



Notice City Commission Study Session

7:00 PM

Monday, July 13, 2015

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

Posted and Published: 07-10-2015

The meeting informational packet is available for public inspection at the Traverse Area District Library, Law Enforcement Center, City Manager's Office, and City Clerk's Office.

The City of Traverse City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, MI 49684, 922-4440-TDD: 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

At the request of City Manager Marty Colburn, City Clerk Benjamin Marentette has called this Study Session.

City Commission:

c/o Benjamin C. Marentette, MMC, City Clerk
(231) 922-4480

Email: tcclerk@traversecitymi.gov

Web: www.traversecitymi.gov

400 Boardman Avenue

Traverse City, MI 49684

The mission of the Traverse City City Commission is to guide the preservation and development of the City's infrastructure, services, and planning based on extensive participation by its citizens coupled with the expertise of the city's staff. The Commission will both lead and serve Traverse City in developing a vision for sustainability and the future that is rooted in the hopes and input of its citizens and organizations, as well as cooperation from surrounding units of government.

Welcome to the Traverse City Study Session!

Any interested person or group may address the City Commission on any agenda item when recognized by the presiding officer or upon request of any commissioner. Also, any interested person or group may address the City Commission on any matter of City concern not on the Agenda during the agenda item designated Public comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer, subject to appeal by the Commission.

Agenda

Pledge of Allegiance

Roll Call

1. Discussion regarding a request from The Woda Group for a payment-in-lieu of taxes arrangement and a municipal services agreement for a planned development at 77 Pine Street. (Marty Colburn, Polly Cairns)
2. Update regarding the US-31/M-37 Division Street Planning and Environmental Linkage Process. (Marty Colburn)
3. Announcements from the City Clerk. (Benjamin Marentette)
4. Public comment.
5. Adjournment.



The City of Traverse City

Communication to the City Commission

FOR THE CITY COMMISSION STUDY SESSION OF JULY 13, 2015

DATE: JULY 10, 2015

FROM: MARTY COLBURN, CITY MANAGER

SUBJECT: JULY 13 STUDY SESSION

This memo covers the items on the July 13, Study Session.

1. ***Discussion regarding a request from The Woda Group for a payment-in-lieu of taxes arrangement and a municipal services agreement for a planned development at 77 Pine Street.***

Attached is a letter from P. Craig Patterson, Senior Vice President for The Woda Group (Woda) outlining Woda's request for a payment-in-lieu of taxes (PILOT) arrangement for the workforce housing/affordable-rate units it plans to construct at 77 Pine Street.

Woda plans to construct two approximately 96' tall (measured at street elevation) Buildings, with 174 residential units and 20,000 feet² of commercial space Between both buildings and a community room on the first floor/street level. A single driveway on Pine Street would provide access to a two-level parking deck with 183 parking spaces.

Woda's proposal for a PILOT and municipal services agreement is specific to the 64 workforce housing/affordable rate apartments which would be located within the building that faces Pine Street.

A PILOT allows for a development to provide a specified percentage of the affordable-rate rents less common utilities to the taxing jurisdictions as opposed to a traditional tax bill. The specified percentage of the affordable rents (or the PILOT percentage) is allocated to the taxing jurisdictions proportionate to their millage rates. The remaining sections of the development would be taxed traditionally and not be part of the PILOT arrangement.

The following are the highlights of Woda's proposal:

- Woda will construct 64 workforce housing/affordable rate apartments within their development at the corner of Pine and Front Streets
- The PILOT would be 6% and for 16 years; Woda estimates this would equate to \$20,000 annually, assuming 100% occupancy
- WODA also would enter into a municipal services agreement with the City for \$12,500 annually for City services; this would be in addition to our share of the 6% of the annual rental income from the workforce/affordable rate units
- Woda will have to comply with MSHDA requirements for maintaining workforce/affordable rate rents
- Woda's PILOT payments would be audited annually

The Joint Housing Task Force Report provided four key action areas; one of those key action areas is for the City to partner with non-profit and private developers to create workforce housing. This development provides the opportunity to have workforce/affordable rate housing, commercial space as well as market rate and luxury rate residential units all within the same campus and within our core downtown area.

Attached is a memo from City Assessor Polly Cairns addressing the request.

Also attached is a spreadsheet prepared by the City Assessing Department which shows the existing PILOT projects as well as an accompanying map.

The purpose of the discussion Monday evening is to determine if the Commission is supportive of this proposal in general and if there is further information desired.

2. ***Update regarding the US-31/M-37 Division Street Planning and Environmental Linkage Process***

Representatives from the Michigan Department of Transportation will be in attendance at the meeting on Monday evening to provide an update to the City Commission and members of the public regarding the process they've undertaken,

engagement efforts, community input and initial design concepts with respect to the potential reconfiguration of Division Street.

