

Leelanau County Committee of the Whole meeting Monday, December 13 @ 3:00 pm

Continued Review of the American Rescue Plan Act Funding and Proposals.

Leelanau County Planning & Community Development

Trudy Galla, AICP, Director

Gail Myer, Senior Planner

Jenny Romo, Secretary

Year of Grant	Amount	Leveraged	Program Income	Total	Construction	Rehab Projects Completed
1993	\$150,000.00	14456.00		164,456.00		10
1995	\$225,000.00	44628.00	32766.00	302,394.00		17
1997	\$400,000.00	93980.00	139443.00	633,423.00		27
1999	\$224,839.00	110244.00	147700.00	482,783.00		13
2000	\$180,000.00	181141.00	345505.00	706,646.00	2	18
2002	\$191,021.00	181000.00		372,021.00		19
2003	\$166,154.00	173000.00		339,154.00	2	10
2004	\$440,606.00	348000.00		788,606.00	6	
2005	\$274,618.00	193000.00		467,618.00	4	13
2007	\$464,111.00	314000.00		778,111.00	5	
2009	\$218,750.00	48894.00	47353.00	314,997.00		19
2011	\$175,000.00	42000.00	38000.00	255,000.00		18
2012	\$244,262.00	2859.00	60861.00	307,982.00		18
2015	\$215,316.00	46750.00		262,066.00		10
2017	\$94,272.00	3767.00	24438.00	122,477.00		8
Other					10	
	\$3,663,949.00	\$1,797,719.00	\$836,066.00	\$6,297,734.00	29	200

Average - 15 rehab projects/grant

Success Stories:

New Construction – with MSHDA grants (19):

8 – Lake Leelanau (Provemont Pines Condominium)

3 – Suttons Bay Village (single family homes)

2 – Northport (single family homes)

4 – Empire Village (single family homes in New Neighborhood)

2 – Centerville Twn (single family homes moved from National park to Sugar Loaf sub.)

(Out of the 19 new construction homes by the county, 17 had restrictions. No restrictions on the 2 park homes)

Other (10)

2 lots purchased for Habitat homes

1 Trailer replaced with modular

1 home demolished & new construction

1 home from National Park moved to Sugar Loaf sub (REACH / County)

4 - Northport – (Vincer West) single family homes (REACH / Land Bank Authority)

1 - Maple City - single family home (Land Bank/Brownfield Redevelopment Authority / Habitat for Humanity)

Habitat for Humanity - 11 Homes constructed since 1995 – (5 in Kasson Township, 3 in Suttons Bay Township, 2 in Centerville Township and 1 in Solon Township)

Proposed Projects:

6 - Proposed - single family units (3 duplexes) in Maple City (Land Bank / Habitat for Humanity / Flaska Family)

14 – Proposed – single family units – Elmwood Township (New Waves / Habitat for Humanity)



Proposed Projects:

8 - Proposed - apartment units in Suttons Bay Twn/Marek Rd (Land Bank / Homestretch)

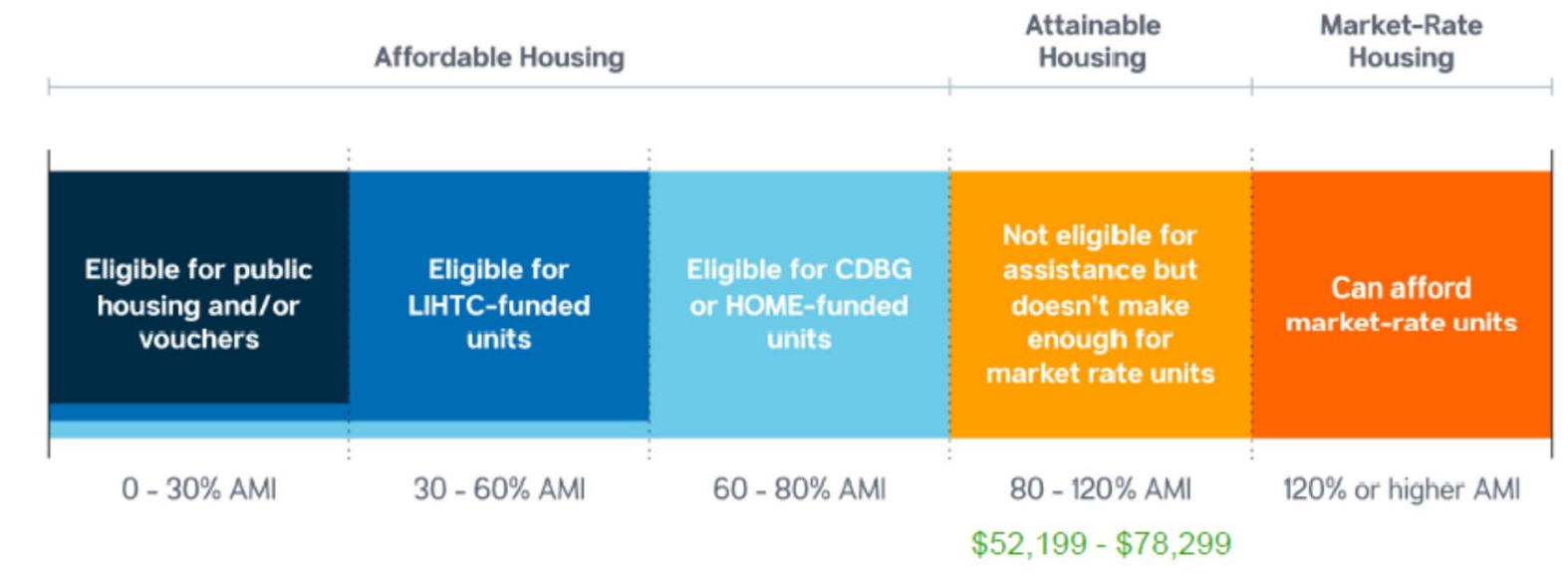


Common element -

Leveraging / Subsidy:

- Grants
- Loans
- Funds from non-profit organizations
- Donations
- Reduced cost from land owners, engineers, architects
- Donated materials or time

AFFORDABLE HOUSING vs. ATTAINABLE HOUSING vs. MARKET-RATE HOUSING



AMI = Area Median Income which is reset by HUD each year according to inflation and cost of living increases.

