

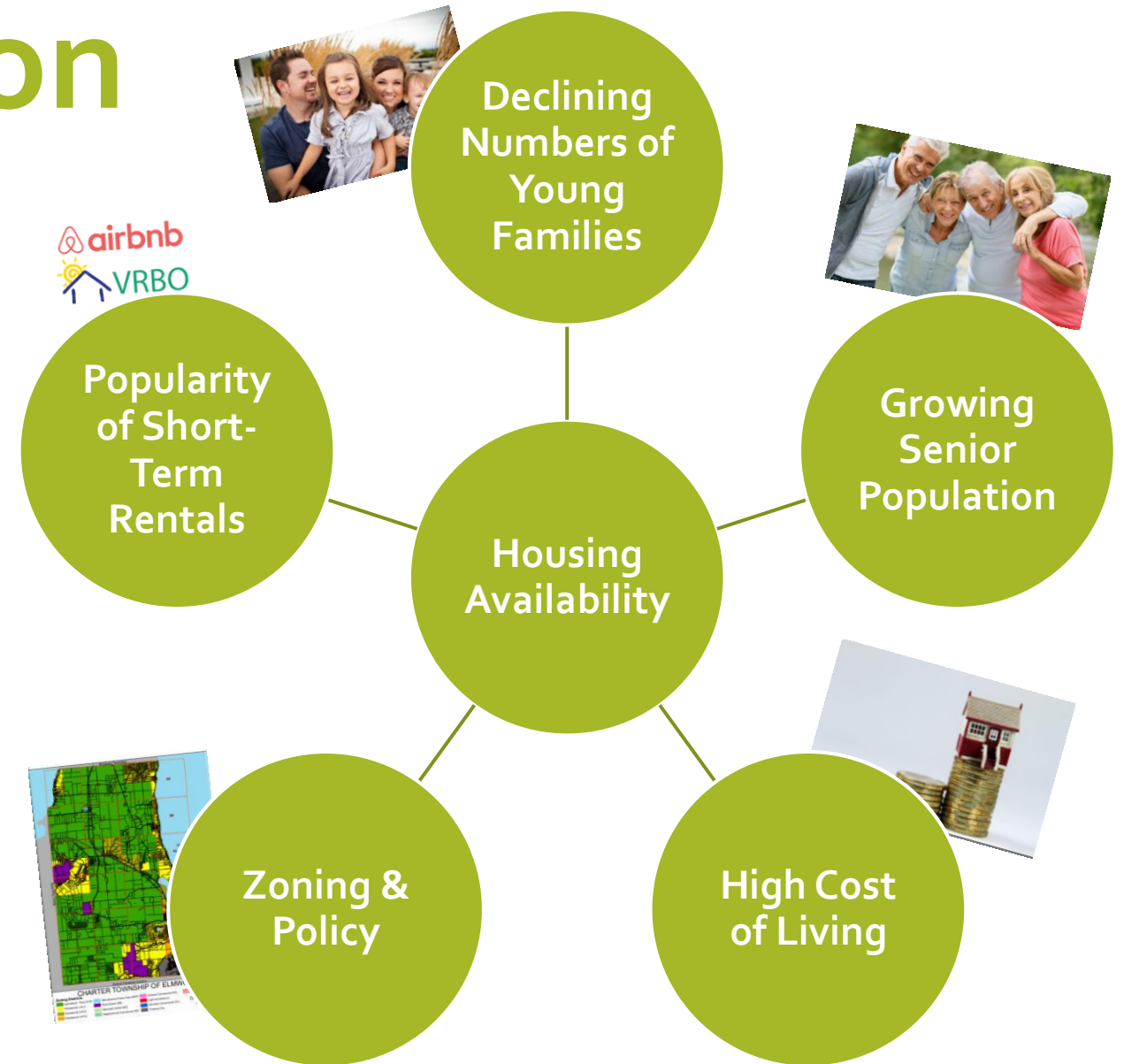
LEELANAU COUNTY HOUSING ACTION COMMITTEE

*Helping local communities get
started with housing initiatives*



Current Situation

- Shortage of workforce housing in Leelanau County (and across the state and nation)
- Demand for rentals is expected to outpace demand for homeownership
- Developers are calling and inquiring
- Lack of clear development policies and procedures & high costs discourages developers
- A minimum wage worker would need to work 65 hours a week to earn enough to afford an average rental (Networks Northwest)



“Workforce Housing” refers to housing that is affordable to our workforce, those earning around the area’s median income

- Leelanau County’s AMI = \$59,018
- “Affordable” is considered 30% or less of a household’s income
- Example: A household earns \$50,000/year
 Affordable = \$15,000/year or \$1,250/month
- 3,100 households in Leelanau County earn less than \$50,000/year but only 1,035 of the County’s owner-occupied homes are affordable to those households
- Rentals are out of reach too – about 400 rental households earn less than \$50,000/year and only 120 rentals are affordable to them
 - These households rent/buy more expensive homes, reducing availability to other income groups



Why This Is Important

- Housing impacts us all – increased discussion, concern, studies, strategies, etc.
- Despite Leelanau County's many attractive features, the high cost of living and lack of housing choices limits growth, strains public resources, and impacts things like traffic, schools, and businesses
- We need more housing options to fill the needs of Leelanau's diverse residents – seniors, disabled individuals, *all* income classes, working families, young families, teachers, seasonal workers, etc.



