

Community RESEARCH Services, LLC



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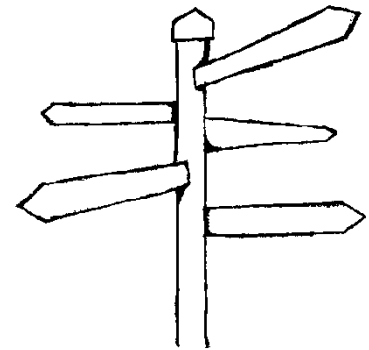
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Housing Needs Assessment Recommendations

September 22, 2009

Discussion Summary

- Scope of the Original Report and Update
- Recommendations/Sub-Markets:
 - *Grand Traverse County*
 - *Benzie County*
 - *Leelanau County*
 - *Antrim County*
 - *Kalkaska County*



2003 Housing Needs Assessment

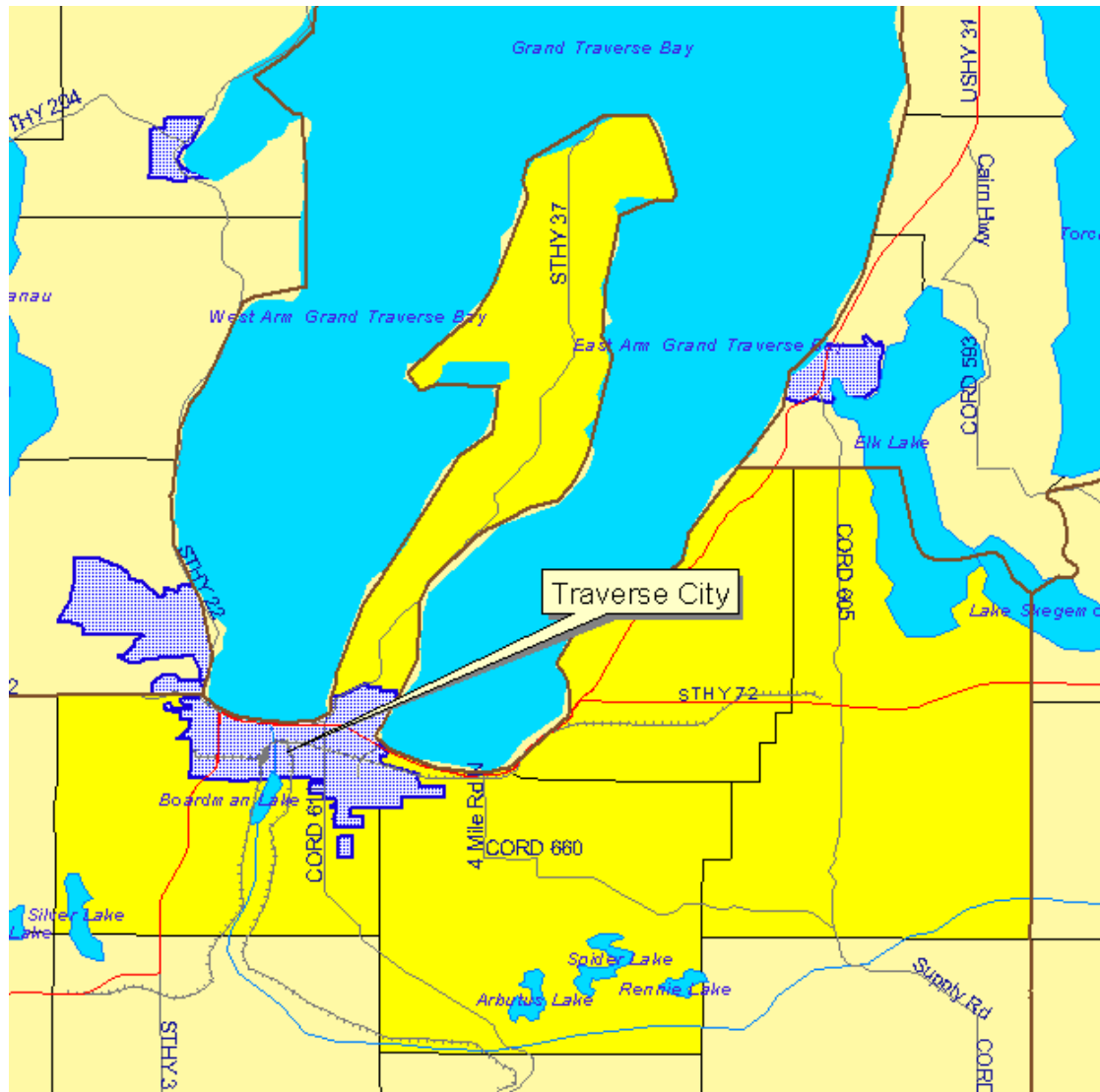
- Snapshot of housing trends and activity
- Key Measurements:
 - Affordability
 - Existing supply
 - Quality
 - Pricing



