



City of Boyne City

Founded 1856

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Boyne City, Michigan 49712
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AGENDA

BOYNE CITY PLANNING COMMISSION

Monday November 21, 2016, 5:00 p.m.
Boyne City Hall



Scan QR code or go to
www.cityofboynecity.com
click on Boards & Commissions for complete
agenda packets & minutes for each board

1. Call to Order
2. Roll Call - Excused Absences
3. Consent Agenda

The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be acted upon by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed to be addressed immediately following action on the remaining consent agenda items. Such requests will be respected.

Approval of minutes from October 17, 2016 Boyne City Planning Commission meeting.

4. Hearing Citizens Present (*Non-Agenda Items*)
5. Reports of Officers, Boards, Standing Committees
6. Unfinished Business
7. New Business
 - A. Review Changes in Medical Marijuana Act
 - B. Review Discussion of Housing issues
8. Staff Report
9. Good of the Order
10. Adjournment – Next Meeting December 19, 2016

Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, City Clerk/Treasurer, 364 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334

Approved: _____

**Meeting of
October 17, 2016**

Record of the proceedings of the Boyne City Planning Commission regular meeting held at Boyne City Hall, 364 North Lake Street, on Monday October 17, 2016 at 5:00 pm.

Call to Order

Chair MacKenzie called the meeting to order at 5:00 p.m.

Roll Call

Present: Ken Allen, Jason Biskner, George Ellwanger, Jim Kozlowski, Jane MacKenzie, Tom Neidhamer and Joe St. Dennis
Absent: Chris Frasz, and Aaron Place (Arrived at 5:17 pm)

**Excused Absence(s)
MOTION

2016-10-17-02
Neidhamer moved, Ellwanger seconded, PASSED UNANIMOUSLY, a motion to excuse the absence(s) of Chris Frasz.

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver
Public Present: Six

**Consent Agenda
MOTION

2016-10-17-03
Ellwanger moved, St Dennis seconded, PASSED UNANIMOUSLY, a motion to approve the consent agenda; approval of the Planning Commission minutes from September 19, 2016 as presented.

**Citizen comments on
Non-Agenda Items**

None

**Reports of Officers, Boards
and Standing Committees
Unfinished Business**

None

New Business

**Northern Logistics
Development Plan
Amendment**

Planning Director McPherson reviewed the staff report that was included in the agenda packet. Northern Logistics has submitted a development plan amendment requesting approval for 15 additional parking spaces to the north of the existing parking area to provide weekend parking of vehicles and 2 additional spaces adjacent to the loading docks. The plan also includes widening the south sides of the two entrances on Moll Drive, to create an easier turning radius for truck traffic. The requested amendment does not include any changes to the existing structure nor additional lighting. This plan amendment was reviewed by the LDFA board at a meeting this afternoon, and they have given their support and recommend approval as presented. This is a simple plan and staff does not see any issues with the request.

Steve Schunk: Northern Logistics - Our plan is to create additional parking spaces for employee parking during the day and weekend truck parking. We have hired 5 employees these past two weeks and are continuing to hire additional employees to work out of this hub, which puts us currently at full capacity inside the facility.

St. Dennis - In the Business Park, I seem to remember that we wanted parking on the rear of the buildings and not in the front.

McPherson - They don't have that option with this lot, due to easements for drainage from MDOT and the city easement for newly installed storm drains on the property.

Schunk - If we continue to grow, our only resource to build out the building would

be in on the east side. No additional lighting is proposed.

Aaron Nordman: Architect – We are going to widen the entrances to take care of the turning radius coming out of and going into the parking areas, which will tie into the existing asphalt driveway.

****MOTION**

After board discussion, **motion by Allen, seconded by Ellwanger** to adopt the proposed development plan amendment as presented, as the proposed amendment does not significantly alter the intent of the original site plan.

2016-10-17-7A

Roll Call:

Aye: Allen, Biskner, Ellwanger, Kozlowski, MacKenzie and Neidhamer

Nay: St. Dennis

Absent: Frasz and Place

Motion Carries

**1319 Boyne Avenue
Driveway Relocation
Sketch Plan Review**

Planning Director McPherson reviewed his staff report that was included in the agenda packet. A request for approval to relocate the existing employee access driveway located at 1319 Boyne Avenue has been submitted. Great Lakes Energy would like to install it at the most western edge of their property and abandon the one that is currently used for employee parking. With this abandonment and relocation, it would create approximately 165.2 ft between an access drive that is utilized by their bucket trucks, shipping and receiving and will now conform to the requirements of BCZO section 24.90(G) Driveway Spacing from Other Driveways. The proposed driveway will continue to be a shared entrance for both Great Lakes Energy employees and the old “Carters” property if future development takes place. The proposed driveway location will not align directly with driveways across the road; however, will have 100 feet between entrances. It should help alleviate any potential left turn lock ups. MDOT has looked at the proposal, and their comments were submitted with the agenda packet for your review. Department Heads have looked at the plans and support the options.