MC/bcm

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copy: Russell Soyring, City Planning Director
Polly Cairns, City Assessor
Jean Derenzy, Grand Traverse County Deputy Director of Planning and Development
P. Craig Patterson, The Woda Group, Inc., Senior Vice President –
cpatterson@wodagroup.com
Patty O' Donnell, Michigan Department of Transportation –
odonnelp@michigan.gov

Four Key Actions

▶ **Market Development Opportunities**

Locations throughout the communities have been identified for housing development by each community. All of the communities have a host of planning and zoning incentives for housing development and will be making these readily available to developers. Consideration should be made to improve community policies that expand flexibility in permitting housing developments. Development opportunities should include improvement and upgrading of existing rental housing stock. An array of building types are desired for development including duplexes, triplexes, fourplexes, cottage courts, townhomes, live/work units, courtyard apartments, and mid-rise apartments.

▶ **Partner with Non-Profit and Private Developers**

Together, communities in the region have recognized the value of working collaboratively and should continue in this effort. Taking their collaboration to the next level, the best opportunity for action is for communities to partner with local non-profit developers and private developers. HomeStretch and Traverse City Housing Commission are two potential non-profit developers capable of providing resources to build projects that meet community goals. To be successful, non-profits need to recognize communities as true partners in projects while communities need to shepherd projects through review and approval processes. Private developers bring the much needed investment to the project. Three party partnerships are the ideal scenario for success by engaging a private developer, non-profit developer and a community.

▶ **Unite Housing Resources**

By uniting resources, communities will see greater results that match their goals. Developing a common policy for PILOT projects will provide consistency and recognize the value that communities afford to projects. The Affordable Housing Trust Fund provides a great mechanism to provide a leveraged, primary resource for projects.

▶ **Maintain Awareness**

Community leadership is essential to make housing projects happen. Informing the public and supporting viable, well-designed projects will result in increasing success to achieving community goals.



DEVELOPMENT
CONSTRUCTION
MANAGEMENT

The Woda Group, Inc.
115 North Huron Avenue
P.O. Box 369
Mackinaw City, Michigan 49701

www.wodagroup.com

July 1, 2015

Ms. Penny Hill
Acting City Manager
City of Traverse City
400 Boardman Avenue
Traverse City, Michigan 49684

Re: PILOT Request; 77 Pine Street

Ms. Hill,

In follow up to our conversation, The Woda Group, Inc. would like to formally request a PILOT be approved for their proposed 64 unit multi-family development situated near the corner of West Front and Pine Street at 77 Pine Street. Once completed, this development will have restricted but affordable rents to help working families obtain quality, safe, and energy efficient housing in downtown Traverse City. An approved PILOT will significantly improve Woda's chances of receiving MSHDA funding for this \$13,000,000 development.

The Woda construction plan proposes the development of a nine floor high rise residential building with a commercial suite and a large community room on the first floor. The first floor community space will be used primarily by tenants and their guests. Commercial space will be marketed to the business community at large. The building concept has been created to integrate well within the surrounding neighborhood. Once completed, the new units will have Energy Star appliances, water-saving faucets/toilets, abundant insulation and contain other "green" features which will help the finished community qualify for Enterprise Green Communities certification.

To fund the construction, Woda will seek housing tax credit financing from MSHDA. As part of the application process, MSHDA requests that developers seek a PILOT from the local municipality. The PILOT helps ensure the long-term financial stability of the property plus helps the developer increase their chances of receiving funding for the project. Woda (developer) plans to submit a funding application to MSHDA on October 1.

Woda 77 Pine Street Limited Dividend Housing Association, LP (owner) and The Woda Group, Inc. are requesting a 6% PILOT for 16 years be adopted for the proposed development at 77

Pine Street. In addition, The Woda Group proposes to enter a Municipal Services Agreement (MSA) that will pay the City an annual MSA fee of \$12,500 in addition to the PILOT. The fee is provided to cover possible City funded services (eg. fire, EMS) that may be needed at the site. Both the annual PILOT and MSA payment will be paid simultaneously but can be made at any date the City prefers. In addition, The Woda Group estimates that the annual value of the 6% PILOT will approximate \$20,000 assuming 100% occupancy.

As you know, the PILOT payment will be determined each year based on collected rents plus other income less common utilities. Each year in late March, we can provide a third party financial audit to the City to verify income and utilities.

Without a PILOT, it will be highly improbable for Woda to receive funding. Each developer competes against other developers in the state to win funding. Historically, for new construction projects, only the projects that receive a local PILOT receive MSHDA funding.

