



City of Ann Arbor

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Text File

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Resolution to Begin Discussions with University of Michigan (U-M) for 2,000 Units of Workforce Housing on U-M's North Campus and Agreement on Additional Student and Employee Residential Units Commensurable with U-M's Growth

Resolution to Begin Discussions with University of Michigan (U-M) for 2,000 Units of Workforce Housing on U-M's North Campus and Agreement on Additional Student and Employee Residential Units Commensurable with U-M's Growth

Whereas, The City of Ann Arbor and the University of Michigan have a longstanding, mutually beneficial relationship and share many interests, including sustainability goals, pedestrian safety initiatives and holding successful athletic events;

Whereas, The UM competes with many other world class universities for world class talent and providing residential units on North Campus may support its recruiting success;

Whereas, The UM is beginning a comprehensive planning process for the North Campus;

Whereas, The North Campus provides opportunities for Workforce Housing for UM employees with minimal disruption to the Ann Arbor community;

Whereas, Workforce Housing was initially defined as housing for public employees - teachers, police officers, firefighters, and others who are integral to a community, yet who often cannot afford to live in the communities they serve.

Whereas, While the UM's mission may not include providing housing for employees, many options are possible, such as providing 99-year land leases to private developers for apartments, condos and cooperative housing;

Whereas, The UM enrollment has increased by 6,653 or 15% over the last seven years without the addition of commensurable residential units
<https://ro.umich.edu/reports/enrollment>;

Whereas, The UM enrollment for the 2021-22 academic year was an all-time high of 50,278 undergraduate and graduate students in Ann Arbor;

Whereas, UM increased employment by 2,213 or 4.4% over the last four years and future growth is planned, including a new hospital
<https://tableau.dsc.umich.edu/t/UM-UHR/views/WorkforceTrends/HeadcountTrends?:toolbar=top&embed=yes&render=true>;

Whereas, The North Campus area has most of the infrastructure in place to support well over 2,000 units of Workforce Housing;

Whereas, Employees of the UM travel from all around Southeast Michigan, and lower-paid workers may be more likely to travel the longest distance given the high cost of housing in Ann Arbor;

Whereas, Ann Arbor has a significant shortage of Affordable and Workforce Housing and the growing student enrollment and employment levels at UM put significant pressure on the housing market;

Whereas, The construction of 2,000 units on North Campus would provide a learning laboratory for students and research opportunities for faculty in sustainability disciplines;

Whereas, Many other world class universities are providing employee housing, thus there are many opportunities for benchmarking and implementing best practices; and

Whereas, Many formal and informal relationships exist between City and UM leaders, including Council members who are employed by UM and who serve on UM Boards;

RESOLVED, That the City Administrator will provide an opportunity for elected officials of the City and UM to dialog and explore opportunities to provide Workforce Housing on North Campus, thus furthering both of our sustainability initiatives;

RESOLVED, That the City Administrator will invite other interested elected officials at the County, State and Federal level to participate in this dialog;

RESOLVED, That City Administrator will discuss Workforce Housing at the quarterly UM policy meetings and report progress to City Council;

RESOLVED, That the City Administrator will solicit the support of the Michigan Municipal League, the City's lobbyist (Governmental Consultant Services, Inc (GCSI)), the Chamber of Commerce, and any other local groups and leaders who share the goal of 2,000 units of Workforce Housing on North Campus;

RESOLVED, That the City leaders will continue to advocate for additional student residential units as enrollment increases; and

RESOLVED, That the City leaders will advocate that UM establish a formula for new residential units in proportion to student and employee growth.

Sponsored by: Councilmembers Griswold and Hayner