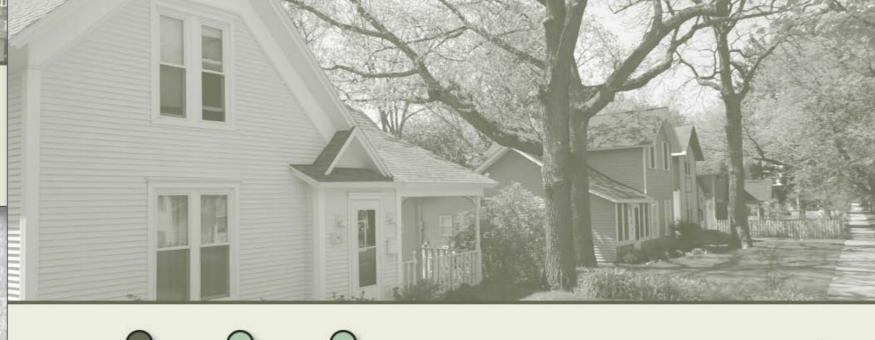
GRAND TRAVERSE COUNTY 2012 Housing Inventory





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 organziations