I appreciate you considering this request and I look forward to making a formal presentation to City leadership at an upcoming Commission meeting.

Sincerely



P. Craig Patterson,
Senior Vice President

INFORMATIONAL MEMORANDUM



CITY OF TRAVERSE CITY

ASSESSING DEPARTMENT

TO: MARTIN COLBURN, CITY MANAGER

FROM: Polly Watson Cairns, City Assessor *PSC*

SUBJECT: PILOT- Payment in Lieu of Tax proposal from Woda Group, Inc.
Property located at Southwest Corner Pine St & West Front
Parcel ID Part of 28-51-794-001-00-00

DATE: July 9, 2015

In lieu of normal property taxes, an annual service charge for public services is paid. This payment in lieu of taxes (pilot) is estimated on the proposed six percent (6%) of the net shelter rents expected to be received after allowance for utilities paid, as is typical City policy. This charge shall not exceed the amount that normal taxes would have generated. Payment in lieu of tax is distributed amongst the various taxing units in the manner consistent with State Statute.

Per information obtained from P. Craig Patterson, Senior Vice President of WODA, the proposed six percent (6%), PILOT, with a total annual payment of \$20,000, for the planned 64 unit multi-family project, as completed, assuming 100% occupancy, would receive in lieu of tax payments an estimated \$4,300, as its share of PILOT payment due to the City.

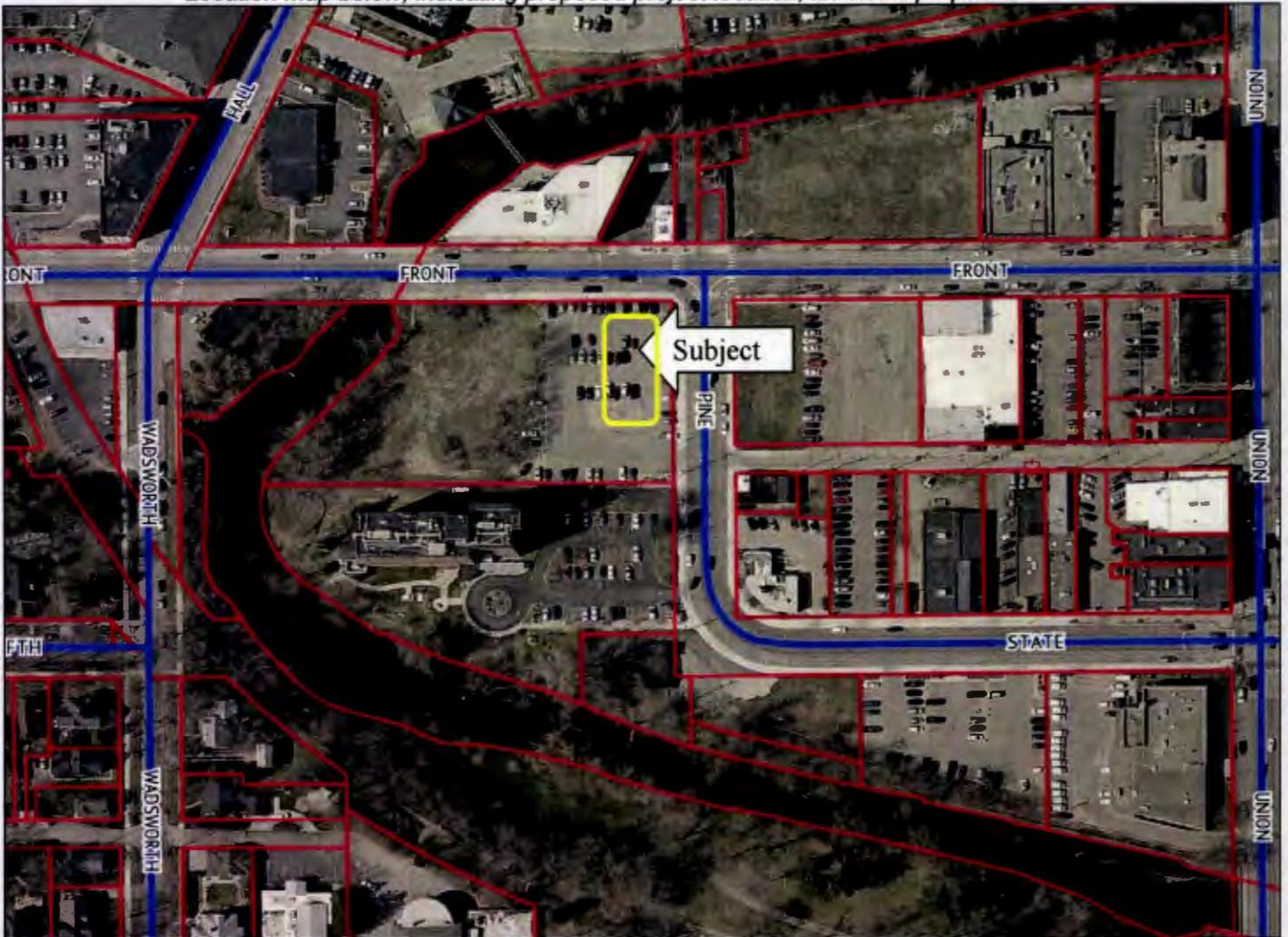
Valuation of the proposed project, based on the supplied construction costs of \$13,000,000, with an Ad Valorem Taxable Value of \$6,500,000, not including land value, would generate an estimated tax, based on current 2015 millage rates, of \$367,000 for annual property tax, for all taxing jurisdictions, of which an estimated \$87,000 is attributable to the City's millages.

