



**Preliminary Findings – Housing Needs
Assessment Update
*Community Housing Choices
2009 Regional Conference
Hagerty Center - Traverse City, MI***

Kelly J. Murdock

2380 Science Parkway, Suite 107
Okemos, MI 48864

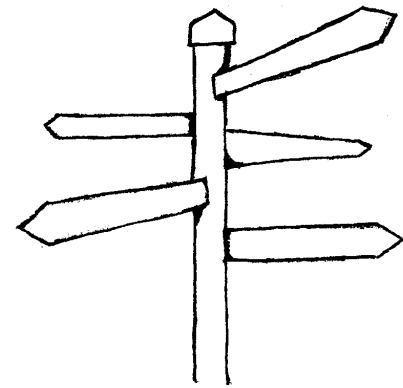
Phone (517) 827-6411

kmurdock@cr-services.com

March 13, 2009

Discussion Summary

- Scope of the Original Report and Update
- Additional Research Items
- Local Sub-Markets - Preliminary Findings
- Questions/comments?



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
 - Local Housing Trust / Land Bank

2009 Housing Needs Assessment Update

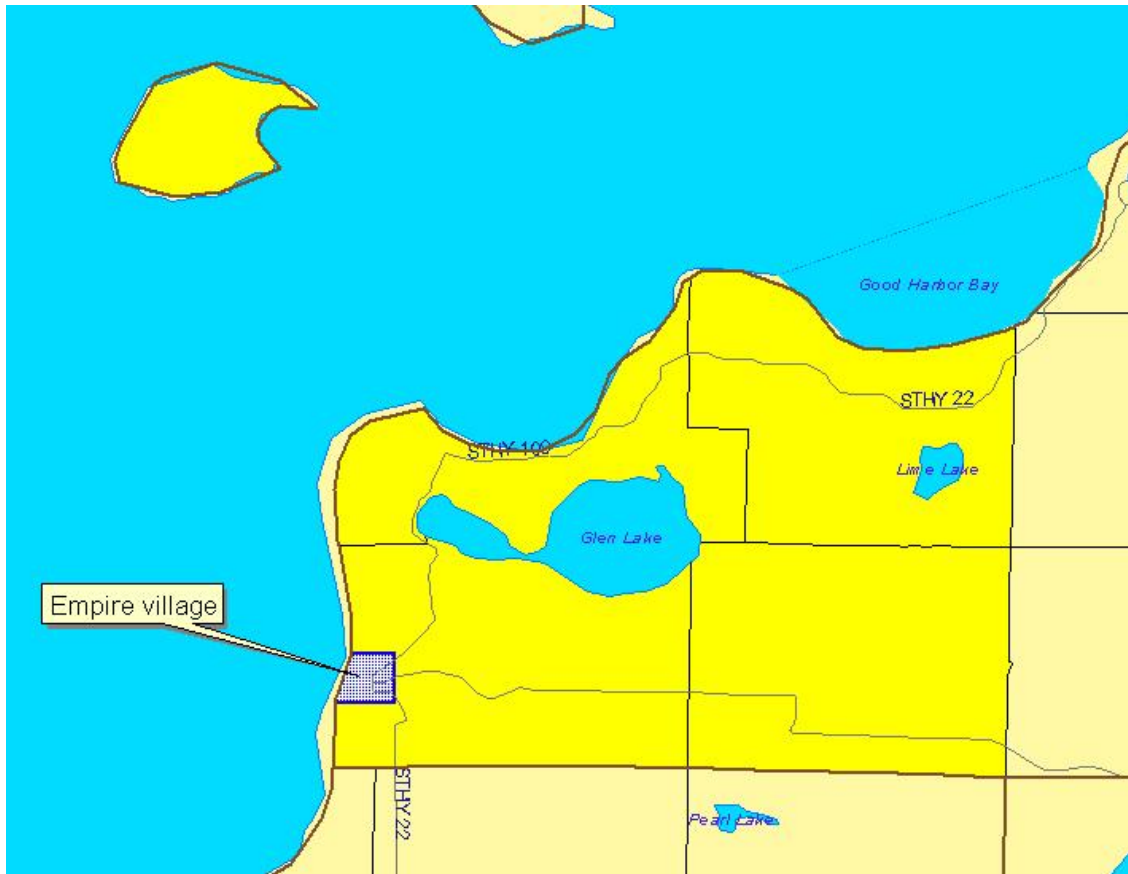
Overall findings to date:

- 1) “Relative Stability” within the region
- 2) Workforce housing – remains an issue
- 3) Rental market – gains in occupancy levels
- 4) Homeownership – stable for now