Our Vision

- To have a diversity of permanently affordable housing integrated throughout Leelanau County that provides a variety of housing options to sustain the local economy while preserving the character of the county.



Action Plan for Housing Ready Communities



- Where we are:
 - HAC formed in 2017 - advocacy, research, organizing
 - Reported progress to County Board, proposed “Bottoms Up Approach”
 - local townships/villages say their wants/needs and HAC helps make it happen
 - Early 2018 – Created checklist & began presentations to local planning commissions

Progress is slow, but it is happening.

A Bottoms-Up Approach

- There is no one-size fits all approach
- Each township/village has different wants and needs
- Housing Action Committee (HAC) proposes a for you, by you approach
- Be proactive instead of reactive/passive
- HAC can help by providing guidance, tools, and resources

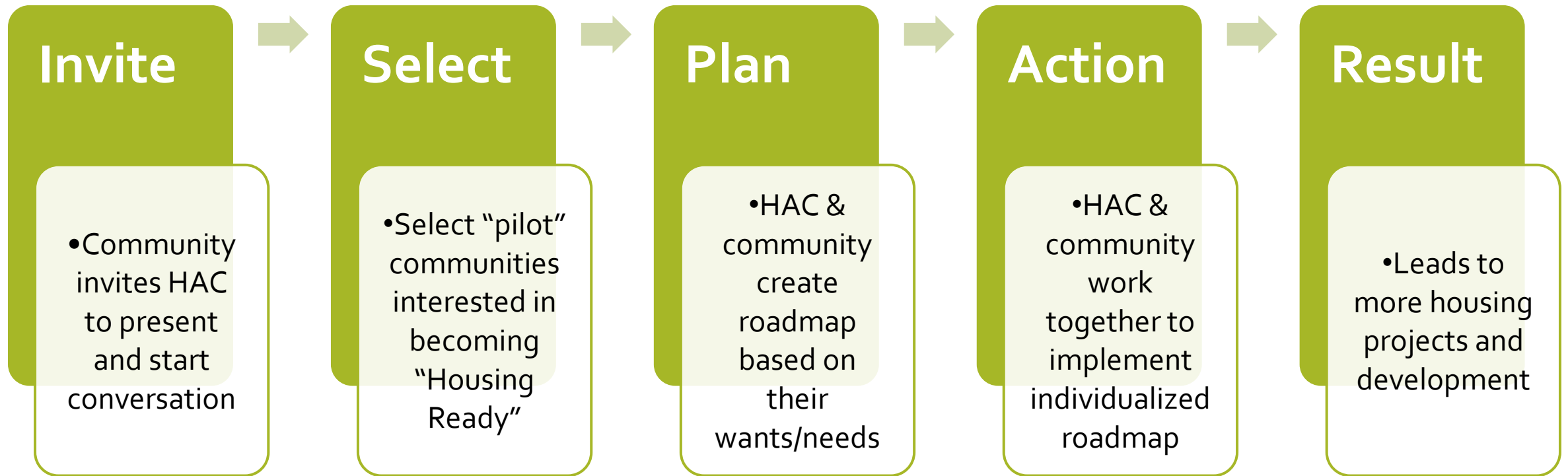


Action Plan for Housing Ready Communities

- What's next:
 - Provide guidance & support to local townships & villages
 - Help communities who want to be “ready” for housing development
 - Share best practices, toolkits, financial & regulatory incentives, available funding, etc.
 - Review options for redevelopment of vacant and underutilized buildings and properties
 - Present roadmap to local communities, bring on board
 - Work together to become “Housing Ready Community”



Action Plan for Housing Ready Communities



What WE can do for YOU

- Start the discussion
- Share best practices, ideas
- Be your ambassadors
- HAC and housing expert resources
- Guide the process and manage resources



What WE want from YOU

- Invite us to your community to start the discussion
- Talk with us – we're here to help
- Be our pilot – we want to help
- Talk with others and keep the conversation going
- No commitment. No downside. No cost to communities to begin
- Share your thoughts, ideas, and suggestions with us



Housing Action Committee

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