The proposed project does include a commercial component, not applicable to the PILOT, and would be assessed and taxed as Ad Valorem property. Additionally, the proposed 64-unit building encompasses a portion of the land, not the entire site, see map on following page.

It is acknowledged that this proposal is to provide low income housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with City Ordinance No. 431, now Chapter 881 - Low Income Housing Tax Exemption, and State Housing Development Act of 1966 (1966 PA 346, as amended, MCL 125.1401, et seq), and must be in compliance with MSHDA requirements and guidelines.

The City of Traverse City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed taxes that would be paid but for this Act.

Location map below, indicating proposed project location, for visual purposes.



CHAPTER 881

Low Income Housing Tax Exemption

- | | |
|--|--|
| 881.01 Title. | 881.07 Resolution; contractual effect. |
| 881.02 Purpose. | 881.08 Payment of annual service charge. |
| 881.03 Definitions. | 881.09 Duration. |
| 881.04 Class of housing developments. | 881.10 Termination. |
| 881.05 Establishment of annual service charge. | 881.12 Severability. |
| 881.06 Limitation on service charge. | 881.13 Inconsistent ordinances. |

CROSS REFERENCES

- Tax limit - see CHTR. Sec. 80
- Taxation generally - see CHTR. Ch. IX
- Continuation of taxes - see CHTR. Sec. 173
- Tax exemptions generally - See Ch. 880
- State Housing Development Authority Act - see MCLA 125.1401
- Exemptions - see MCLA Secs. 141.632, 141.642, 141.652, 141.654, 141.655
- Municipal tax rates - see MCLA Secs. 211.107a, 211.203
- Assessment of taxes - see ADM. 230.05

881.01 TITLE.

This chapter shall be known as the "Low Income Housing Tax Exemption".
(Ord. 431. Passed 12-4-95.)

881.02 PURPOSE.

It is acknowledged that it is a proper purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401 et seq.; MSA 16.114(1) et seq.). The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act, at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low income is a public necessity and as the City will be benefitted and improved by such housing, that the exemption for such housing is a valid public purpose and that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the periods contemplated in this Ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such Ordinance and service charge. The tax exemption established in §15a of the Act shall not apply to any class of housing projects unless designated by ordinance. This ordinance shall not affect the tax exemption currently enjoyed by any housing development within the City. (Ord. 431. Passed 12-4-95.)

881.03 DEFINITIONS.

As used in this chapter:

LOW INCOME HOUSING TAX EXEMPTION

- (a) "Act" means the State Housing Development Authority Act, being Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended.
- (b) "Annual shelter rents" means the total collections during an agreed annual period from Persons of Low Income who occupy a Housing Development representing rents or occupancy charges, exclusive of charges for gas, electricity, heat, water and sanitary sewage service or other utilities furnished to the occupants.
- (c) "Authority" means the Michigan State Housing Development Authority.
- (d) "Housing development" means a development which contains a significant element of housing for Persons of Low Income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it relates to housing for Persons of Low Income.
- (e) "Mortgage loan" means a loan to be made by the Authority to the Sponsor for the construction and permanent financing of the Housing Development.
- (f) "Persons of low income" means households in which the total income of the occupants, as determined by rules of the United States Department of Housing and Urban Development, does not exceed sixty percent (60%) of the median income of Grand Traverse County.
- (g) "Sponsor" means persons or entities which have applied to the Authority for a mortgage loan to finance a Housing Development and their successors and assigns in relation to the Housing Development.

(Ord. 431. Passed 12-4-95.)

881.04 CLASS OF HOUSING DEVELOPMENTS.

It is determined that the class of Housing Developments to which the tax exemption under this Ordinance shall apply shall be Housing Developments constructed after the effective date of this Chapter which receive financing from a federally-aided or Authority-aided mortgage or advance or grant from the authority; which contain a mixture of at least thirty percent dwelling units for occupancy by Persons of Low Income and not more than seventy percent of other dwelling units for households in which the total income exceeds sixty percent of the median income for Grand Traverse County for the duration of the tax exemption.