Smile

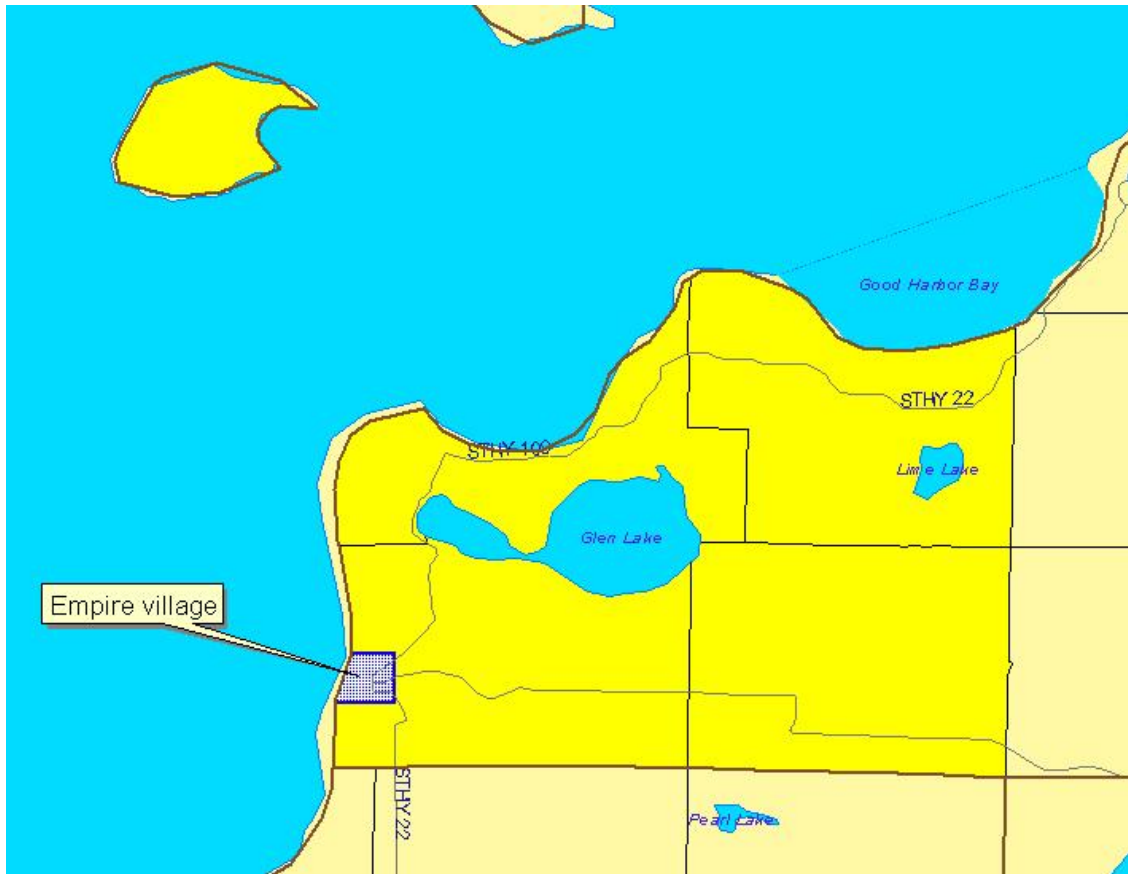
Submarket Preliminary Recommendations



West Leelanau:

- Workforce Housing
- Homeownership Assistance

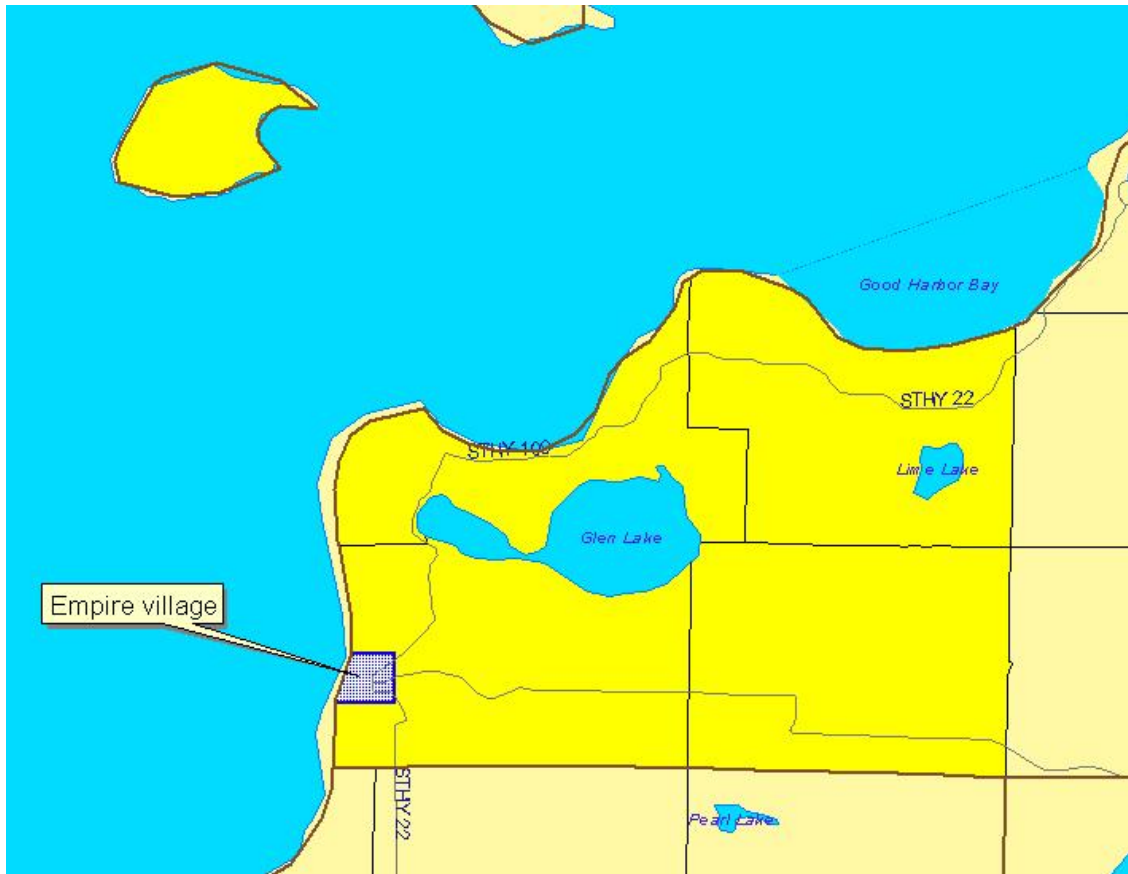
Submarket Preliminary Recommendations



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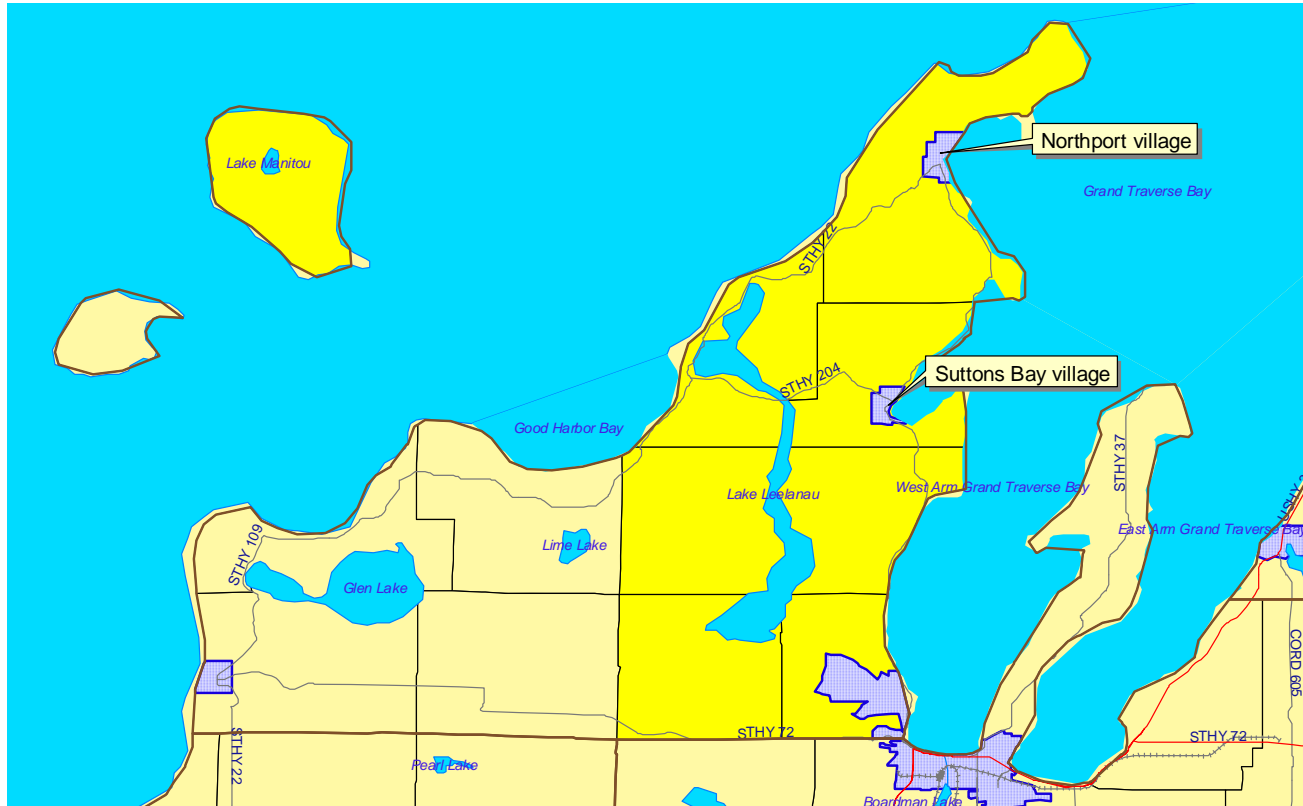
Submarket Preliminary Recommendations



