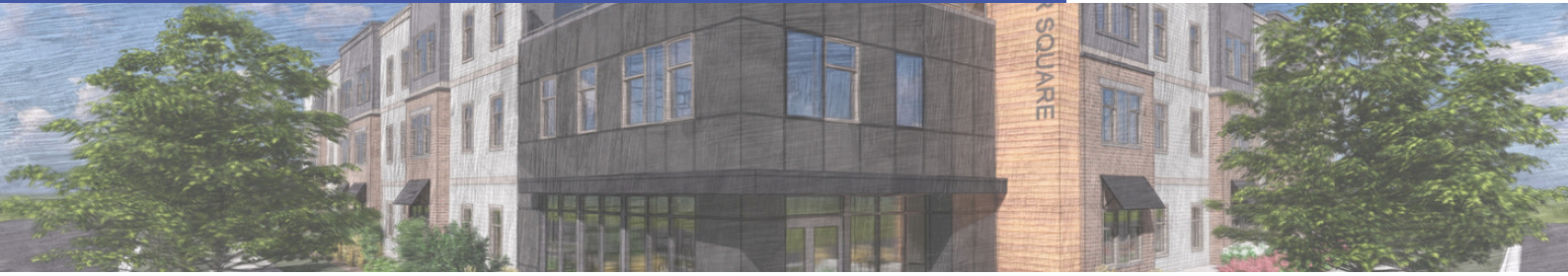


LITTLE TRAVERSE BAY HOUSING PARTNERSHIP NEWSLETTER

April 2024



TOWN HALL IN JUNE TACKLES HOUSING CHALLENGES IN EMMET COUNTY

In Emmet County, the pressing issue of housing shortages impacts our workforce and residents alike. As we grapple with this challenge, it's clear that collective action is needed.

Join the Petoskey Regional Chamber of Commerce on Monday, June 10th from 3:00 – 4:30 pm at the Crooked Tree Arts Center in Petoskey for a special Town Hall event dedicated to addressing our housing crisis. We'll delve into the specifics of the challenges facing Emmet County, exploring both local and statewide solutions.

"The critical link between housing availability and our workforce's vitality cannot be understated," said Nikki Devitt, President/CEO of the Petoskey Regional Chamber of Commerce. "A thriving community relies on the stability and security of its residents. By addressing housing shortages and fostering collaboration for change, we not only support our businesses but also cultivate a stronger, more resilient Emmet County for generations to come."

Here's what you can expect:

Insights into Demand:

Gain a deeper understanding of the total housing demand in Emmet County, shedding light on the scope of the issue.

Local Challenges:

Learn about the unique obstacles our community faces when it comes to housing affordability and availability.

Statewide Opportunities:

Discover opportunities for housing solutions at the state level, exploring policy initiatives and programs that can benefit Emmet County.

Project Updates:

Stay informed about ongoing housing projects within our community, hearing firsthand about the progress being made to address housing demand.

[Click here for the full article.](#)

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HOUSING READY DIRECTOR UPDATE

A quarterly update from Emmet County
Housing Ready Director Andrea Jacobs

Money Matters

Now that we have Housing Ready communities, willing development teams, and identified appropriate sites, the next step is to make the projects “pencil out.” What do we mean by that? It means that to be viable, the units need to be sold for more than the cost to build so that builders, developers, and financiers, each make enough of a profit to be worth their time and investment.

When we try to be mindful of who we want the future resident to be and try to end up with reasonable affordability, a gap can grow between the build cost and final price. We can reduce that gap by looking for ways to lower the costs for land, labor, and materials. We can increase efficiency with density or scale and reduce timelines to save money. Philanthropy, grant dollars, and even tax incentives can reduce the gap for some projects but can be burdensome and slow even if they are applicable.

In Emmet County, we know that all these measures help but still may not be enough to make an affordable development project viable. Increased interest rates over the past few years have made difficult “missing middle” projects all but impossible, stalling the construction of hundreds of potential homes in our area.

Given all these demand costs, often driven by factors we can't control, we need access to low-interest, patient, preferably local capital to make housing happen in our area. For example:

- InvestMitt, a local real-estate focused investment cooperative, might be one solution. (contact Derek Shiels at d.r.shiels@gmail.com to learn more.)
- A Regional Housing Fund, or rapid response fund through Housing North might be another way for us to deploy funding with more dexterity.
- A local banking partner might create a revolving loan fund for construction like Charlevoix State Bank did. See <http://chx-housing.org> for more information.
- The City of Frankfort also worked with their local bank to create a loan fund that was secured by CD's from local residents. See <http://frankfortlandtrust.org>.
- Units of government can also create and steward Housing Trust Funds. See <http://housingnorth.org> for their webinar on the topic.

