

Supporting Documentation for Resolution to Begin Discussions with University of Michigan (U-M) of Net-Zero Affordable, Sustainable Workforce Housing

1. U-M Ann Arbor campus enrollment has increased by 6,653 or 15% over the last seven years reaching an all-time high of 50,278 for the 2021-2022 academic year¹.
2. U-M Ann Arbor campus increased employment by over 6,000 jobs over the last five years and future growth is planned, including approximately 1,600 full-time jobs associated with a new 264-bed hospital².
3. Homeownership in Ann Arbor among households earning less than \$150,000/year has generally decreased since 2010, where those households earning \$50,000 - \$74,999 have been negatively impacted the most³.
4. The proportion of renters in Ann Arbor earning \$50,000 or less has also decreased substantially since 2010³.
5. Only 40% of all U-M Ann Arbor campus employees live in the Ann Arbor area² and the portion among staff is only 28%, having dropped 12% between 2012 and 2018⁴.
6. These and other employees' commutes to and from Ann Arbor significantly increase U-M's and the Ann Arbor community's Scope 3 greenhouse gas (GHG) emissions, only part of which are currently reflected in both entities' GHG emissions inventories.
7. Both U-M's and Ann Arbor's carbon neutrality plans explicitly call for the creation of new housing on U-M property and within the city, respectively, in order to reduce GHG emissions associated with vehicle miles traveled⁵.
8. Ann Arbor's carbon neutrality plan is based on the assumption that "All new construction from 2022 through 2030 (and beyond) is built to net zero energy standards"⁶ and U-M's carbon neutrality plan calls for the establishment of strict new building CO₂ emission standards⁷.
9. Workforce Housing (re-)development is best targeted for sites with existing low-density buildings and other properties such as surface parking lots adjacent to existing infrastructure. However, the development of sites with high-quality natural features should be avoided due to their many human and ecological benefits, including carbon sequestration.
10. At least 17 other U.S. colleges and universities, several of them world-class U-M university peers such as Columbia, MIT, Stanford, Virginia and Princeton, provide employee housing⁸, albeit in most cases just for faculty, thus the development of affordable Workforce Housing would be an opportunity for U-M to distinguish itself.

11. Workforce Housing is commonly targeted at low-wage “essential workers” – instructors, security officers, bus drivers, nurses and medical staff and service workers, and others who are integral to a community, yet who often cannot afford to live in the communities they serve⁹.

Footnotes

¹ <https://ro.umich.edu/reports/enrollment>

² <https://www.govrel.umich.edu/index.php/community/community-facts-and-figures/>

³ U.S. Census – American Community Survey, as analyzed by Brian Chambers

⁴ <https://graham.umich.edu/index.php/scip/materials>

⁵ <https://www.fulcrum.org/um-pccn> (see page 27) and <https://www.a2gov.org/departments/sustainability/Documents/A2Zero%20Climate%20Action%20Plan%204.0.pdf> (see p. 78)

⁶ <https://www.a2gov.org/departments/sustainability/Documents/A2Zero%20Climate%20Action%20Plan%204.0.pdf> (see p. 48)

⁷ <https://www.fulcrum.org/um-pccn> (see p. 89)

⁸ <https://universitybusiness.com/faculty-housing-programs-at-various-colleges-and-universities/>

⁹ https://en.wikipedia.org/wiki/Workforce_housing; see also <https://www.epi.org/blog/who-are-essential-workers-a-comprehensive-look-at-their-wages-demographics-and-unionization-rate>.