Aaron Nordman: Architect - Received and filed supplemental information for the request for the driveway relocation. By pushing the driveway to the west line, this will give the Great Lake Energy employees the ability of turning right into their parking area, and any future development for the Carter’s property, will turn to the left to park. It will be one continuous paved parking lot, with future signage, if needed.

Pat Anzell: Great Lakes Energy – This portion of the Carters parking lot was purchased for employee parking. When we have full staff or board meetings, this area is utilized as overflow.

St Dennis – As this is the gateway into town, and you have beautiful landscaping at your current location, do you see any additional landscaping for this area?

Anzell - We have not put anything in this plan for trees or plantings, but that might be something we do down the road. It would give us a better opportunity of consistency with green belt up to the access driveways. We do not plan on any additional lighting; just update the pole/fixture that is currently located in the parking lot.

Mark Kowalski: Property Owner of the Carters Building – We have looked at and discussed all of the options. The one that makes the most sense is to move the shared entrance to the westerly portion of the Great Lakes Energy property that is utilized currently as employee parking. A shared entrance for both of us to allow for amply parking.

MacKenzie – Your goal is to eliminate the old driveway and put in the new one, do you plan on any additional asphalt paving?

Anzell - We plan on grading the existing driveway when abandoned to match the elevation of the truck drive just to the east and fill in with asphalt. It will eliminate the conflict of someone having to back down the access driveway to get to the parking lot; you can get to where you need to go if you enter the wrong driveway.

Neidhamer - I agree with some landscape to dress up the entrance to town, the addition of street trees and change out the existing lights.

After board discussion/deliberation **motion by Ellwanger, seconded by Place** to approve the driveway relocation requested by Great Lakes Energy on MDOT plan dated 8-12-16, as it meets the requirements of BCZO Section 19.40(E) and giving consideration to Access Management Standard 24.90(G), as the plan is an improvement and is in more compliance with the Access Management Standards. Any additional landscaping improvements and lighting to be reviewed by staff.

****MOTION**

2016-10-17-7B

Roll Call:

Aye: Allen, Biskner, Ellwanger, Kozlowski, MacKenzie, Neidhamer, Place and St. Dennis

Nay: None

Absent: Frasz

Motion Carries

Marvin Loding Award Voting

The recorder was turned off at this point in the meeting, in order to keep the nominees secret as the ballots were being collected and turned them over to be tallied. The winners in each category will be announced at a later date.

The recorder was turned back on to continue the meeting

Staff Report

- Planners Forum has been set up for November 9th, at no charge to be held at the Charlevoix Library
- Boyne City will host a housing summit at the Senior Citizens Center at 7:00 pm on Thursday, October 20th
- Monday October 24th is the NW Michigan Housing Summit to be held in Traverse City.
- SAW grant has been formally awarded.

Good of the Order

- Northern Homes will host an Open House tour of the William H. White House at 417 Boyne Ave. on October 26th from 4 to 6 pm

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, November 21, 2016 at 5:00 pm in the Honeywell Meeting Room.

****Motion**

2016-10-17-10

St. Dennis moved, Allen seconded, PASSED UNANIMOUSLY a motion to adjourn the October 17, 2016 meeting at 6:04 p.m.

Chair Jane MacKenzie

Recording Secretary Pat Haver

CITY OF BOYNE CITY

To: Chair Jane MacKenzie and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: September 19, 2016

Subject: Medical Marihuana Law Changes



On September 21, 2016 Governor Snyder signed PA 281 of 2016 which put into place a licensing and regulatory structure for medical marihuana facilities. We will be reviewing the act and discussing what actions, if any the City should consider in regards to this new legislation. Attached is a summary of the legislation that gives a good overview of the changes and actions that municipalities can take.

SUMMARIES OF NEW MEDICAL MARIHUANA ACTS IN MICHIGAN

By Wendy K. Walker, J.D., MSU Extension Educator

MEDICAL MARIHUANA FACILITIES LICENSING ACT

PA 281 of 2016; Signed by Governor Sept. 21, 2016; EFFECTIVE DATE: December 20, 2016

Overview

This new act creates a licensing and regulatory structure for five types of medical marihuana facilities: *growers, processors, provisioning centers, secure transporters, and safety compliance facilities*. The act provides immunity from criminal and civil prosecution for marihuana-related offenses to persons conducting marihuana-related activities in compliance with the act. The act generally vests implementation and enforcement in the Michigan Department of Licensing and Regulatory Affairs (LARA) and a new medical marihuana licensing board (MML board) to be appointed by the governor. *Of particular note to local officials, the act allows municipalities to either adopt an ordinance that authorizes licensed marihuana facilities in their jurisdiction or exclude such facilities by taking no action.*