(Ord. 564. Passed 6-3-02. Ord. 566. Passed 6-17-02.)

881.05 ESTABLISHMENT OF ANNUAL SERVICE CHARGE.

Housing Developments for Persons of Low Income and the property on which they shall be constructed shall be exempt from all property taxes commencing on the thirty-first day of December in the year in which the notice required under §15a(1) of the Act is filed with the local assessor. The City, acknowledging that the Sponsor and the Authority have established the economic feasibility of the Housing Development, in reliance upon the enactment and continuing effect of this ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes will accept payment of an annual service charge for public services in lieu of all property taxes.

(Ord. 431. Passed 12-4-95.)

881.06 LIMITATION ON SERVICE CHARGE.

LOW INCOME HOUSING TAX EXEMPTION

Notwithstanding Section 881.05, the service charge to be paid each year in lieu of taxes for that part of the Housing Development which is exempt and which is occupied by other than Persons of Low Income shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

(Ord. 431. Passed 12-4-95.)

881.07 RESOLUTION; CONTRACTUAL EFFECT.

A Resolution of the City Commission granting tax exempt status, as herein provided, (hereafter called the "Resolution") shall be adopted for each Housing Development qualified under the terms and provisions of this ordinance. The amount of the annual service charge for that part of the Housing Development which is occupied by Persons of Low Income shall be established in the Resolution. Notwithstanding the provisions of §15a(5) of the Act to the contrary, a contract to provide tax exemption and accept payments in lieu of taxes as previously described will be effectuated by and between the City and the Sponsor, with the Authority as third-party beneficiary under the contract, by adoption of such a Resolution by the City Commission and the filing of the notice required under §15a(l) of the Act with the local assessor.

(Ord. 431. Passed 12-4-95.)

881.08 PAYMENT OF ANNUAL SERVICE CHARGE.

The annual service charge in lieu of taxes as determined under this ordinance and the Resolution described in Section 881.07, shall be payable in the same manner as general property taxes are payable to the City. The service charge shall be delinquent if not paid by the date after which property taxes incur interest and penalty. If delinquent, the service charge shall be subject to the same interest and penalty as delinquent real property taxes and shall be subject to the same collection proceedings, liens, and remedies by the City, County and State Treasurers as are delinquent real property taxes.

881.09 DURATION.

Unless terminated as herein provided, or as may be provided in the Resolution, the tax exempt status of a Housing Development approved for such status by Resolution of the City Commission shall remain in effect and shall not terminate so long as the mortgage loan for such Housing Development remains outstanding and unpaid, or for such period as the Authority or other governmental entity has any interest in the property. However, the construction of such Housing Development must commence within one year from the effective date of the Resolution of the City Commission approving the Housing Development for tax exempt status, as provided in this ordinance or the Resolution shall be void and of no effect.

(Ord. 431. Passed 12-4-95.)

881.10 TERMINATION.

A tax exempt status pursuant to this chapter and the Resolution shall automatically be void and of no effect if any monies due as a service charge required by the Resolution or thereunder, are delinquent for more than ten days after written notice of such delinquency is given to the Sponsor by mail unless a greater time to cure is established in the Resolution.

(Ord. 431. Passed 12-4-95.)

881.11 SEVERABILITY.

LOW INCOME HOUSING TAX EXEMPTION

The various sections and provisions of this chapter shall be deemed to be severable, and should any section or provision of this chapter be declared by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of this ordinance as a whole or any section or provision of this ordinance other than the section or provision so declared to be unconstitutional or invalid.

(Ord. 431. Passed 12-4-95.)

881.12 INCONSISTENT ORDINANCES.

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are superseded by this ordinance to the extent necessary.