2009 Housing Needs Assessment Update

- Update of primary demographic/economic/supply data
- Additional Research:
 - Local recommendations
 - Employers survey
 - Stakeholders survey

Submarket Preliminary Recommendations



Traverse City:

- Workforce Housing
- Rehabilitation
- Special Needs Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

Traverse City Sub-Market

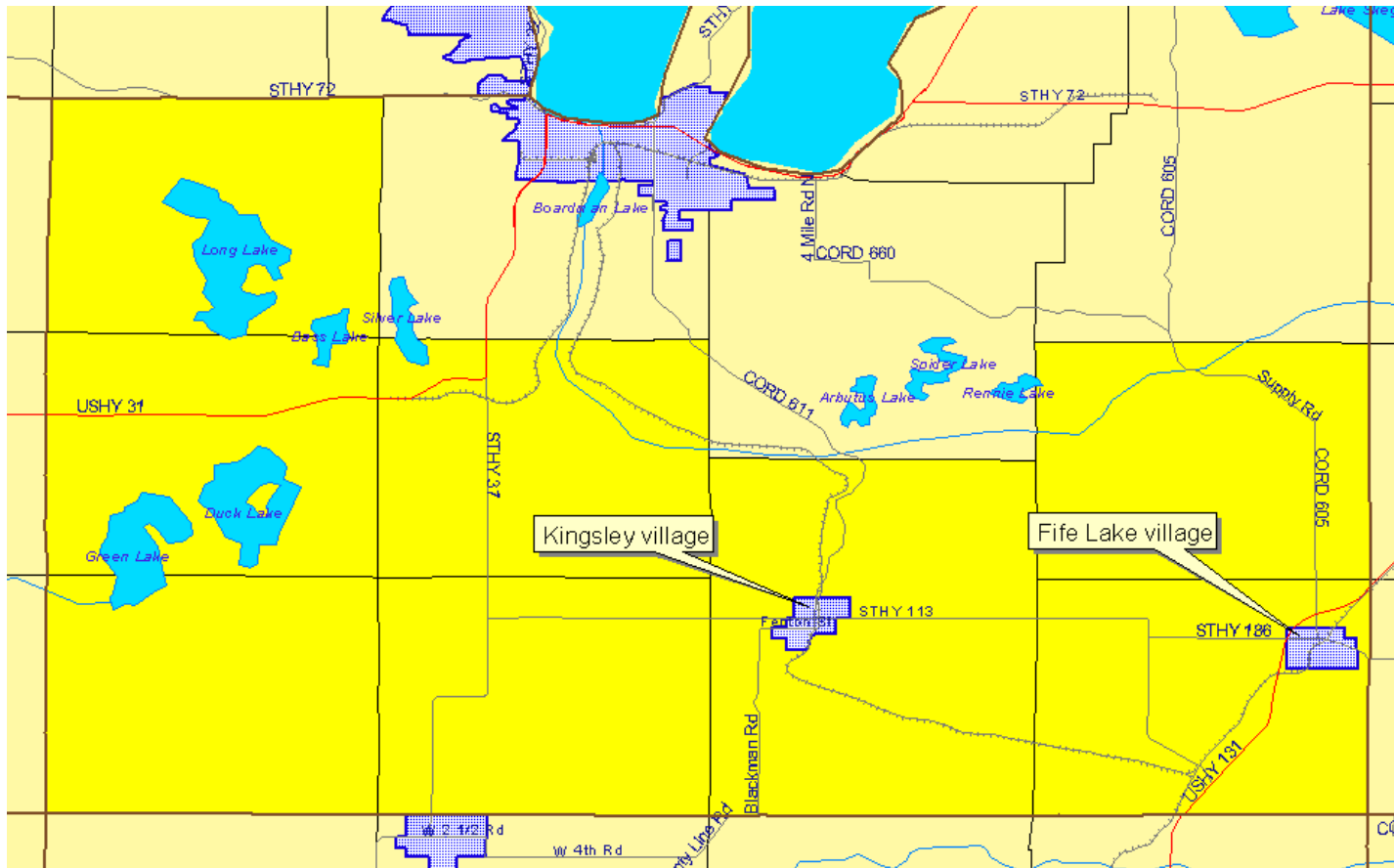
1) Workforce Housing:

- Approximately 300-500 additional rental units
 - Targeted at 50%-60% AMI
- Approximately 1,100 homeownership units
 - Targeted at 80%-100% AMI

