

# GRAND TRAVERSE COUNTY

## *2012 Housing Inventory*



# GRAND TRAVERSE COUNTY

## *2013 Housing Strategy*





# **Identify (Awareness)**

**Grand Traverse County struggles  
to meet a variety of housing challenges  
that are unique to its mix of urbanizing areas,  
high-value shoreline,  
and sparsely populated rural areas.**



# Inventory (Resources, Cooperation)

## Diversity of Housing Stock

- ▶ Shortages of accessible housing, small rental units

## Affordability

- ▶ Nearly half of all rental households live in unaffordable housing
- ▶ 40% of owner-occupied households are “low income”
- ▶ Avg. household income on housing & transportation: 57% - over 60% rural areas

## Condition

- ▶ 800 homes in the County are in “poor” condition

## Energy Costs

- ▶ Low-income households spend up to 44% of income on energy costs





# Market (Demand)

Table 1. Balanced Housing Profile for Grand Traverse County in 2035

|                                      | Housing Supply Grand Traverse County 2010 | Mix to Meet Demand Household Increment (Rental) | Mix to Meet Demand Household Increment (Owner) | Occupied Housing Supply Grand Traverse County (2010) | Future Incremental Units Needed (includes new units, rehabbed vacant units, and vacancy 2010-2035) |
|--------------------------------------|---|---|--|--|--|
| Standard and Large Lot Single Family | 64.0%                                     | 0.0%  | 35.0%  | 22,575   | 3,494  |
| Small Lot Single Family              | 10.4%                                     | 10.0%   | 50.0%  | 3,668  | 5,465  |
| Townhome                             | 5.1%                                      | 15.0%   | 12.0%  | 1,795  | 1,907  |
| Multifamily                          | 12.0%                                     | 75.0%   | 3.0%   | 4,245  | 3,843  |
| Mobile Home/Other                    | 8.4%                                      | 0.0%  | 0.0%   | 2,979  | -  |





# Strategy (Communication)

## Build and Preserve

- ▶ Expand housing choices. Target housing toward existing communities

## Financing and Resources

- ▶ Develop greater financial and programmatic capacities

## Planning and Zoning

- ▶ Coordinate policies that encourage greater housing choices

## Data and Education

- ▶ Raise awareness and support of housing choices





# Implement (Partnerships, Tools)

## Awareness, Market Community

- ▶ Joint Housing Task Force

## Increase Non-Profit Capacity

- ▶ HomeStretch reorganization

## Provide Gap Funding

- ▶ Affordable Housing Trust Fund

## Engage in Public/Private Partnerships [P3s]

- ▶ Brownfield Redevelopment Authority, Land Bank Authority
- ▶ For-profit developers, investors
- ▶ Non-profit organizations