LIHTC – low income housing tax credit (tax credits for acquisition, rehabilitation, or new construction of rental housing for lower-income households).

CDBG – housing rehab, acquisition, demolition, infrastructure.

HOME – rehab of owner-occupied housing, assistance to homebuyers, acquisition, rehab, or construction of rental housing and tenant-based rental assistance.

Lessons learned:

1. Leveraging / Subsidy is crucial for affordable housing, and attainable housing.
2. Joint efforts on housing projects (public, non-profit, private) have positive results – encourages community involvement and support, sharing of work, and sharing of the cost.
3. Every unit built opens up an opportunity for another family looking for housing.

Local agencies working on housing include:

- **Housing North** –*regional agency working on paths and partnerships for housing in the 10 county region*
- **Habitat 4 Humanity** – *new homes, rehab work*
- **Homestretch** (*REACH merged with Homestretch*) – *new homes, rentals*
- **NMCAA** – *foreclosure prevention, homeownership counseling/education, homeless prevention, down payment assistance, rehab work, weatherization*
- **LCN** – *rehab work, short term emergencies like rent or utility bills*
- **Peninsula Housing** - regional Community Land Trust (just started)
- **County** (Land Bank, Brownfield, Housing Action Committee, Planning Department)

Michigan Association of Planning (MAP) – Zoning Reform Advisory Committee – 16 members from around the state, plus 3 members on the consulting team and 2 staff from MAP.

Housing Opportunities for ARPA funds:

- Housing Rehabilitation
- Technical services
- Leverage / Subsidy funds for projects
- Financial support for Land Bank Authority

Housing Opportunities for ARPA funds:

Housing Rehabilitation – emergency repairs, repairs for health/safety, repairs to improve the home including energy and appliance upgrades. Leelanau County could contract for services, or continue a rehab program.

Organizations:

1. Northwest MI Community Action Agency-NMCAA (under contract with Leelanau Co. for services)
2. Habitat for Humanity
3. Leelanau Christian Neighbors
4. Leelanau County

There is a much greater need than ever before for rehab and the call volumes have increased at NMCAA. NMCAA reports that are taking an average of 3 inquiries per week for Leelanau County and sending out applications. There is a need for more dollars, and some funds (like the county's funds) limit the work to emergency only. Many repairs are not considered 'emergency' but are needed. Material costs have risen making repairs more costly, which reduces the number of residents that can be serviced. Costs have risen the last couple years 30-50% and contractors are in short supply.

Habitat has expanded its PHR (priority home repair) program services annually. The need is there and growing. Because the housing market is out of reach for many in our region, we have to maintain our housing stock with healthy and safe housing. Habitat-GTR is a Certified Aging In Place Specialist, offering accessibility upgrades for Leelanau County's fastest-growing senior population. Habitat's CEO is on the MSHDA Housing Plan Advisory Council and notes that critical home repairs is a growing priority across the state. Habitat budgeted 50 PHR projects in 2022 using their average client household cost of \$10,000 -- \$500,000 for increased need and the rising cost of materials, supplies and contracted labor. They are interested in an opportunity in Leelanau County to access funds for the PHR, similar to the arrangement they have with Grand Traverse County.

LCN just started its Housing Efficiency program this year and so far have used over \$30,000. They are working with Leelanau Energy and Northern Building Supply is a partner.

Housing Opportunities for ARPA funds:

Technical Services – contracted

Organization:

Housing North - contract for services to:

- advance the work of the HAC such as the checklist and efforts with local communities on zoning changes.
- work with local municipalities to ready them for housing developments.
- work with land owners, organizations and developers to guide them through the process of permits, site plan review, and approvals.
- work with local communities to gain support for brownfield plans and encourage redevelopment for housing, and demolition/redevelopment on blighted sites.
- assist with navigating the process for more complicated projects (mix-use).
- work on creative solutions (such as Accessory Dwelling Units), creating apartments above or in back of businesses, seasonal housing.
- provide tech support for projects that need leverage or subsidy.

Housing Opportunities for ARPA funds:

Leverage / Subsidy funds for projects

Funds to fill the **GAP** between the completed cost and sale cost, infrastructure, land cost, architectural and engineering cost, etc. Funds recovered through sale of property, developer agreement, or TIF capture through a brownfield plan.

Organizations:

1. Land Bank Authority
2. Homestretch
3. Habitat for Humanity
4. Private developers

Housing Opportunities for ARPA funds:

Financial support for Land Bank Authority - funds to:

- purchase land
- purchase homes / rehab / sell
- conduct environmental studies (Brownfield Redevelopment Authority)
- assist with infrastructure
- develop brownfield plans by working with the Brownfield Redevelopment Authority.

These funds help lower the cost of the project, and the cost to the homebuyer. Funds would be recovered through sale of property, developer agreement, or TIF capture through a brownfield plan, in order to be revolved into another project.