2) Rehabilitation – substandard single family homes, older apartment buildings, and mobile homes

3) Special Needs Housing

Submarket Preliminary Recommendations



Rural Grand Traverse :

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

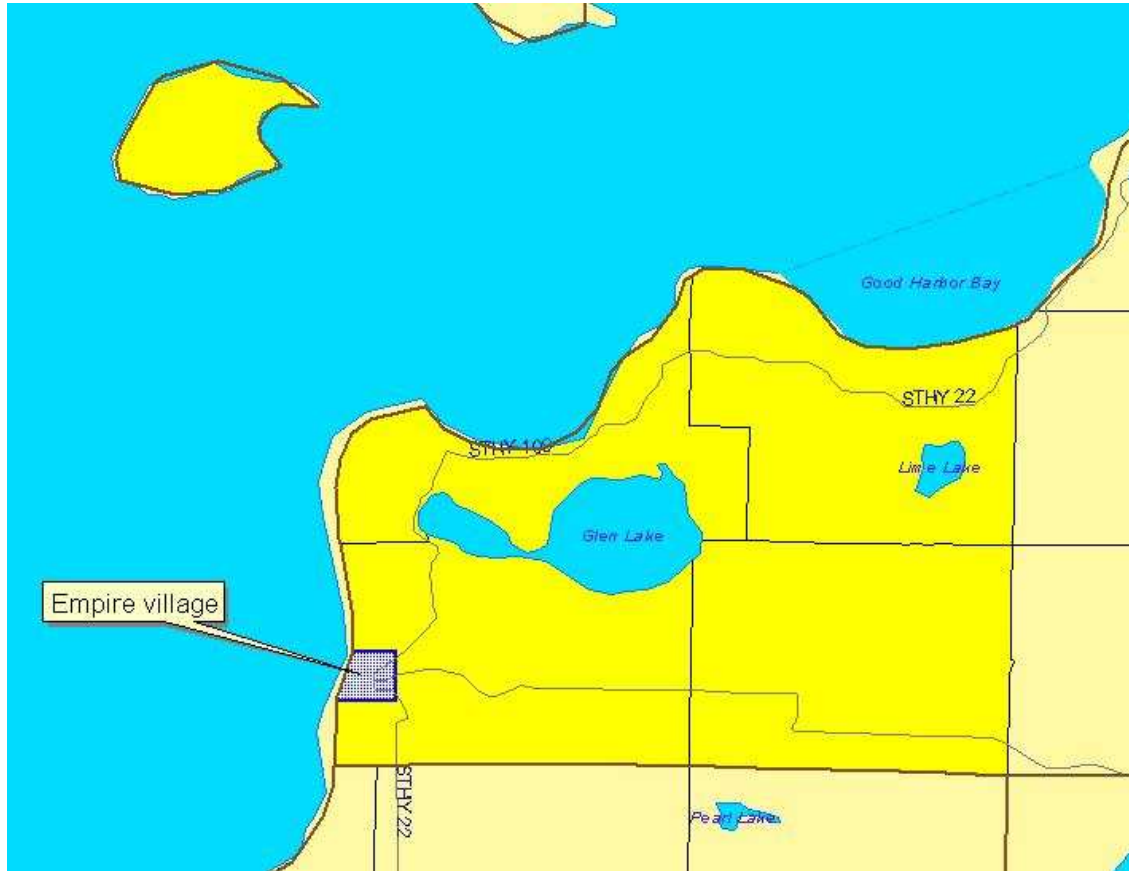
Rural Grand Traverse Sub-Market

1) Workforce Housing:

- Approximately 75 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 300 homeownership units
 - Targeted at 60%-100% AMI

2) Rehabilitation – substandard single family homes, older apartment buildings, and mobile homes

Submarket Preliminary Recommendations



West Leelanau:

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

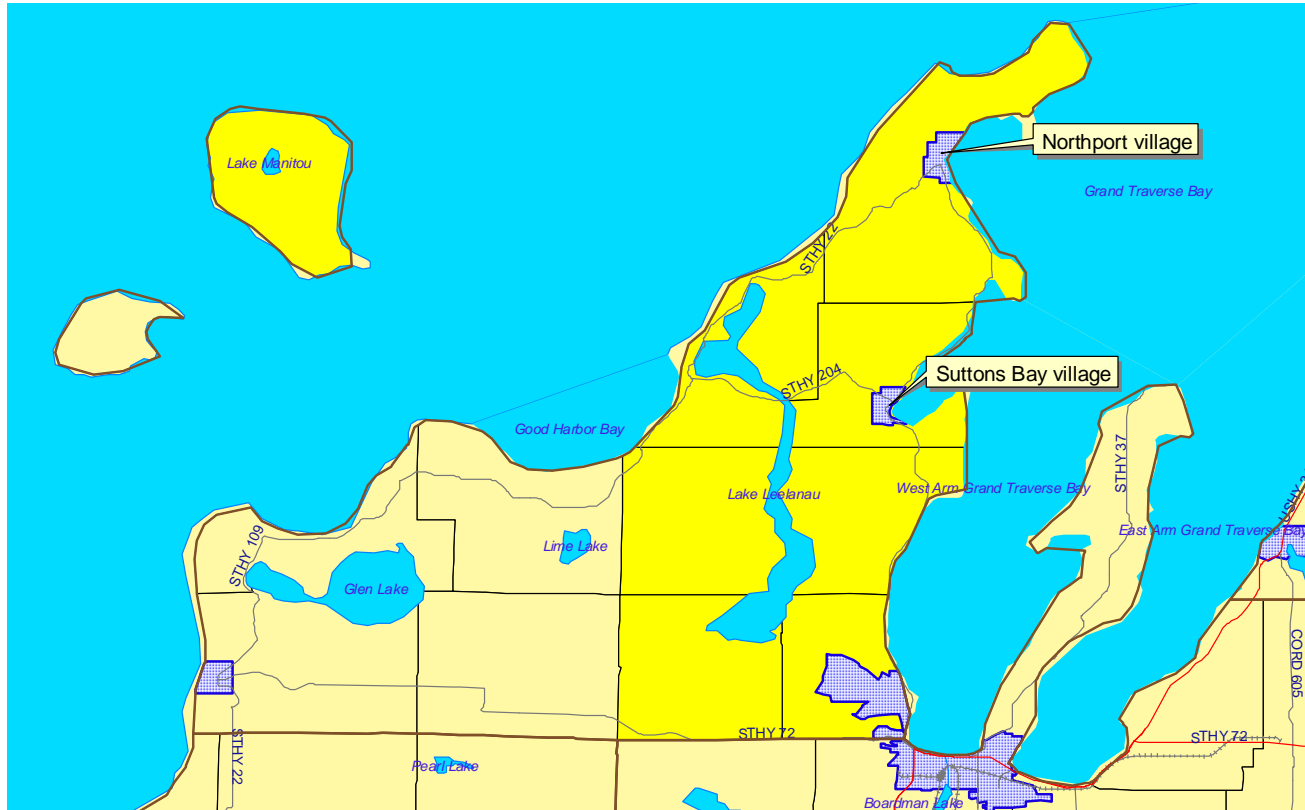
West Leelanau Sub-Market

1) Workforce Housing:

- Approximately 30 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 75 homeownership units
 - Targeted at 60%-100% AMI

2) Homeownership Assistance – targeted for low/moderate-income families – ranging from counseling, financing assistance, down-payment relief, and other similar programs

Submarket Preliminary Recommendations



East Leelanau:

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

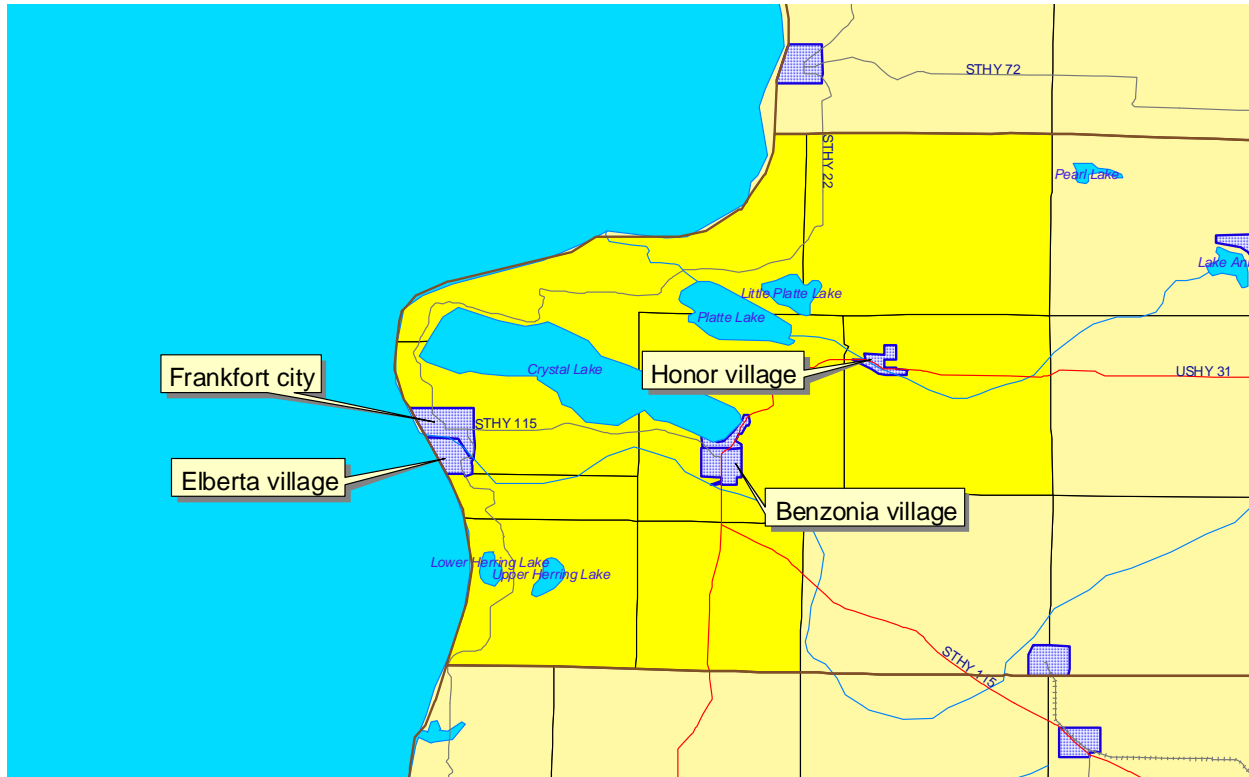
East Leelanau Sub-Market

1) Workforce Housing:

- Approximately 50 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 120 homeownership units
 - Targeted at 60%-100% AMI

2) Homeownership Assistance – targeted for low/moderate-income families – ranging from counseling, financing assistance, down-payment relief, and other similar programs

Submarket Preliminary Recommendations



West Benzie:

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

West Benzie Sub-Market

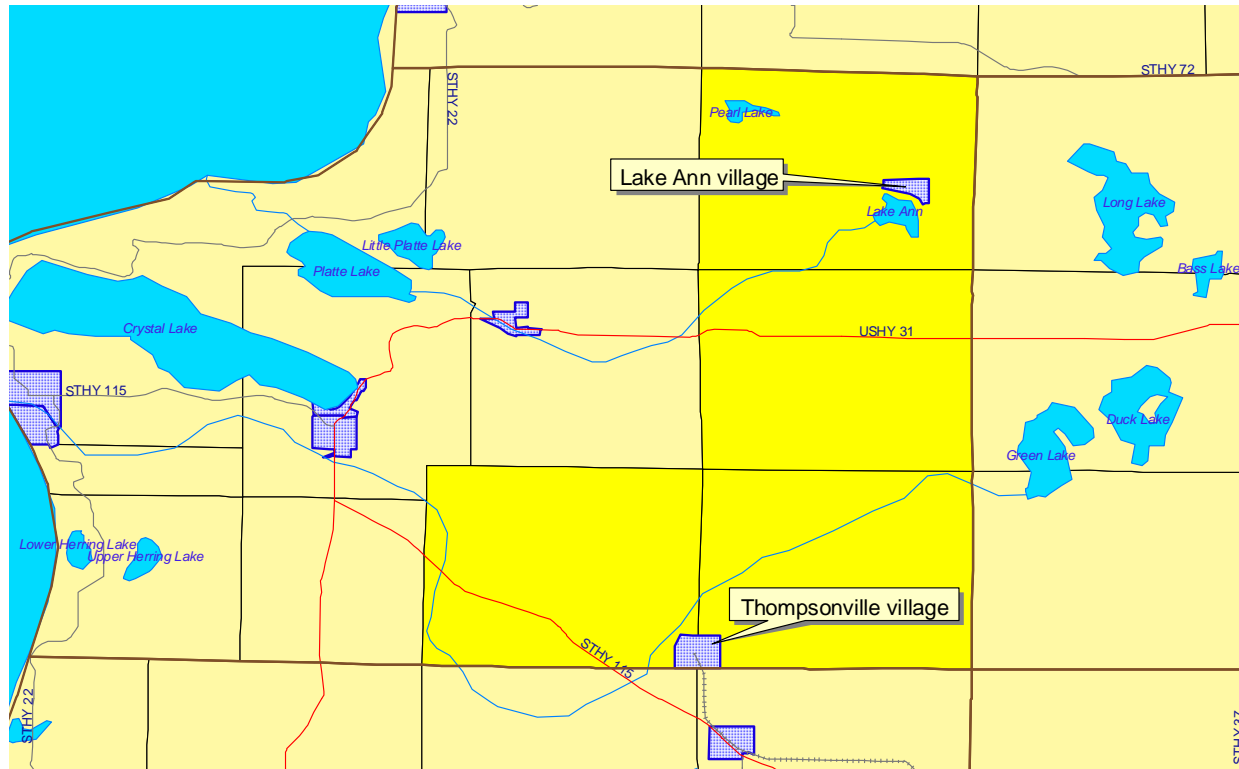
1) Workforce Housing:

- Approximately 40 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 150 homeownership units
 - Targeted at 80%-100% AMI

2) Rehabilitation – substandard single family homes, older apartment buildings, and mobile homes

3) Special Needs Housing – for seniors

Submarket Preliminary Recommendations



East Benzie:

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

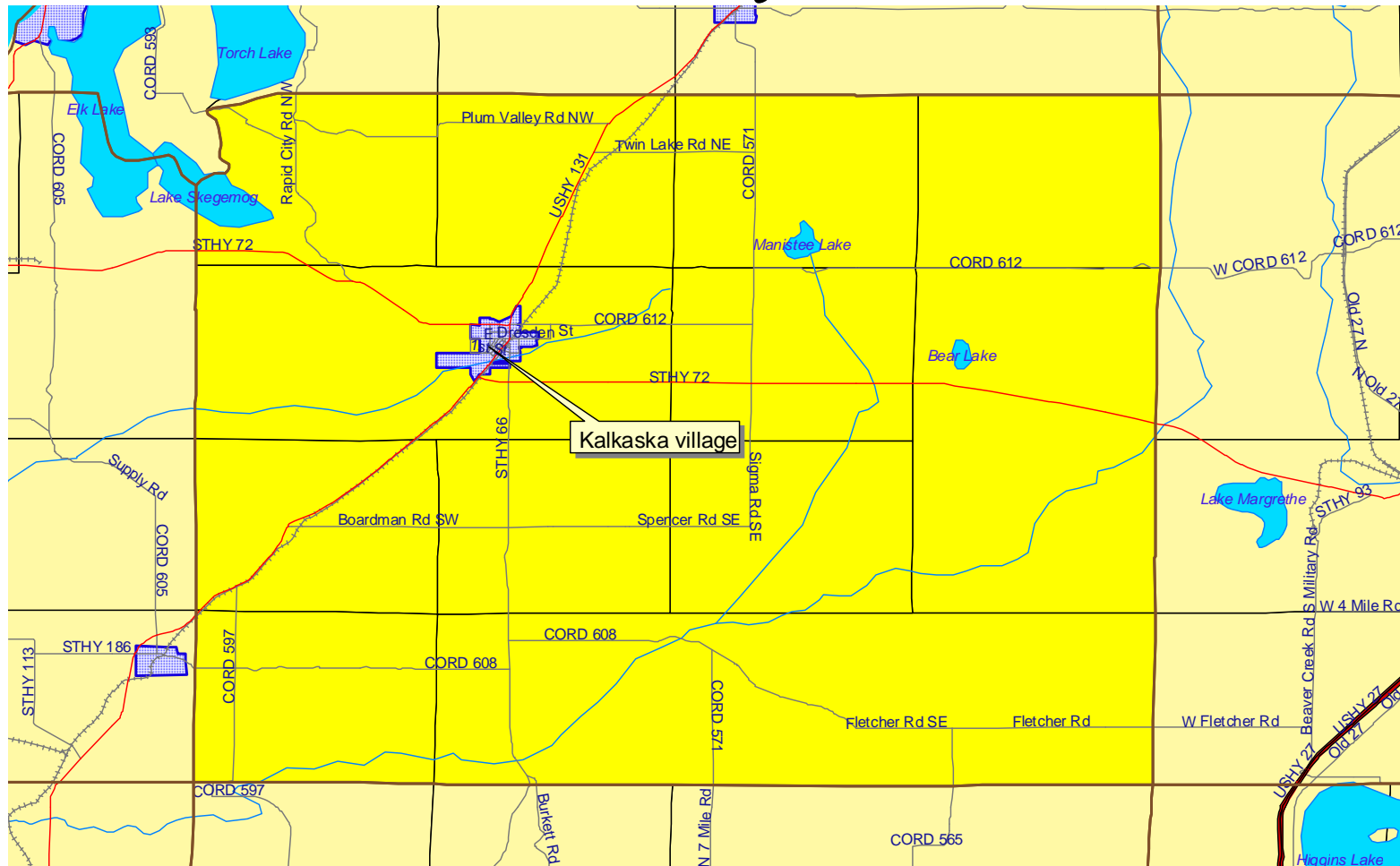
East Benzie Sub-Market

1) Workforce Housing:

- Approximately 30 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 100 homeownership units
 - Targeted at 60%-100% AMI

2) Rehabilitation – substandard single family homes, older apartment buildings, and mobile homes