Money matters and local money can perhaps matter the most. Look around for opportunities in your own communities to lend a hand.

CALENDER OF EVENTS



Monday, June 10th
Hot Topics, Housing Town Hall
3:00–5:00 p.m.

Crooked Tree Arts Center
461 E. Mitchell St., Petoskey, MI 49770

Thursday, September 12th
LTBHP Quarterly Meeting

3:30–5:00 p.m. HYBRID – Zoom and In Person

Petoskey–Harbor Springs Area Community Foundation
1349 US-131 Suite A, Petoskey, MI 49770



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HOUSING NORTH UPDATES

Region D's Final Housing Plan

Following Michigan's adoption of a Statewide Housing Plan in 2022, Housing North was selected to facilitate Region D's Regional Housing Plan in keeping with State goals. The process started in June of 2023 when the results of a 10-County Housing Needs Assessment (HNA) were released. The HNA helped to inform the goals, strategies and Key Performance Indicators (KPIs) in the plan, using the Statewide Housing Plan as a guide. [View Here.](#)



Housing North, Northwest Michigan's Rural Housing Partnership, serves ten counties in the region by building awareness, influencing policy, and expanding capacity so communities can create housing solutions

In July and August of 2023 two stakeholder meetings were held to create the working groups and steering committees for the Regional Housing Plan and develop the draft plan. One virtual community input session was held in August and a community survey was created and open for eight weeks. Housing North staff, Steering Committee Members and stakeholders also had one-on-one conversations with individuals, organizations and partners who could not participate in one of these events or the survey. For links to the working documents, [view here.](#)

The group chose three priority areas for our region:

1. Housing Ecosystem
2. Ending and Preventing Homelessness
3. Housing Stock

Within each Priority Area, we identified goals, strategies, and Key Performance Indicators or KPI's. For each strategy there should be one KPI. This is a 3-5-year plan that can be updated and adapted as needed.

We were asked to identify the top FOUR goals for the region which are listed below. We also identified goals and strategies that we hope the state agencies will take the lead on and we can provide input from our region. [Here is a link to those suggestions.](#)

Priority Goals- Region D

- 1 Increase access to stable and affordable quality housing options for households with extremely low incomes.
- 2 Increase the supply of the full spectrum of housing, including workforce housing and missing middle that is affordable and attainable to Michigan residents.
- 3 Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among state agencies, philanthropy, local governments, Tribal Nations, education, and the wide variety of private-sector organizations that make up the housing ecosystem.
- 4 Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.

[View the Complete Region D Plan.](#)

LOCAL POLICY UPDATES

The City of Petoskey has begun a comprehensive review of its zoning ordinance with a view to identifying changes that can help make workforce housing more affordable. The review, which is funded in part by a \$50,000 Housing Readiness Incentives Grant from MSHDA, kicked off with a joint meeting of the City Council and Planning Commission on April 6. At this meeting, City Planner John Iacoangeli identified 18 areas for possible discussion. A special website—<http://www.petoskeyzoning.org>—has been put together which includes a recording of the April 6 meeting, the City's Planner's presentation, many related resources, and a form for providing input and comments. During the process, which will extend throughout this year and perhaps into 2025, draft revisions will be posted on the website for comment, quarterly updates will be provided by the Planning Commission to City Council, and several events to gather public input will be held. Readers (within and outside the City) are encouraged to check out the website and actively participate in this important process to encourage positive changes in the City's zoning ordinance. [Click to read the full article.](#)

STATE HOUSING NEWS

MI Neighborhood Program: The Michigan State Housing Development Authority (MSHDA) has recently opened applications for the [MI Neighborhood](#) program. The program streamlines applications for rehabilitation, new build, and public amenity projects. The applicant is matched with the best funding source.

The program will offer a spring and a fall granting cycle annually of \$60 million each to provide more reliable funding for housing projects. The grants are for "shovel ready" projects and are not for pre-development. Applicants will be asked how their project aligns with the [Regional Housing Plan](#). Interested communities should contact Yarrow Brown at Housing North for details.