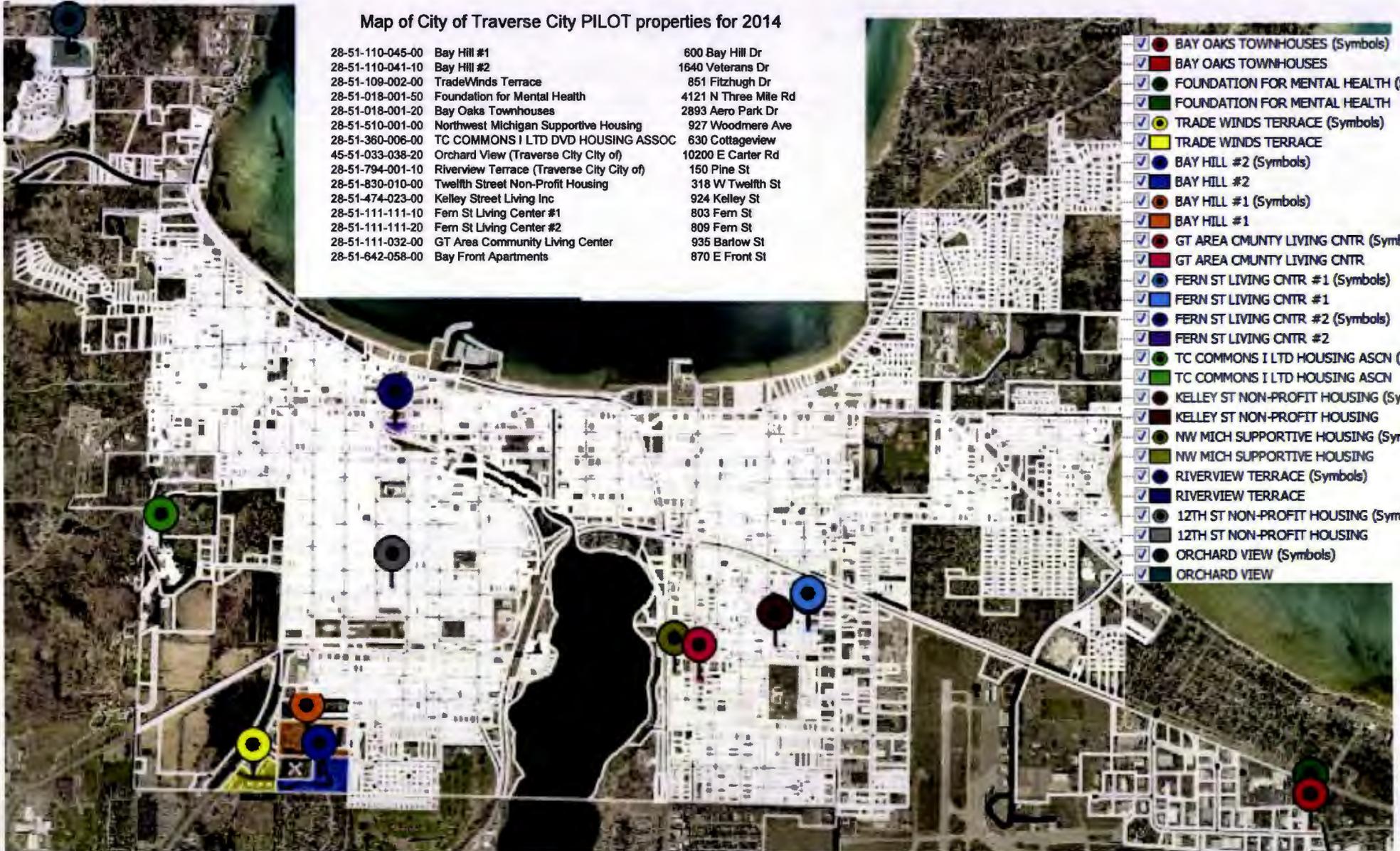
(Ord. 431. Passed 12-4-95.)

Parcel No	City of Traverse City PILOT Projects	Property Status	Address	PILOT Percentage	Estimated # of Units
Low/Moderate Income					
1	28-51-110-045-00 Bay Hill #1	40% PILOT/60% AdValorem	600 Bay Hill Dr	10%	150
2	28-51-110-041-10 Bay Hill #2	50% PILOT/50% Ad Valorem	1640 Veterans Dr	10%	72
3	28-51-109-002-00 TradeWinds Terrace	100% PILOT	851 Fitzhugh Dr	10%	122
4	28-51-018-001-50 Foundation for Mental Health	100% PILOT	4121 N Three Mile Rd	4%	4
5	28-51-018-001-20 Bay Oaks Townhouses	100% PILOT	2893 Aero Park Dr	10%	8
6	28-51-510-001-00 Northwest Michigan Supportive Housing aka Woodmere Ridge Housing Assoc LP	100% PILOT	927 Woodmere Ave	10%	11
7	28-51-360-006-00 TC Commons I LTD DVD Housing Association aka TC Commons (630 Lofts)	100% PILOT	630 Cottageview	4%	110
Traverse City Housing Commission					
8	45-51-033-038-20 Orchard View (Traverse City City of)	100% PILOT	10200 E Carter Rd	10%	20
9	28-51-794-001-10 Riverview Terrace (Traverse City City of)	100% PILOT	150 Pine St	10%	116
Mental or Physical Handicap					
10	28-51-830-010-00 Twelfth Street Non-Profit Housing	100% PILOT	318 W Twelfth St	4%	4
11	28-51-474-023-00 Kelley Street Living Inc	100% PILOT	924 Kelley St	4%	2
12	28-51-111-111-10 Fern St Living Center #1	100% PILOT	803 Fern St	4%	2
13	28-51-111-111-20 Fern St Living Center #2	100% PILOT	809 Fern St	4%	2
14	28-51-111-032-00 GT Area Community Living Center	100% PILOT	935 Barlow St	4%	16
15	28-51-642-058-00 Bay Front Apartments	100% PILOT	870 E Front St	4%	7
<i>As of year end 2014</i>					<i>Estimated number of unit is approximate</i>
					646