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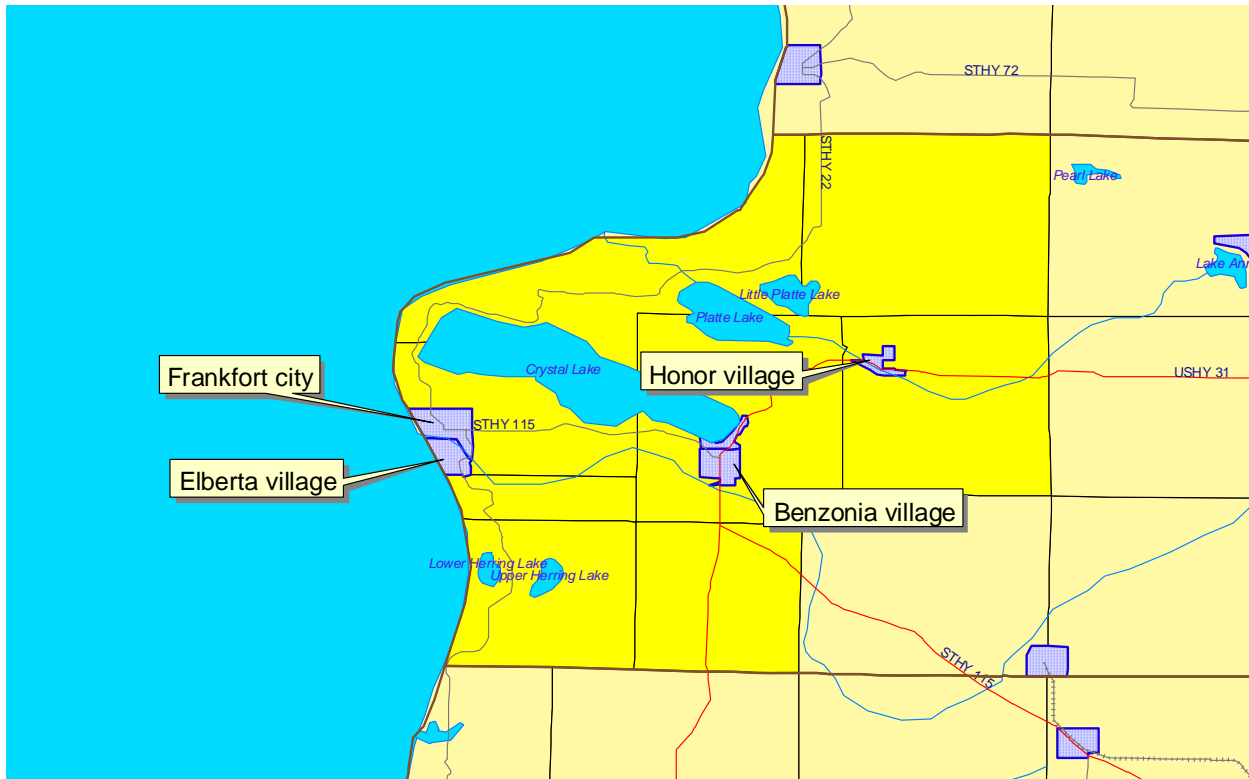
Submarket Preliminary Recommendations



East Leelanau:

- Workforce Housing
- Homeownership Assistance

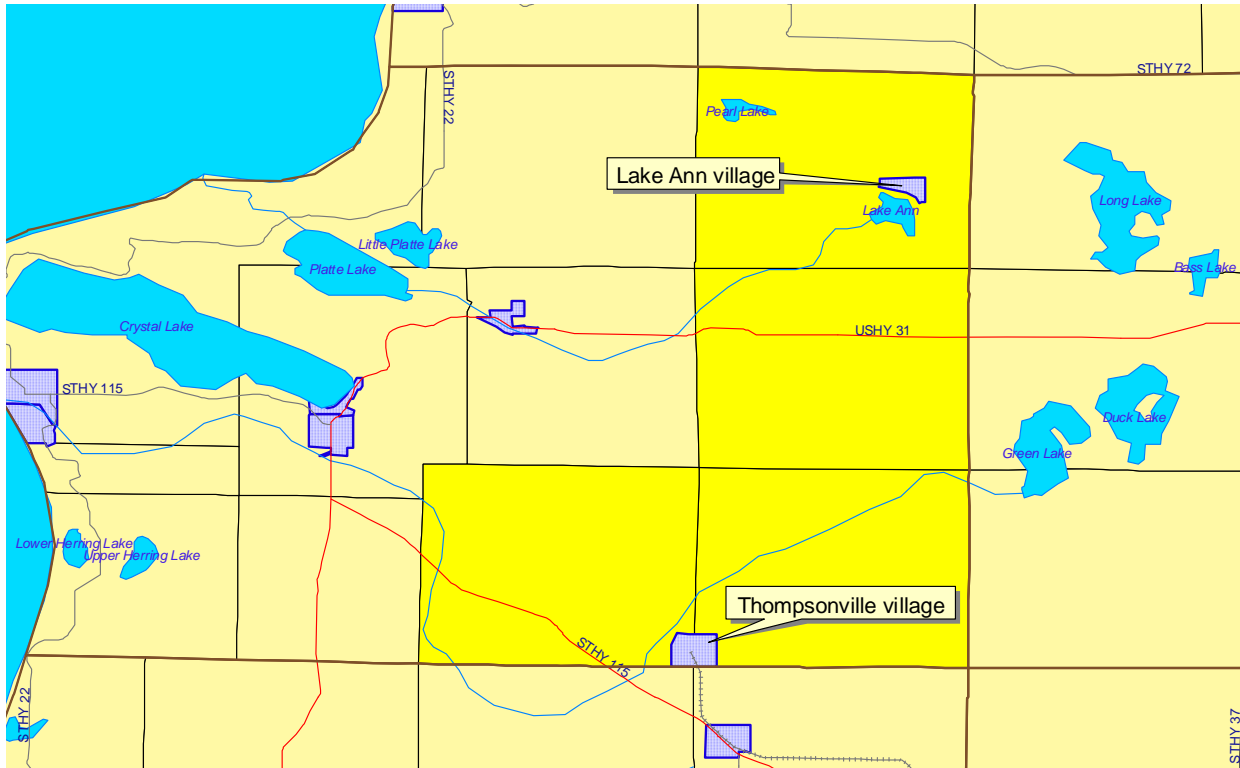
Submarket Preliminary Recommendations



West Benzie:

- Workforce Housing
- Homeownership Assistance

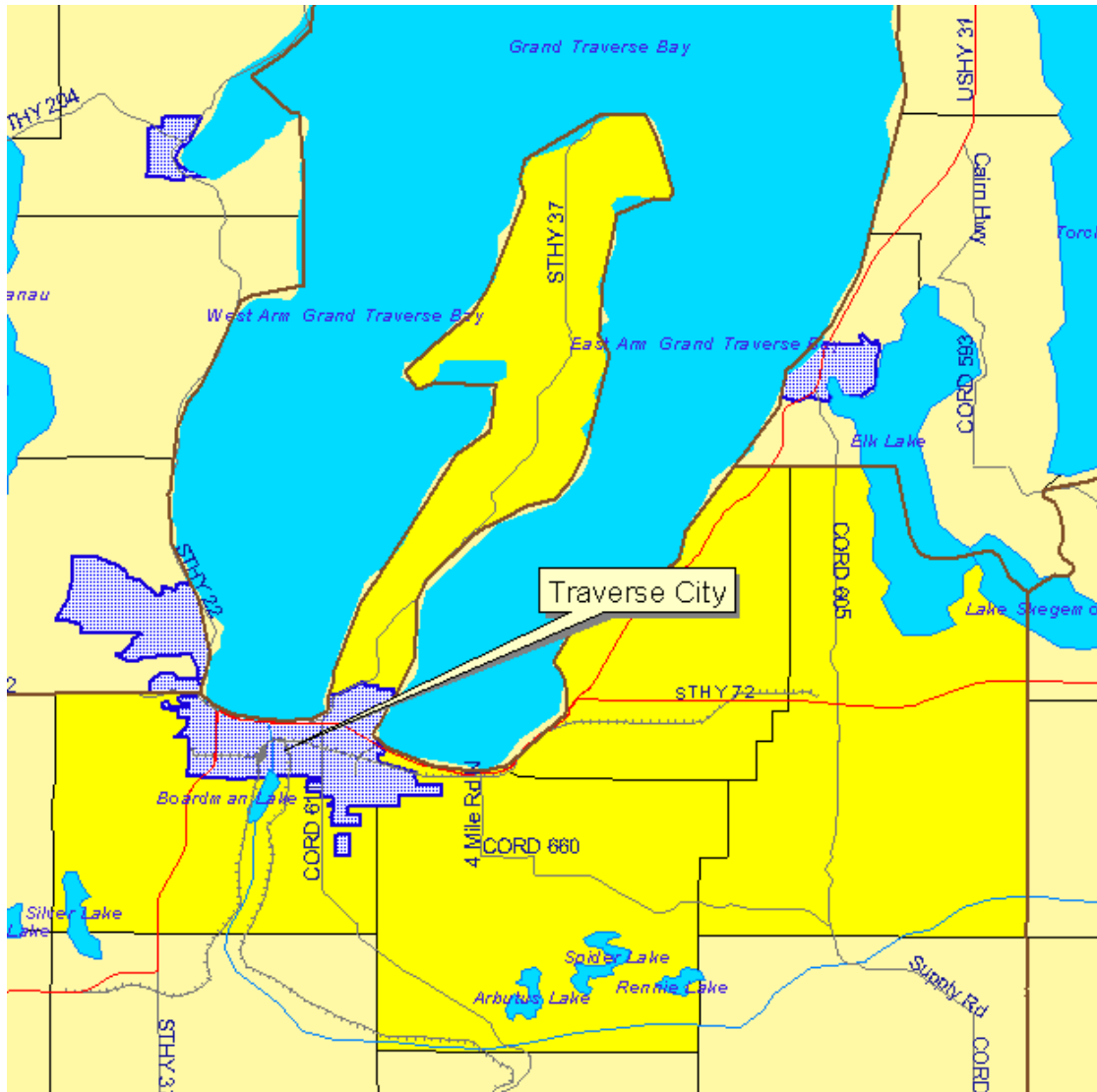
Submarket Preliminary Recommendations