Michigan Housing Data Portal: The new state tracking website allows people to note changes in the housing supply over time. See:

[Home | Michigan Housing Data Portal](#)
Welcome to the Michigan Housing Data Portal
mihousingdata.org

HOUSING CODE IMPACT

Proposed Changes in the Michigan Housing Code Impact Affordability

Jeff Grantham of Grantham Building and Remodeling, Petoskey, and President of the Home Builders Association of Michigan (HBAM), spoke to a recent meeting of the Housing Partnership about proposed changes in the revised Michigan Residential Code (MRC) that have the potential to affect the cost of building a home. The revised MRC combines all the various codes into one document and serves as the sole uniform code for residential construction in Michigan.

HBAM lists the most potentially costly proposed changes to the MRC as:

- Mandatory fire suppression (sprinklers) in ALL residential homes.
- Arc fault circuit interrupters (AFCI's) in every room.
- R-60 insulation in ceilings/attics.
- 2 X 6 framing.
- Inch-thick insulation on outside/exterior walls.
- Redundant interior insulation on duct work already inside conditioned space.

[Click to read the full article](#)

READY FOR RESIDENTS!

Several new housing developments in our area are ready (or almost) for occupancy.

None would have happened without local government changes in zoning, public-private partnerships in funding, and, most of all, the commitment of dedicated people determined to make a difference.

Use the contact information provided to learn more.

Congratulations all around!

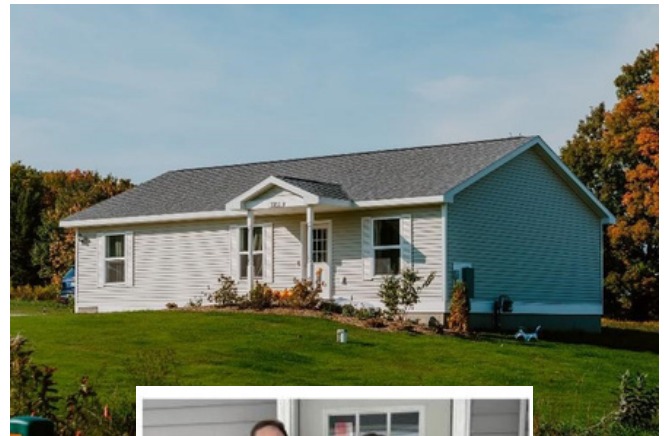
Meadowlands:

Northwest Michigan Habitat for Humanities' Meadowlands subdivision in Alanson is a community of 32 manufactured homes under construction, with 43 planned by 2025.

Meadowlands homes are built with quality, care, and affordability in mind, are ADA accessible and come with natural gas and new appliances.

Meadowlands offers Northern Michigan residents the opportunity to own their own home and make an investment in Northern Michigan.

For more information, contact: Emily Boehm, Program Service Manager, Northwest Michigan Habitat for Humanity at 1840 M-119, Unit 1, Petoskey, MI 49770. Phone: 231-348-6926; email: emily@northwestmihabitat.org.



Crooked River Circle:

Crooked River Circle, a beautifully wooded neighborhood bordering the bike trail just West of US 31 in Brutus, will eventually have 36 long-term rental units that are environmentally friendly and have flexible layouts. The first units are now occupied, and others will be available soon.

Rents will be targeted to 100% of Emmet County Area Median Income, or about \$2100 a month for a 3-bedroom unit (HUD guidelines published 05/15/2023). To learn more, [click here](#).



READY FOR RESIDENTS - CONT.

Historic Indian Town:

The Little Traverse Bay Bands of Odawa Indians is accepting applications from Tribal members for the Historic Indian Town development. Phase I of the project includes six fully accessible units built around a courtyard designed for seniors aging in place and four townhouses designed for families. Phase II will include additional townhouses.

Amanda Swiss, Tribal Planning Director, noted that the Tribe has been purchasing contiguous parcels for many years to make this project happen as a way for our elders to 'come home' to an area where many grew up. To learn more, contact the LTBB Housing Department at 231-242-1540.



Pine Pond:

Pine Pond is a manufactured housing community just over 2 miles north of downtown Petoskey on Pickerel Lake Road that provides quality housing starting under \$200,000.

While residents own their own home, the land is retained by the Pine Pond Development, which contributes to offsetting the total cost of the home. The monthly land lease fee for each home's lot will help to maintain the community infrastructure and amenities.



To get on the interest list and be notified as soon as lots open up, [click here](#).

QUICK LINKS

[Little Traverse Bay Housing Partnership website](#)

[Housing Needs Assessment Data for Emmet County](#)

Click on Emmet County Overview for analysis and Summary Sheet for data