to zoning that could accommodate each scenario over a 40 to 80 year period. It is organized with a Preface, Executive Summary, and a Discussion section, for ease of reading.

In addition, Sarah Lorenz (on copy), co-founder of Equitable Ann Arbor (EA2) Land Trust, wrote a section on the 'market barriers to housing production via re-zoning single family districts for gentle density,' as a complement to the working paper.

While many have advocated for greater housing density, it has been apparent that the scale of housing needed, or feasible for Ann Arbor, has not been explicitly discussed, let alone the market barriers that need to be addressed beyond zoning ordinances themselves.

If we happen to meet individually, I would be happy to discuss it further, or please feel free to respond back individually.

Brett, would you please forward this email and working paper to the Planning Commission, on my behalf?

Thank you for your consideration.

Yours for equity-based, sustainable development,

Brian Chambers
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