

**Subject:** Paris - Investing in Social Housing - At Scale

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**From:** BRIAN CHAMBERS

**Sent:** Tuesday, March 19, 2024 8:49 AM

**To:** City Council <[CityCouncil@a2gov.org](mailto:CityCouncil@a2gov.org)>; Dohoney Jr., Milton <[MDohoney@a2gov.org](mailto:MDohoney@a2gov.org)>

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**Subject:** Paris - Investing in Social Housing - At Scale

Mayor Taylor, City Administrator Dohoney, and Council:

Here is another city to potentially benchmark on affordable housing, Paris.

[https://www.nytimes.com/2024/03/17/realestate/paris-france-housing-costs.html?unlocked\\_article\\_code=1.d00.0rEk.X12kirTibXyv&smid=url-share](https://www.nytimes.com/2024/03/17/realestate/paris-france-housing-costs.html?unlocked_article_code=1.d00.0rEk.X12kirTibXyv&smid=url-share) (gift link)

Just a few quotes to get you interested:

"It's part of an ambitious and aggressive effort to keep middle- and lower-income residents and small-business owners in the heart of a city that would otherwise be unaffordable to them — and by extension, to preserve the ineffable character of a city adored by people around the globe.

"One quarter of all Paris residents now live in public housing, up from 13 percent in the late 1990s. "

"Our guiding philosophy is that those who produce the riches of the city must have the right to live in it," said Ian Brossat, a senator who served for a decade as City Hall's head of housing. Teachers, sanitation workers, nurses, college students, bakers and butchers are among those who benefit from the program."

"With some exceptions, the city has the legal right to pre-empt the sale of a building, buy the property and convert it to public housing."

Brian

On 12/20/2023 3:04 PM EST BRIAN CHAMBERS wrote:

Mayor Taylor, City Administrator Dohoney, and Council:

What a great Economic Development Report! It was very comprehensive and the benchmarking of other cities really surfaced a number of best practices for consideration.

As a resident of Ann Arbor, you have my full support for this type of economic development strategy!

Establishing an Office of Economic Development, supporting priority projects with an internal sponsor / champion, updating A2Zero for key policy recommendations, and considering strategic property acquisitions for housing related projects would all be fantastic to see into action.

Based on A2Zero's emphasis on reduced miles traveled with denser, mixed use housing integrated to transit, there is also the rationale for denser mixed-use housing in the 1/4 - 1/2 mile radius around the two downtown core regional transit centers.

I've outlined this in the attached 3-page addendum from a previous working paper I had shared. Maybe it could be shared with the Comprehensive Land Use Plan Steering Committee. I believe the Planning Commission has already received it.

Hope this helps in your economic policy considerations going forward.

Best regards,

Brian  
Ward 3  
c: 734-604-9367

On 12/13/2023 2:27 PM EST BRIAN CHAMBERS wrote:

Mayor Taylor, City Administrator Dohoney, and Council:

It took me some additional time, so, here is the first fully released draft.

My focus has been on treating the U-M executives and Regents as key stakeholders, so I've essentially embraced their growth agenda. If the U-M's continued growth tracks the last 20 years, it would imply an additional campus population (students and staff) of over 73,000 by 2050. If continued growth is only the toss of a coin (50:50), then the expected growth outcome would be an additional 32,000.

Either way, Ann Arbor will continue to experience growth, housing demand-based pricing, and congestion.

This paper proposes to continue to add density to the downtown core, for an additional 6,700 units of housing (100 per DDA block), as well as on-campus employee housing of between 7,200 and 14,000 units on North Campus. Still, all of the likely growth will not be accommodated, and the additional TC1 Districts and other zoning changes by the City could still provide for significantly more housing.

This working paper is a bit longer than I had planned, but I recently was appointed to the Board of Equitable Ann Arbor Land Trust (EA2), and we are engaging the U-M CFO's office with some student projects next semester, and I wanted to have this with the appropriate scope.

The Preface (1 page), Executive Summary (10 pages) and Conclusion (1 page) are the main sections, and everything else can be considered technical back-up.

Hopefully, this provides a contribution to our local planning needs with both the City and the U-M.

Next week, I'll be also sending this to my contacts at the U-M.

Let me know your thoughts or concerns, if any.

Brett - please forward this as a formal submission to the Planning Commission.

Thank you.

Brian Chambers  
Ward 3  
c: 734-604-9367

On 11/05/2023 11:36 AM EST BRIAN CHAMBERS wrote:

Mayor Taylor, City Administrator Dohoney and Council:

Attached is a draft of my Conclusion section of my current working paper. It was inspired by recent dialogue regarding TC1 along the Washtenaw to Stadium corridor, and I realized it would work as an overall conclusion.

To me it addresses the core challenge of adding significant housing scale within the City, proper, and the risk it may pose to Ann Arbor's culture.

It is meant to also work in the logic of "*Ann Arbor for Everyone*."

Let me know your thoughts and if you find this positioning logic compelling or not.

Here is to equity-based sustainable development,

Brian