JOINT HOUSING TASK FORCE (JHTF)

January 15, 2015

Chair Wheelock called the meeting to order at 4:02 p.m. in the Training Room 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

Jeane Blood Law, Garfield Charter Township Christine Maxbauer, Grand Traverse County 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

Jered Ottenwess, City of Traverse City Russ Soyring, City of Traverse City John Sych, Grand Traverse County

Meeting Notes from November 20, 2014

Moved by Estes, seconded by Law to approve the November 20, 2014 meeting notes as presented. Motion carried.

Meeting Summary

New member, Christine Maxbauer was welcomed, and the working draft of the JHTF Summary Report, findings and recommendations of the JHTF, was noted.

Discussion Items:

Sych provided handouts for the following discussion items.

a. <u>Leveraging Incentives and Tools</u>

Members discussed the available tools, their current application and how they can be better used to meet housing needs. Frankfort was suggested as an ADU model to review since they have the most allowable units. Recent projects of the Land Bank Authority and their impact were discussed, i.e. Boardman Lake Avenue, former Nielson property in Blair Township. The TC Housing Commission anticipates filling their Executive Director position next month with hopes of breaking ground on the Orchard View project in the near future. City is discussing eliminating density limits/allow smaller units that wouldn't count towards density limit.

Discussion points: ADU's allow empty nesters to stay in their homes; concern is additional parking needs. High number of MSHDA programs effect on tax base. Set project criteria, i.e. if the project does not create affordable housing, then developer contributes to the Housing Trust Fund.

b. Use of Payment in Lieu of Taxes (PILOT)

The need for a collaborative effort to develop PILOT policy and unified criteria was discussed. A new public act (PA 456 of 2014) allows for up to a five-year property tax exemption for certain nonprofit housing.

Discussion points: Need for emergency services contract as part of the development (Brookside development in Garfield Township). Need for diversified housing.

c. Zoning Barriers to Housing

2007 COG (Networks Northwest) report identifies barriers to home ownership. Blair Township doesn't set a minimum lot size, but instead lets the well and septic be the deciding factor. *Discussion points:* lot size restrictions creating "bowling alley" lots; density; setting minimum lot sizes is contrary to affordable housing; City does not have a minimum dwelling size; look at setbacks.

d. <u>Definitions of Affordable</u>

Sych reviewed the statistics from the Grand Traverse County 2012 Housing Inventory.

Due to time constraints, it was decided to leave agenda items 3e and 3f for the next meeting. Now that the tools have been reviewed, the next step is how to move forward: willingness to participate with forprofit developers, evaluate capacity of nonprofits, identify possible developers who are willing to partner, market out community to current developer, look at what it takes to put a partnership together, review pro forma to see how a project is put together.

Public Comment

Jill Rahrig, Project for Civic Engagement – spoke about current housing needs and the PCE Housing Video. Suggested bringing the leadership of the hospitality industry to the table.

Cori Nielson, Pathway Homes – Infrastructure suggestion for new developments.

Caroline Kennedy, Home Builders Association – noted the interest of the Home Builders Association in working with the Task Force.

Bob Atalle, AICP – suggested bringing realtors and builders into the discussion.

Next Meeting

The next meeting is to identify partnerships and what they can bring to the table, and how to better market the community for affordable housing.

<u>Adjournment</u>

Meeting adjourned at 5:49 p.m.