Medical Marihuana Licensing Board

Creates 5-member MML board within LARA to be appointed by the governor (Sec. 301(1-2)). Requires 1 member appointed from 3 nominees by the senate majority leader and 1 from 3 nominees by the speaker of the house, but prohibits more than 3 from the same political party (Sec. 301(2)). Establishes certain eligibility rules regarding criminal backgrounds and potential conflicts of interest (Sec. 301). Grants the MML board general responsibility for administering, implementing, and enforcing the act, including all licensing actions, consultation with LARA on promulgating rules, and reporting to the governor and legislature (Sec. 302). Requires LARA, in conjunction with the MML board, to employ a full-time executive director and other necessary personnel (Sec. 301(8)).

About the Author

Wendy K. Walker, J.D., is a government and public policy educator with MSU Extension. Wendy is an attorney whose prior practice focused on real estate, municipal law, and litigation. She can be contacted at walkerdy@anr.msu.edu or 269.445.4437.

Marihuana Advisory Panel

Creates a 17-member marihuana advisory panel within LARA to make recommendations to the MML board regarding administration, implementation, and enforcement of this act and the marihuana tracking act (Sec. 801(1), (10)). Includes various state agency members and governor-appointed representatives of registered patients or caregivers, licensees, physicians, townships, cities and villages, counties, sheriffs, and local police (Sec. 801(2)).

License Types

Establishes grower license for a commercial entity that cultivates, dries, trims, or cures and packages marihuana for sale (Sec. 102(f)). Defines three grower classes by maximum plant numbers of 500, 1000, and 1500 (Sec. 501(1)). Authorizes sale of seeds or plants to only a grower and sale of marihuana, other than seeds, to only a processor or provisioning center (Sec. 501(2-3)).

Establishes processor license for a commercial entity that purchases marihuana from a grower, extracts resin or creates a packaged marihuana-infused product, and sells marihuana-infused products or marihuana to only a provisioning center. (Sec. 102(q), 502(1)).

Establishes provisioning center license for a commercial entity or that purchases or transfers marihuana from only a grower or processor and sells or provides marihuana to only registered qualifying patients or primary caregivers but excludes noncommercial locations authorized under MMMA (Sec. 102(r), 504(1)). Also authorizes provisioning center transfers of marihuana to and from a safety compliance facility for required testing (Sec. 504(2)). Prohibits the sale, consumption, or use of alcohol or tobacco products on the premises (Sec. 504(4)(d)). Also prohibits a physician from conducting a medical examination or issuing a medical certification document on the premises for a registry identification card (Sec. 504(4)(e)).

Establishes secure transporter license for a commercial entity that stores and transports marihuana, or money associated with its purchase or sale, between marihuana facilities but not to registered qualifying patients or primary caregivers (Sec. 102(x), 503(1)). Requires use of secure transporter for all authorized transfers between other licensees (Part 5). Establishes other requirements to ensure secure transportation and subjects it to inspection by law enforcement (Sec. 503(3-5)).

Establishes safety compliance facility license for a commercial entity that receives marihuana from a marihuana facility or registered primary caregiver for safety and quality testing and returns marihuana to only a marihuana facility (Sec. 102(w), 505(1)). Requires a secured laboratory space not accessible to the general public, at least 1 employee with a relevant advanced degree in a medical or laboratory science, and other specified qualifications (Sec. 505(4)).

Municipal Control and Zoning

Prohibits a marihuana facility in a municipality (city, township, or village) that has not adopted an ordinance authorizing that facility type (Sec. 102(m), 205(1)). Allows a municipality to adopt an ordinance authorizing 1 or more facility types, limiting the number of each type, and establishing an annual license fee not exceeding \$5,000.00 to help defray associated administrative and enforcement costs (Sec. 205(1, 3)). Allows a municipality to adopt other ordinances relating to marihuana facilities, including zoning, that do not regulate marihuana purity or pricing or conflict with statutory regulations for marihuana facility licensing (Sec. 205(1)). Authorizes growers only in areas zoned for industrial or agricultural uses or unzoned areas that otherwise meet the municipality's requirements established under this act (Sec. 501(7)).

Requires license applicants to provide the MML board with a copy or website posting reference for the municipal ordinance or zoning regulations (Sec. 401(1)(j)). Also requires license applicants to give notice of the application to the municipality by registered mail within 10 days of the application (Sec. 401(1)(k), 401(6)).

