



Joint Housing Task Force

4:00 p.m.

Thursday, November 20, 2014

Governmental Center – Commission Chambers
400 Boardman Avenue
Traverse City, MI 49684

Posted and Published: November 14, 2014

Herb Lemcool, Grand Traverse County
Sonny Wheelock, Grand Traverse County

Michael Estes, Traverse City
Gary Howe, Traverse City

Sue Courtade, East Bay Township
Jeanne Blood, Garfield Township
Andy Smits, TC Housing Commission

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Agenda – Second Meeting

1. Meeting Notes from October 23, 2014
2. Examples of Housing Types and Projects (John Sych)
3. Locations for Potential Housing Development/Redevelopment
 - a. Traverse City (Russ Soyring)
 - b. Garfield Township (Rob Larrea)
 - c. East Bay Township (Leslie Couturier)
4. Overview of Housing Incentives and Tools
 - a. Traverse City (Russ Soyring)
 - b. Garfield Township (Rob Larrea)
 - c. East Bay Township (Leslie Couturier)
 - d. Grand Traverse County (Jean Derenzy)
 - e. Traverse City Housing Commission (Andy Smits)
5. Public Comment
6. Task Review/Next Agenda
7. Next Meeting – Adjournment

JOINT HOUSING TASK FORCE

SUBJECT: Agenda Review
FROM: John Sych, AICP, Director, Planning & Development
FOR MEETING DATE: November 20, 2014

Based on directions provided to staff at the last meeting, the following items will be provided for presentation and discussion:

1. Examples of Housing Types and Projects. An overview of both housing types and building types will be presented followed by examples of housing projects both locally and from other communities.
2. Locations for Potential Housing Development/Redevelopment. Staff will present general criteria for possible locations of new housing development as well as potential specific sites.
3. Overview of Housing Incentives and Tools. Each entity will provide overview of any housing incentives (i.e., flexible zoning, financing opportunities, etc.). While existing incentives and tools will be mentioned, this is an opportunity to discuss new incentives or tools that might not be adopted by our communities at this time. This is an opportunity to put ideas out on the table for discussion and to identify preferences and/or concerns.

As always, information about the Task Force is posted here:

www.grandtraverse.org/planning

(Click on "Joint Housing Task Force" on the left)

JOINT HOUSING TASK FORCE
Organizational Meeting
October 23, 2014

Sych called the meeting to order at 4:02 p.m. in the Commission Chambers located in the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Members Present: Sue Courtade, East Bay Charter Township
Michael Estes, City of Traverse City
Gary Howe, City of Traverse City
Jeanne Blood Law, Garfield Charter Township
Andy Smits, Traverse City Housing Commission
Sonny Wheelock, Grand Traverse County

Staff Present: Marcia Carmoney, Grand Traverse County
Leslie Couturier, East Bay Charter Township
Jean Derenzy, Grand Traverse County
Penny Hill, City of Traverse City
Rob Larrea, Garfield Charter Township
Jered Ottenwess, City of Traverse City
Russ Soyring, City of Traverse City
John Sych, Grand Traverse County

Absent: Herb Lemcool, Grand Traverse County

Overview of Task Force Purpose and Goals

The Grand Traverse region has significant unmet demand for a variety of housing choices in and near job centers. A joint task force of local leadership has been appointed to create opportunities to encourage development of housing choices by identifying location criteria, scale, mix and types of uses; coordinating private and public funding mechanisms; and, soliciting development partners.

Consider Adopting Rules of Procedure

It was decided a formal roll call will not be taken.

Consideration of Naming a Chairperson

Wheelock was appointed Chair to the Joint Housing Task Force.

Consideration of Naming a Secretary

It was determined that the appointment of a Secretary was unnecessary since staff will be taking the minutes.

Consideration of Meeting Schedule

The Joint Housing Task Force will meet monthly, on the third Thursday at 4:00 p.m. in the Commission Chambers of the Governmental Center.

Review of Existing Studies and Strategies

A webpage has been created for the Joint Housing Task Force. To visit the webpage enter www.grandtraverse.org/planning, then select "Joint Housing Task Force."

Sych provided an overview of recent housing studies, highlighting elements relevant to the role of the Task Force. The following reports provide the Task Force with a solid foundation on the issues related to housing:

- 1996 Grand Traverse County Housing Needs Study
- 2003/2009 Housing Needs Assessment for Grand Traverse County
- 2008 A Regulatory Framework for Workforce Housing in Traverse City
- 2012 Grand Traverse County Housing Inventory
- 2013 Grand Traverse County Housing Strategy
- 2014 A Framework for Housing Choices in Northwest Michigan (DRAFT)
- 2014 National Association of Realtors Home Buyer and Seller Generational Trends

Other Resources:

Housing Solutions Network

NWMCOG (n.k.a. Networks Northwest) Housing Affordability Strategies & Resources:
Best Practice Guides for Northwest Michigan

Review of Current Trends in Housing:

East Bay Charter Township. Couturier reported they are working to change the growth boundary line, and looking to increase density within it; however, most of the development is happening outside the boundary line. They have 2 new apartment complexes. The Headwaters development consists of luxury units. The Clous project, across from the former Mitchell Creek Golf Course, is waiting for MSHDA funding.

Garfield Charter Township. Larrea provided members a map of their active development projects which were reviewed. All levels of income are represented in the projects. Projects included new apartments, some MSHDA funded, single family, mixed-use commercial, duplexes and residential.

City of Traverse City. Soyring reported they have units under construction, but most of them are high-end developments. Accessory dwelling units have been allowed, but no applications have been received, and parking requirements have been reduced.

Discussion about Putting Strategies into Action.

Building HomeStretch to capacity and utilizing the County Housing Strategy were discussed. Also, make income percentages available online for educational purposes and viewing projects in light of current trends.

Larrea excused himself from the meeting at 5:35 p.m.

Public Comment

Chuck Korn, Supervisor for Garfield Charter Township discussed the definition of affordable housing with the members.

Task Review/Next Agenda

Members will review examples of projects, some outside of the area, at the following meeting. Suggestions included Sharon Woods target market analysis that was developed in Lansing, the Dwelling Place in Grand Rapids, and a briefing of what tools we already have (Land Bank Authority, City Housing Commission, Brownfield Redevelopment Authority, etc.).

Adjournment

Meeting concluded at 5:48 p.m.