Submarket Preliminary Recommendations



Kalkaska:

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

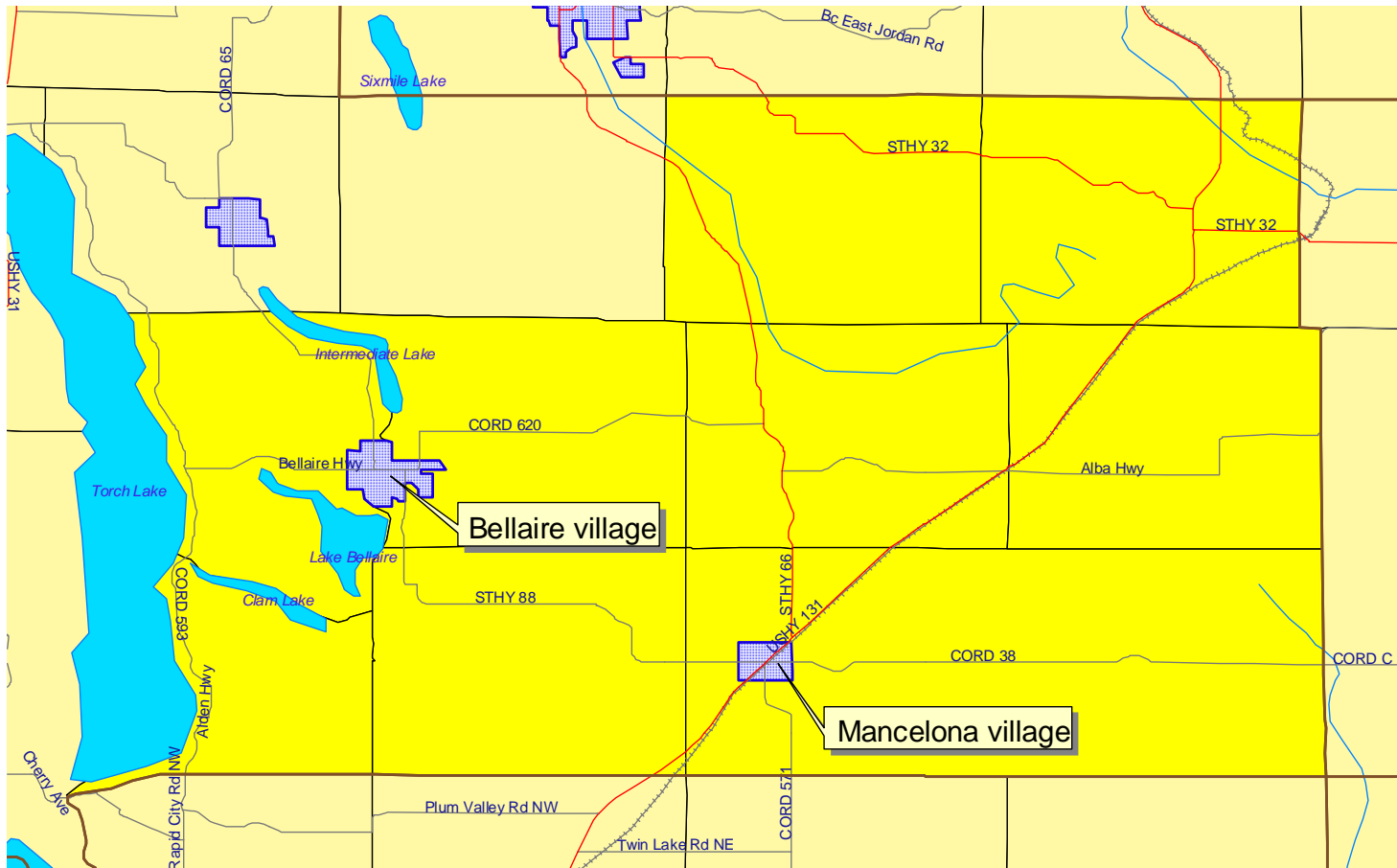
Kaskaska Market

1) Workforce Housing:

- Approximately 30 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 75 homeownership units
 - Targeted at 60%-100% AMI

2) Rehabilitation – substandard single family homes, older apartment buildings, and mobile homes

Submarket Preliminary Recommendations



East Antrim:

- Workforce Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

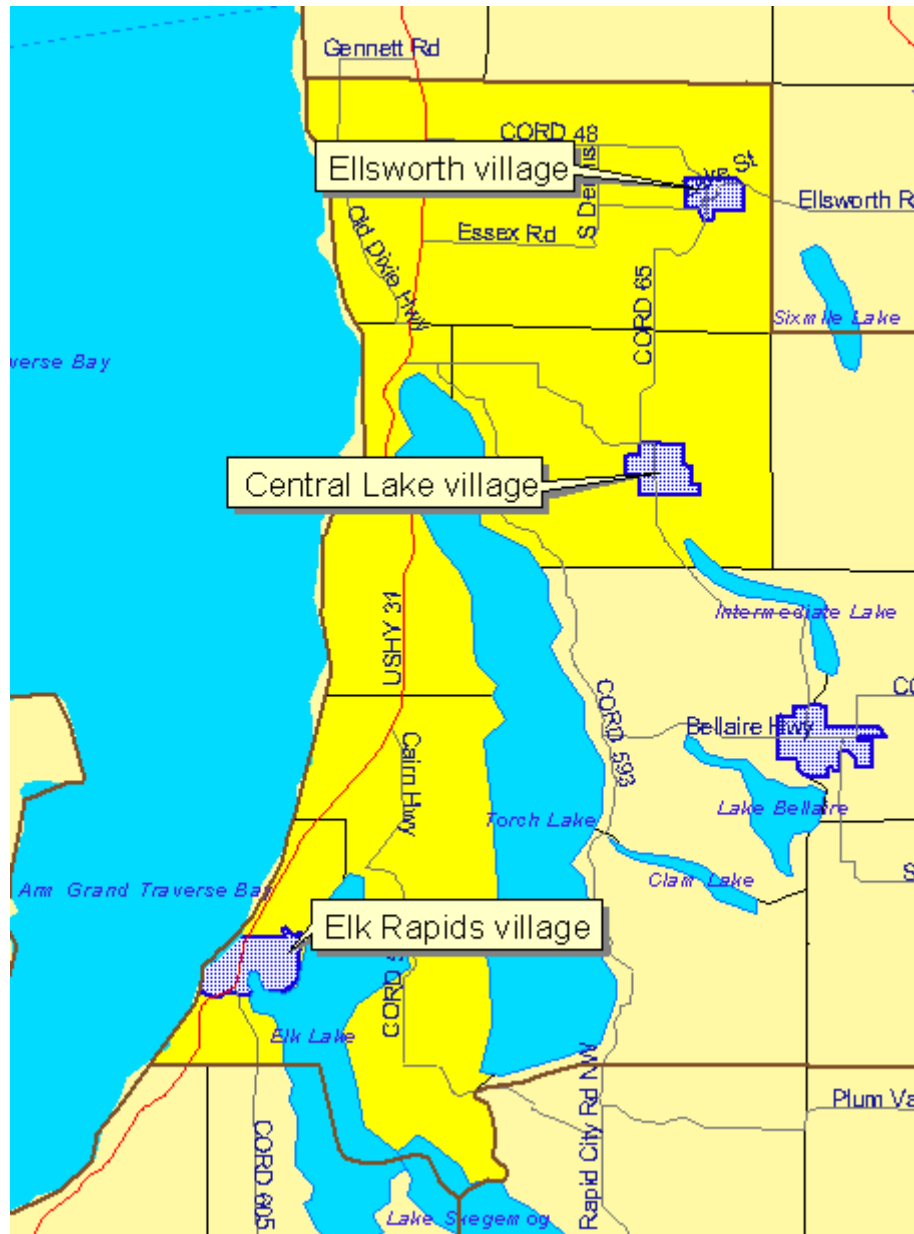
East Antrim Sub-Market

1) Workforce Housing:

- Approximately 30 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 100 homeownership units
 - Targeted at 60%-100% AMI

2) Homeownership Assistance – targeted for low/moderate-income families – ranging from counseling, financing assistance, down-payment relief, and other similar programs

Submarket Preliminary Recommendations



West Antrim:

- Workforce Housing
- Rehabilitation
- Special Needs Housing
- Homeownership Assistance

2009 Housing Needs Assessment Update

Recommendations – Sub-Market Areas:

West Antrim Sub-Market

1) Workforce Housing:

- Approximately 30 additional rental units
 - Targeted at 40%-60% AMI
- Approximately 100 homeownership units
 - Targeted at 80%-100% AMI

2) Rehabilitation – substandard single family homes, older apartment buildings, and mobile homes

3) Special Needs Housing

4) Homeowner Assistance

2009 Housing Needs Assessment Update

Program Gaps & Issues:

- Many areas of the region are ineligible for most programs
- Many areas typically does not score high enough to receive grants/allocations
- Nonprofits and for-profits in some cases lack capacity and/or experience to successfully obtain available grants/loans/allocations
- Most communities are still relatively small by most program standards, despite recent growth patterns
- Can be difficult to educate and inform potential funders, investors, and other decision makers

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Questions/Comments??