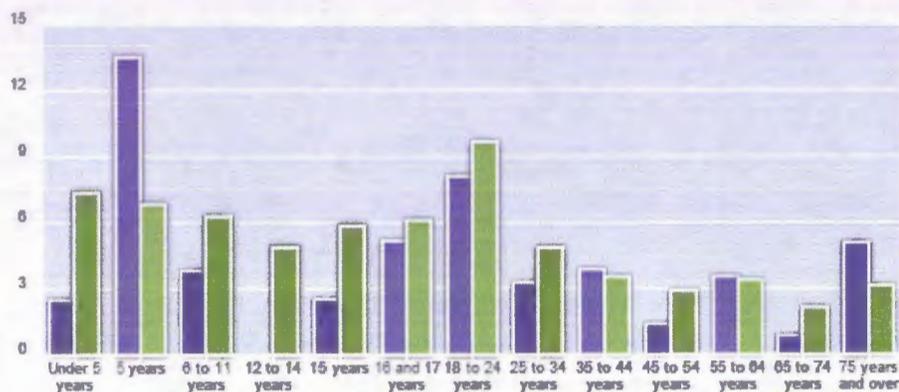
Map of City of Traverse City PILOT properties for 2014

28-51-110-045-00	Bay Hill #1	600 Bay Hill Dr
28-51-110-041-10	Bay Hill #2	1640 Veterans Dr
28-51-109-002-00	TradeWinds Terrace	851 Fitzhugh Dr
28-51-018-001-50	Foundation for Mental Health	4121 N Three Mile Rd
28-51-018-001-20	Bay Oaks Townhouses	2893 Aero Park Dr
28-51-510-001-00	Northwest Michigan Supportive Housing	927 Woodmere Ave
28-51-360-006-00	TC COMMONS I LTD DVD HOUSING ASSOC	630 Cottageview
45-51-033-038-20	Orchard View (Traverse City City of)	10200 E Carter Rd
28-51-794-001-10	Riverview Terrace (Traverse City City of)	150 Pine St
28-51-830-010-00	Twelfth Street Non-Profit Housing	318 W Twelfth St
28-51-474-023-00	Kelley Street Living Inc	924 Kelley St
28-51-111-111-10	Fern St Living Center #1	803 Fern St
28-51-111-111-20	Fern St Living Center #2	809 Fern St
28-51-111-032-00	GT Area Community Living Center	935 Bartow St
28-51-642-058-00	Bay Front Apartments	870 E Front St

- BAY OAKS TOWNHOUSES (Symbols)
- BAY OAKS TOWNHOUSES
- FOUNDATION FOR MENTAL HEALTH (S)
- FOUNDATION FOR MENTAL HEALTH
- TRADE WINDS TERRACE (Symbols)
- TRADE WINDS TERRACE
- BAY HILL #2 (Symbols)
- BAY HILL #2
- BAY HILL #1 (Symbols)
- BAY HILL #1
- GT AREA CMUNTY LIVING CNTR (Symbc
- GT AREA CMUNTY LIVING CNTR
- FERN ST LIVING CNTR #1 (Symbols)
- FERN ST LIVING CNTR #1
- FERN ST LIVING CNTR #2 (Symbols)
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- KELLEY ST NON-PROFIT HOUSING
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- NW MICH SUPPORTIVE HOUSING
- RIVERVIEW TERRACE (Symbols)
- RIVERVIEW TERRACE
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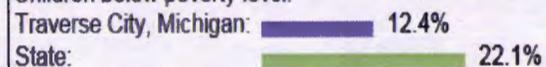


Breakdown by age of very poor residents in Traverse City, MI (percentage below half of poverty level)

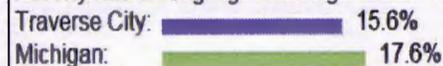


■ Traverse City ■ Michigan average

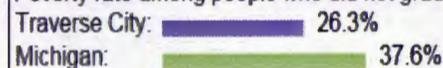
Children below poverty level:



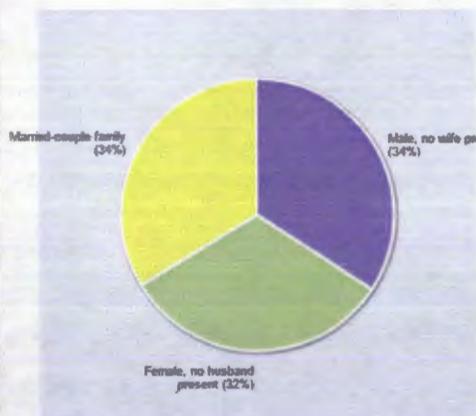
Poverty rate among high school graduates not in families:



Poverty rate among people who did not graduate high school not in families:

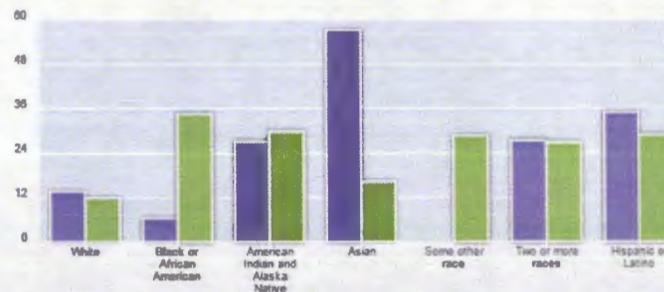


Poor families by family type



- Married-couple family (33.6%)
- Male, no wife present (34.3%)
- Female, no husband present (32.1%)

Breakdown by races of poor residents (income below poverty level) in Traverse City in percentages



■ Traverse City ■ Michigan average

03/06/2015 INCOME AND RENT LIMITS

County: 28 Grand Traverse

Effective Date: 3/6/2015

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	8,840	10,100	11,360	12,620	13,640	14,640	15,660	16,660
25%	11,050	12,625	14,200	15,775	17,050	18,300	19,575	20,825
30%	13,260	15,150	17,040	18,930	20,460	21,960	23,490	24,990
35%	15,470	17,675	19,880	22,085	23,870	25,620	27,405	29,155
40%	17,680	20,200	22,720	25,240	27,280	29,280	31,320	33,320
45%	19,890	22,725	25,560	28,395	30,690	32,940	35,235	37,485
50%	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650
55%	24,310	27,775	31,240	34,705	37,510	40,260	43,065	45,815
60%	26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980
80%	35,360	40,400	45,440	50,480	54,560	58,560	62,640	66,640
100%	44,200	50,500	56,800	63,100	68,200	73,200	78,300	83,300
120%	53,040	60,600	68,160	75,720	81,840	87,840	93,960	99,960
125%	55,250	63,125	71,000	78,875	85,250	91,500	97,875	104,125
140%	61,880	70,700	79,520	88,340	95,480	102,480	109,620	116,620
150%	66,300	75,750	85,200	94,650	102,300	109,800	117,450	124,950

Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	221	252	284	315	341	366	391	416
25%	276	315	355	394	426	457	489	520
30%	331	378	426	473	511	549	587	624
35%	386	441	497	552	596	640	685	728
40%	442	505	568	631	682	732	783	833
45%	497	568	639	709	767	823	880	937
50%	552	631	710	788	852	915	978	1,041
55%	607	694	781	867	937	1,006	1,076	1,145
60%	663	757	852	946	1,023	1,098	1,174	1,249
80%	884	1,010	1,136	1,262	1,364	1,464	1,566	1,666
100%	1,105	1,262	1,420	1,577	1,705	1,830	1,957	2,082
120%	1,326	1,515	1,704	1,893	2,046	2,196	2,349	2,499
125%	1,381	1,578	1,775	1,971	2,131	2,287	2,446	2,603
140%	1,547	1,767	1,988	2,208	2,387	2,562	2,740	2,915
150%	1,657	1,893	2,130	2,366	2,557	2,745	2,936	3,123

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
20%	221	236	284	328	366	404
25%	276	295	355	410	457	505
30%	331	355	426	492	549	606
35%	386	414	497	574	640	707
40%	442	473	568	656	732	808
45%	497	532	639	738	823	909
50%	552	591	710	820	915	1,010
55%	607	651	781	902	1,006	1,111
60%	663	710	852	984	1,098	1,212
80%	884	947	1,136	1,313	1,464	1,616
100%	1,105	1,183	1,420	1,641	1,830	2,020
120%	1,326	1,420	1,704	1,969	2,196	2,424
125%	1,381	1,479	1,775	2,051	2,287	2,525
140%	1,547	1,657	1,988	2,297	2,562	2,828
150%	1,657	1,775	2,130	2,461	2,745	3,030