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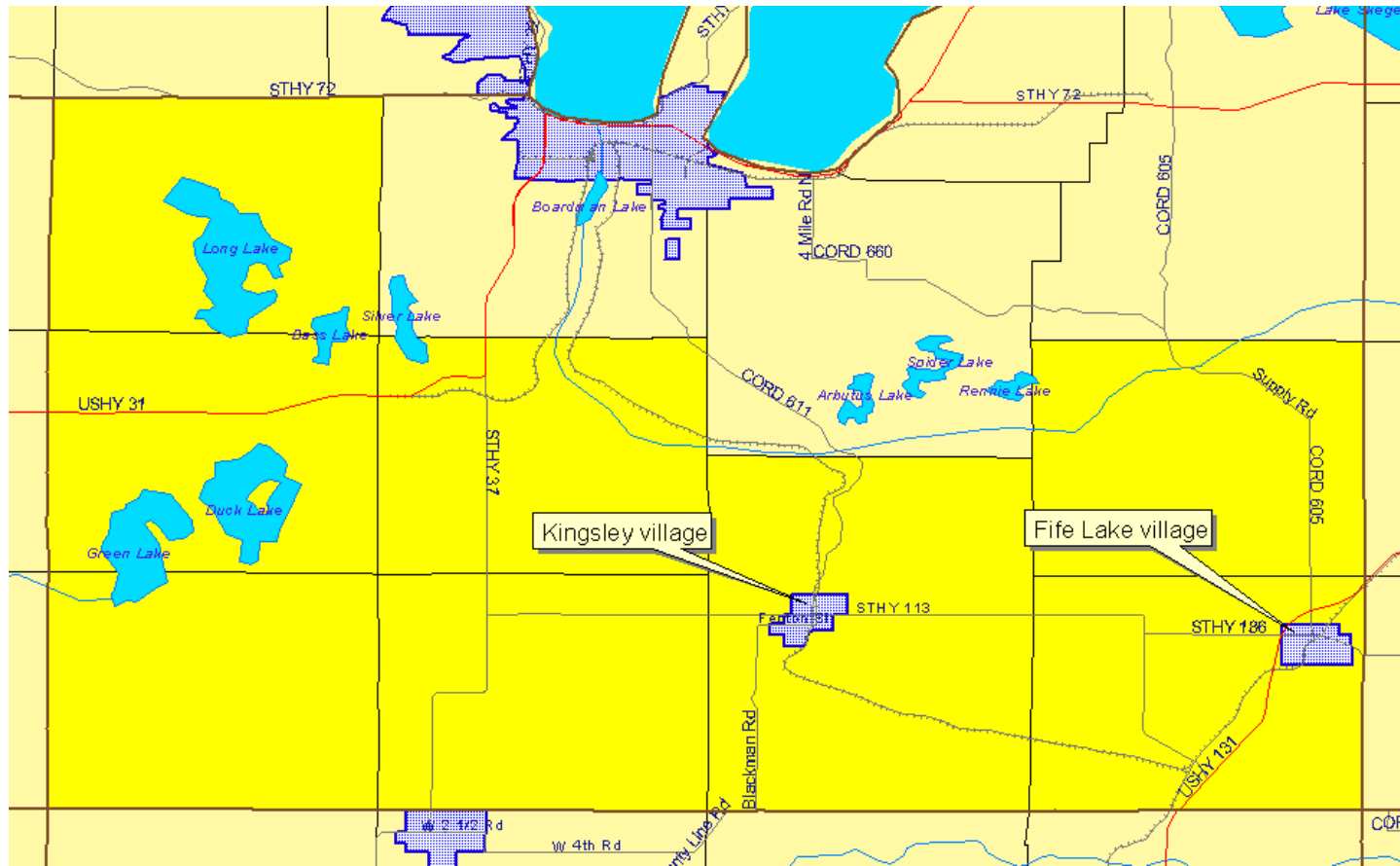
Submarket Preliminary Recommendations



Traverse City:

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

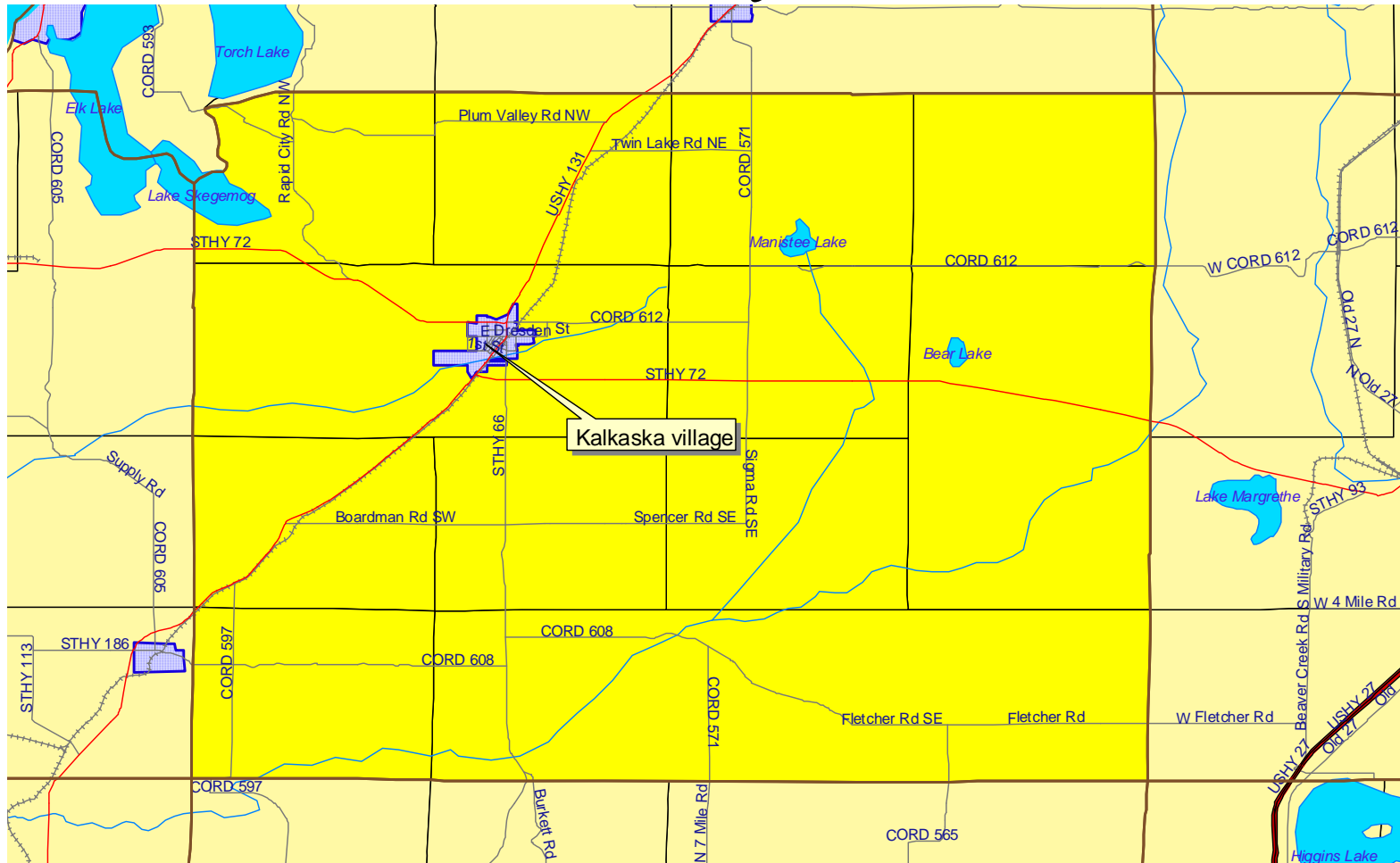
Submarket Preliminary Recommendations



Rural Grand Traverse :