Requires a municipality, within 90 days of receiving the required notice from a license applicant, to provide the MML board with the local ordinance, any applicable zoning regulations, and a description of any applicant violations of the ordinance or applicable zoning regulations (Sec. 205(1)). Also provides that the municipality's failure to submit the information cannot be used against the applicant (Sec. 205(2)).

State Licensing

Authorizes applications for state operating licenses beginning December 15, 2017 (Sec. 401(1)). Grants MML board exclusive authority to grant, deny, suspend, or revoke licenses (but may not limit the number or type of licenses granted) (Sec. 301, 302, 303(1), 407(1)).

Requires certain specified application information and defines certain specified licensee eligibility criteria including prohibited criminal backgrounds, residency requirements that apply until June 30, 2018, and exclusions from holding elective office and specified government employment (Sec. 401(1), 402(2)).

Makes licenses valid for 1-year with annual renewal (Sec. 402(6)). Requires MML board to consider any specific written input from an individual or entity within the location's local unit of government for renewals (Sec. 402(10)).

Makes a license a revocable privilege and not a property right (Sec. 409). Requires approval of MML board and municipality before a license is transferred, sold, or purchased (Sec. 406, 409).

Other License Limitations

Requires licensees to conduct pre-employment background checks (Sec. 405). Requires written permission of the MML board to hire an employee with a pending charge or conviction for a controlled substance-related felony less than 10 years old (Sec. 405).

Requires until December 31, 2021, that growers and processors have, or employ an individual with, at least 2 years' registered primary caregiver experience but prohibits a grower, processor, or secure transporter from being or employing an individual who is a simultaneous registered primary caregiver (Sec. 501(6)).

Prohibits growers, processors, or pro-

visioning centers and their investors from having an interest in a secure transporter or safety compliance facility (Sec. 501(5), 502(3), 504(3)). Prohibits secure transporters or their investors from having an interest in any other facility type or being a registered qualifying patient (Sec. 503(2)). Prohibits safety compliance facility licensees or their investors from having an interest in any other facility type (Sec. 505(3)).

Tracking

Requires that licensees use a secure third-party inventory control system capable of interfacing with the statewide monitoring system to track by unique identification numbers all marijuana plants, products, packages, patient and primary caregiver purchase totals, waste, destruction, conversions, derivatives, transfers, sales, transportation, returns, refunds, and recalls (Sec. 207). Also requires reporting loss, theft, or diversion of product; inventory discrepancies; and adverse patient responses or dose-related efficacy issues (Sec. 207). Provides licensees, LARA, state agencies, and law enforcement with database access only as authorized (Sec. 207).

Requires processors and provisioning centers to enter all transactions, current inventory, and specified other information into the statewide monitoring system (Sec. 502(4), 504(4)(b)). Requires checking the statewide monitoring system to determine whether a registered qualifying patient or primary caregiver hold a valid, current,

unexpired, and unrevoked registry ID card and whether the sale or transfer will exceed the established daily purchasing limit (Sec. 504(4)(c)).

Enforcement

Requires LARA, with MML board consultation, to promulgate rules necessary to implement, administer, and enforce the act, including operating regulations for each license category (Sec. 206).

Grants MML board jurisdiction over marijuana facilities, including investigating applicants and employees, conducting periodic audits, certifying revenue, requesting other information, receiving public complaints, conducting investigations into the overall safety, security, and integrity of operations, and ensuring that marijuana-infused products meet health and safety standards (Sec. 302, 303).

Authorizes warrantless searches, without notice, of facilities, persons, records, or licensee's other places of business if evidence of compliance or noncompliance with this act or rules is likely to be found (Sec. 303(c)). Authorizes MML board to take appropriate disciplinary action against a licensee for violations, including ejecting or excluding an individual from a marijuana facility (Sec. 303(1)).

Makes a marijuana facility and all property in it subject to examination at any time by local or state police (Sec. 208).

Allows MML board to deny, suspend, revoke, or restrict a license: if an applicant or licensee fails to comply with this act, rules, the marijuana tracking act, or any applicable municipal ordinance; if a licensee no longer meets license eligibility requirements; or if an applicant or licensee fails to provide information the MML board requests in any investigation, inquiry, or hearing (Sec. 407). Authorizes MML board to impose civil fines up to \$5,000 against an individual and up to \$10,000, or equal to the daily gross receipts, whichever is greater, against a licensee for each violation of this act, rules, or an order of the MML board (Sec. 407(1)). Specifies hearing requirements for the MML board's license actions (Sec. 407).

Immunity From Prosecution

Provides licensees and their agents immunity from criminal or civil prosecution for marijuana-related offenses under state law or local ordinances if acting in compliance with this act, rules under it, and any local ordinance adopted under section 205 (Sec. 201(1-2)). Prohibits searches and seizures except as authorized by this act (Sec. 201(1)). Provides innocent property owner immunity (Sec. 201).

Provides registered qualifying patients and primary caregivers immunity for provisioning center purchases within MMMA limits (Sec. 203). Provides caregivers immunity for certain transfers to a safety compliance facility (Sec. 203). Preserves



Photo by Deposit Photos

PA 282 requires tracking marijuana from seeds to sale.

the medical purpose defense in MMMA's section 8 (Sec. 204).

Taxes, Fees, and Assessments

Imposes a 3% tax on provisioning centers' gross retail receipts (Sec. 601(1)). Eliminates this tax 90 days after the effective date of a law authorizing recreational or nonmedical use of marijuana in the state (Sec. 601(1)).

Creates medical marijuana excise fund in the state treasury for all taxes and other fees, fines, and charges except application fees, regulatory assessments, and any local licensing fees (Sec. 602(1-2)). Allocates the money as follows: (a) 25% to municipalities with a marijuana facility, in proportion to the number of facilities within the municipality; (b) 30% to counties with a marijuana facility, in proportion to the number of facilities within the county; (c) 5% to counties with a marijuana facility, in proportion to the number of facilities within the county, to be used exclusively to support the county sheriffs and not in replacement of any other funding received by the county sheriffs; (d) 30% to the state's general fund until September 30, 2017, and then to the first responder presumed coverage fund beginning October 1, 2017; (e) 5% for local law enforcement training; and (f) 5% to the state police (Sec. 602(5)).

Requires that LARA establish an application fee in an amount to cover specified costs of background investigations and application processing (Sec. 401(5)).

Imposes a regulatory assessment on certain licensed growers, processors, provisioning centers, and secure transporters, in an amount set by LARA to defray LARA's specified costs to implement, administer, and enforce the act, including substance use disorder prevention, education, and treatment programs. (Sec. 603).

Reporting

Exempts certain specified records from FOIA, including information a municipality obtains from an applicant (Sec. 205(4), 401(2-3)). Requires licensees to submit an annual financial statement to the MML board and municipality (Sec. 701).

MARIJUANA TRACKING ACT

PA 282 of 2016; Signed by Governor Sept. 21, 2016; Effective Date: December 20, 2016

Overview

Requires Michigan Dept. of Licensing and Regulatory Affairs (LARA) to establish a statewide internet-based system to verify medical marijuana registry ID cards, monitor MMMA limits, and track marijuana and marijuana products in commercial trade. Makes it available to the state, law enforcement, and licensees as authorized



Photo by Deposit Photos

PA 283 regulates "marijuana infused products," aka "medibles."

to administer, enforce, or comply with the MMMA and Medical Marijuana Licensing Act. Requires interface with third-party inventory and tracking systems mandatory for licensees. Exempts the system from FOIA.

MICHIGAN MEDICAL MARIJUANA ACT AMENDMENT

PA 283 of 2016; Signed by Governor Sept. 21, 2016; Effective Date: December 20, 2016

Overview

Amends the Michigan Medical Marijuana Act to regulate manufacturing and transporting of marijuana-infused products.

Definitions

Defines "marijuana-infused product" as a topical formulation, tincture, beverage, edible substance, or similar product containing any usable marijuana that is intended for human consumption in a manner other than smoke inhalation and exempts it from food law (MCL 333.26423(f)).

Defines "usable marijuana equivalent" to calculate the amount of usable marijuana in marijuana-infused products (MCL 333.26423(o), .26424(c)).

Adds plant resin and extract to definition of usable marijuana (MCL 333.26423(n)). Adds extraction and marijuana-infused products to definition of medical use of marijuana (MCL 333.26423(h)).

Defines "marijuana plant" as any plant of the species *Cannabis sativa* L (MCL 333.26423(g)). Defines "plant" as any living organism that produces its own food through photosynthesis and has observable root formation or is in growth material (MCL 333.26423(j)).

Immunity

Amends immunity provision for qualifying patients to possess marijuana not exceeding a 2.5 ounce combined total of usable marijuana and usable marijuana equivalents (MCL 333.26424(a)). Amends immunity provision for primary caregivers to possess the same for each connected qualifying patient (MCL 333.26424(b)).

Adds immunity provision for manufacturing marijuana-infused products by a qualifying patient for personal use or by a primary caregiver for a connected patient's use ((MCL 333.26424(m)). Prohibits qualifying patients from transferring marijuana-infused products or marijuana ((MCL 333.26424(n)). Allows primary caregivers to transfer marijuana-infused products to only connected qualifying patients ((MCL 333.26424(o)).

Adds immunity provision for qualifying patients or primary caregivers transferring or purchasing authorized amounts from provisioning centers, transferring or selling seeds or seedlings to licensed growers, or transferring marijuana to safety compliance facilities for testing (MCL 333.26424a).