- Workforce Housing
- Homeownership Assistance

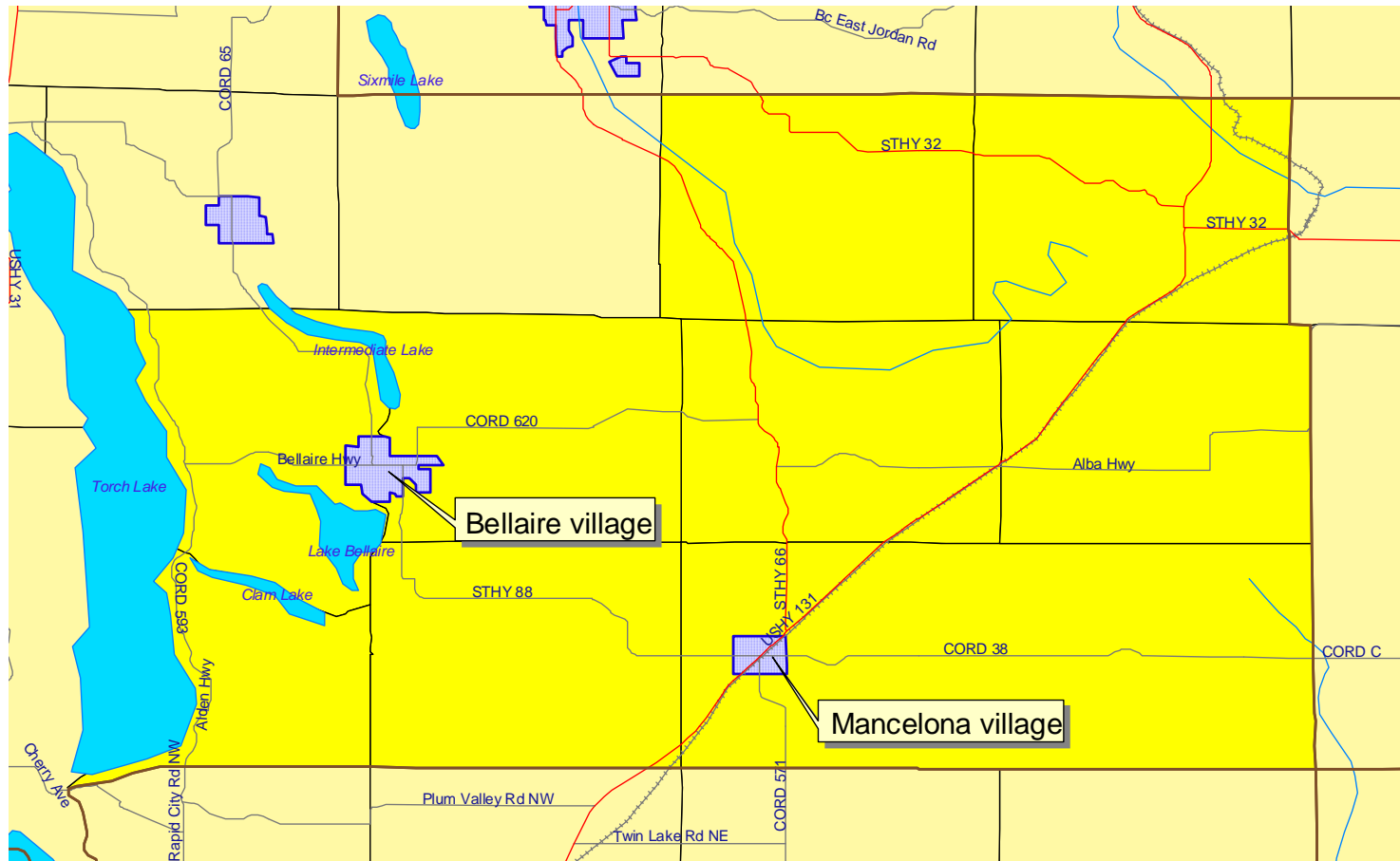
Submarket Preliminary Recommendations



Kalkaska:

- Workforce Housing
- Homeownership Assistance

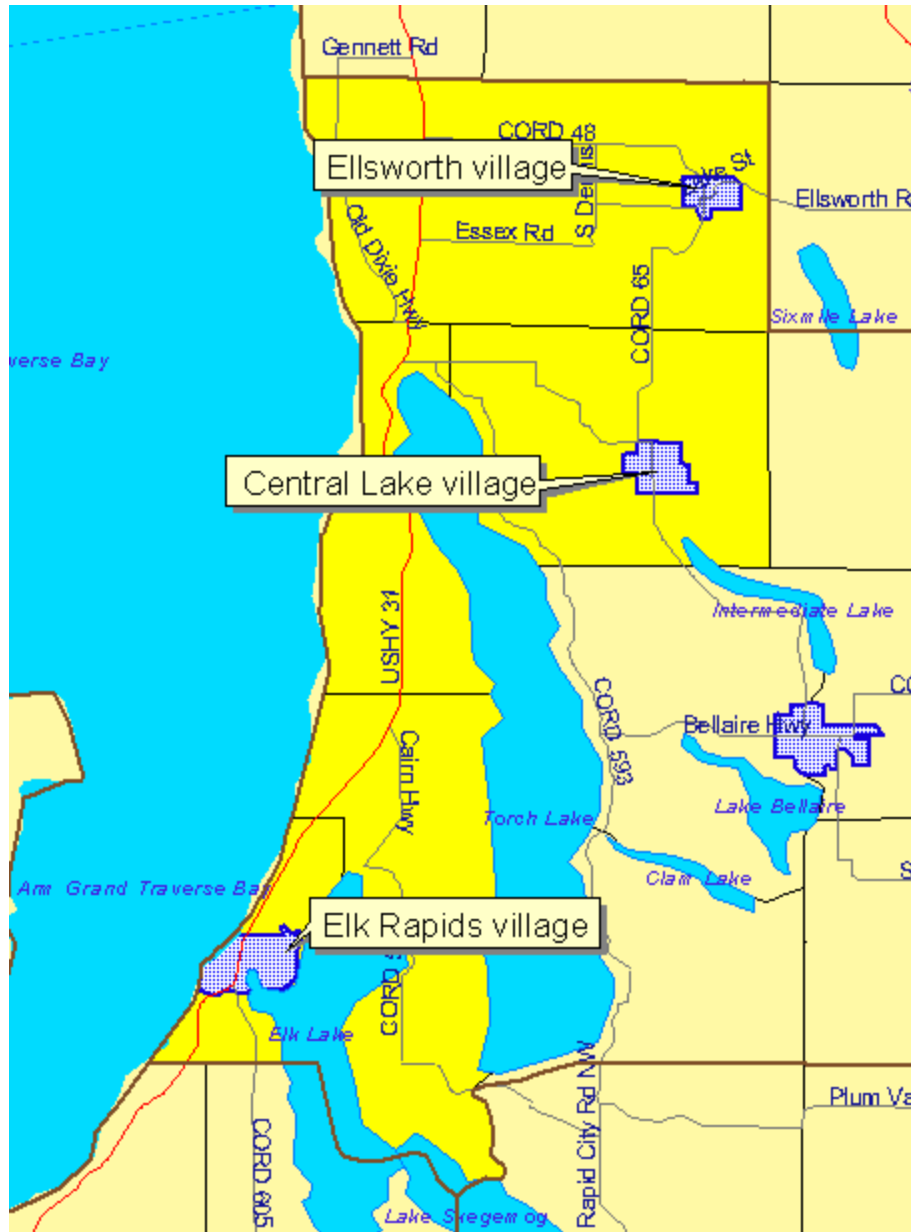
Submarket Preliminary Recommendations



East Antrim:

- Workforce Housing
- Homeownership Assistance

Submarket Preliminary Recommendations



West Antrim:

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

Community
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Questions/Comments??