Prohibits qualifying patients or primary caregivers from transporting or possessing marijuana-infused products in a motor vehicle except as specifically provided (MCL 333.26424b). Establishes civil fine not exceeding \$250 for violations (MCL 333.26424b).

Other

Requires LARA to verify registry ID cards in the Marijuana Tracking Act database (MCL 333.26426(h)(3)).

Appropriates \$8.5 million to LARA for FY2016 from the marijuana registry fund for costs of implementing the licensing and tracking acts (MCL 333.26426(l)). □

CITY OF BOYNE CITY

To: Chair Jane MacKenzie and fellow Planning Commissioners

From: Scott McPherson, Planning Director

Date: September 19, 2016

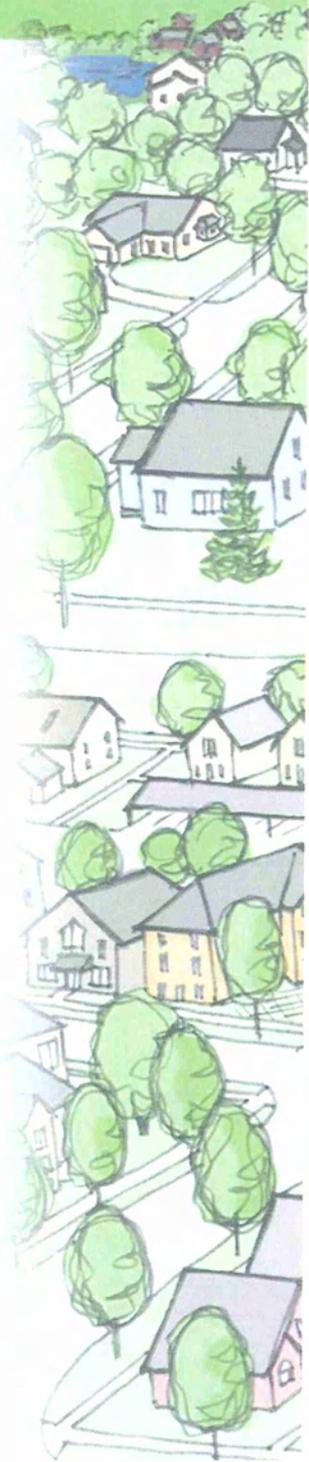
Subject: Housing Issues



At the recent housing forums in Boyne City and at Traverse City there was much discussion illuminating the housing issues facing the region. The attached presentation materials distributed by Sara Lucas of Networks Northwest identifies some of the issues. We will be reviewing and discussing what actions the Planning Commission and City can take to help facilitate and encourage the development of new housing.

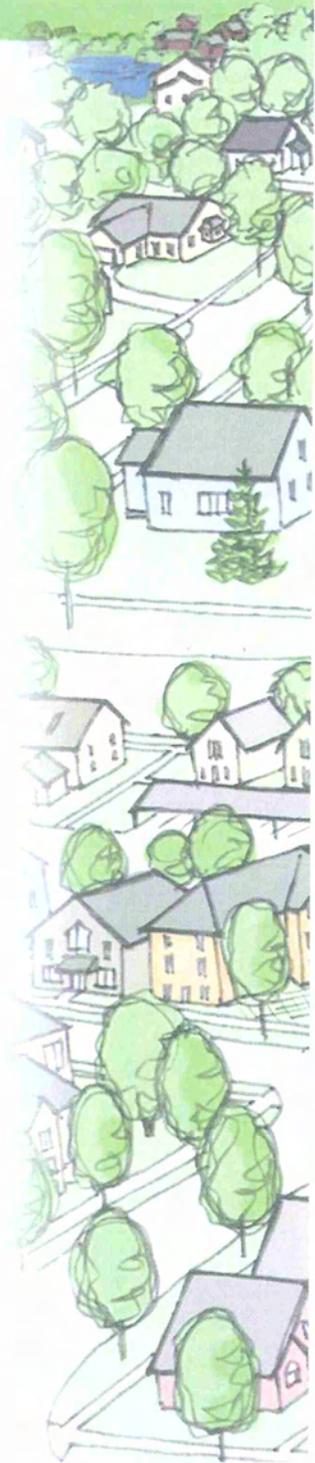
NORTHWEST MICHIGAN HOUSING SUMMIT 2016

**Monday, October 24, 2016
NMC Hagerty Center, Traverse City**



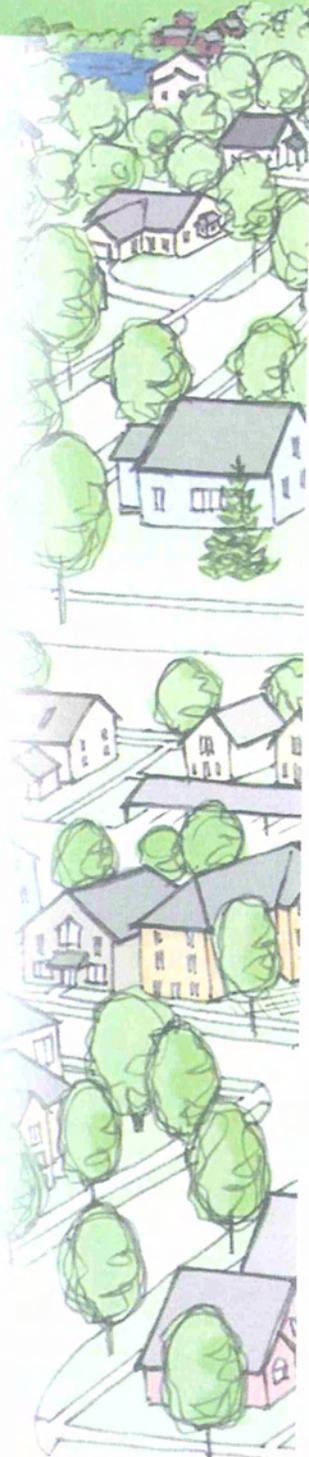
Northwest Michigan's Housing Needs: A Snapshot

- Changing demographics
 - Aging population
 - Losing young people/families
- High land and housing values
 - Added costs of transportation and energy
- School enrollment
- Business and economic development impacts
 - Economic development/new investment depends on the presence of a workforce
 - Businesses can't hire staff
 - Who will provide services for aging population/seasonal residents/vacationers?

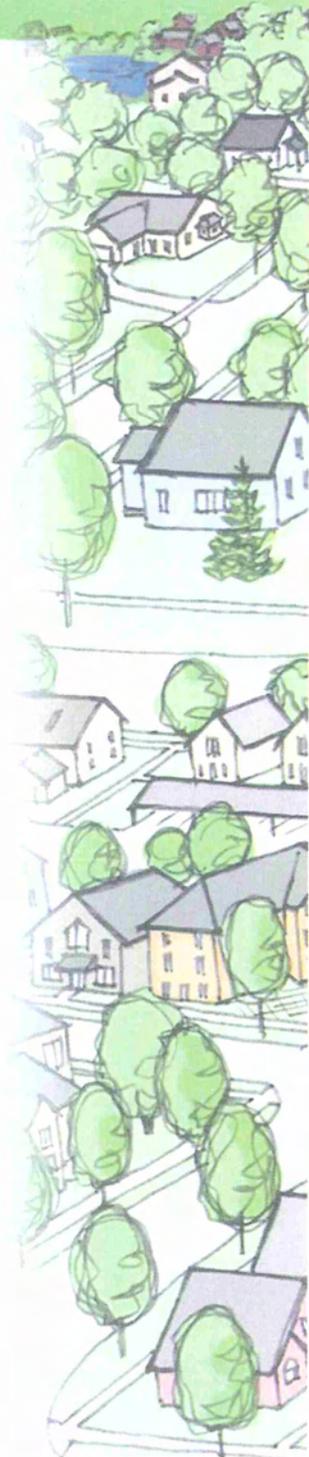
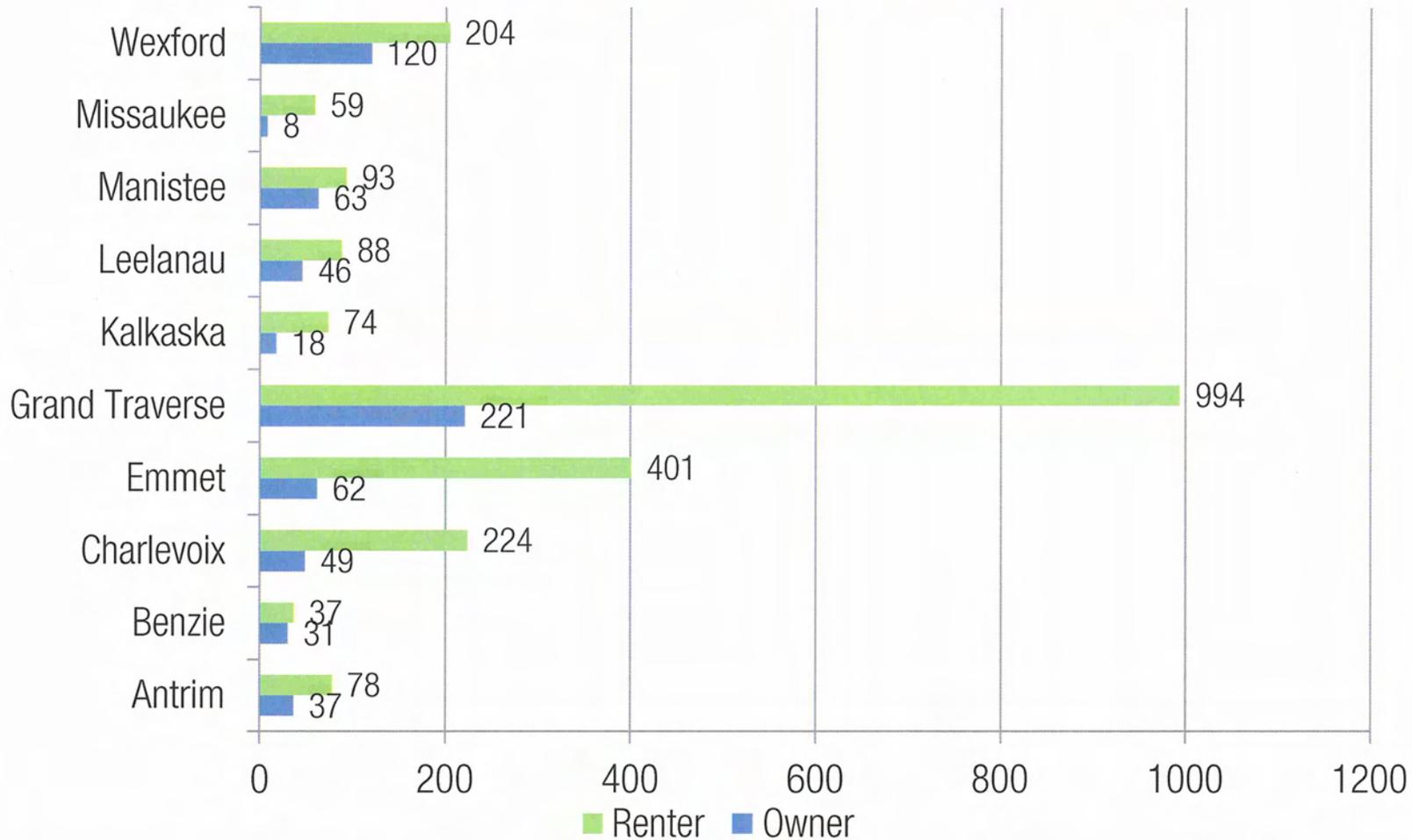


Affordable Housing Housing for Everyone

- Affordable housing should cost no more than 30% of the household's income
 - “Affordable housing” is often used synonymously with “low-income housing” or subsidized housing which refers to homes that are sold or rented to income-eligible buyers with long-term affordability restrictions
- Workforce housing
 - Refers to housing that's affordable, generally **without subsidy**, to lower- and moderate-income working households



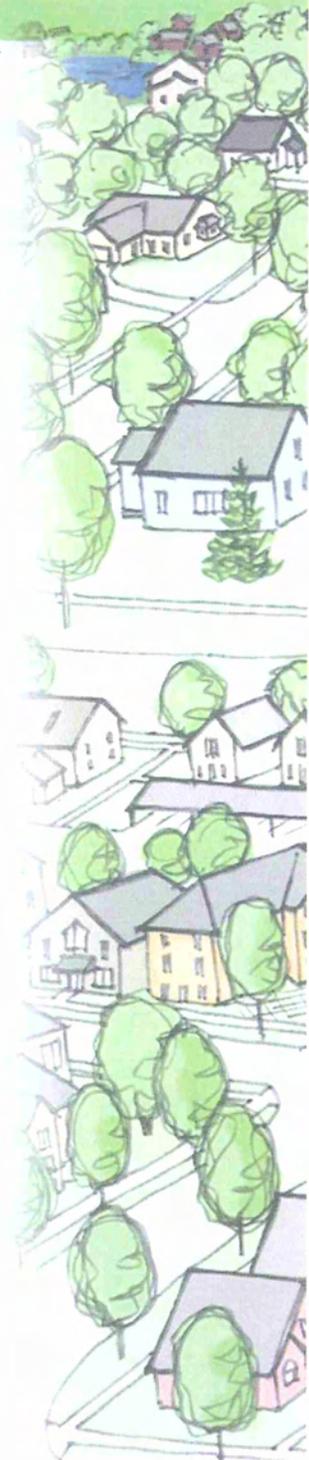
Potential Annual Market Demand in Northwest Michigan, 2014-2019



**Conservative scenario. An aggressive scenario, i.e. with active efforts to attract new residents, could triple the market potential. Data from the 2015 Northwest Michigan Target Market Analysis, prepared by LandUseUSA. Underlying data provided by the Internal Revenue Services; US Decennial Census; American Community Survey; and Experian Decision Analytics*

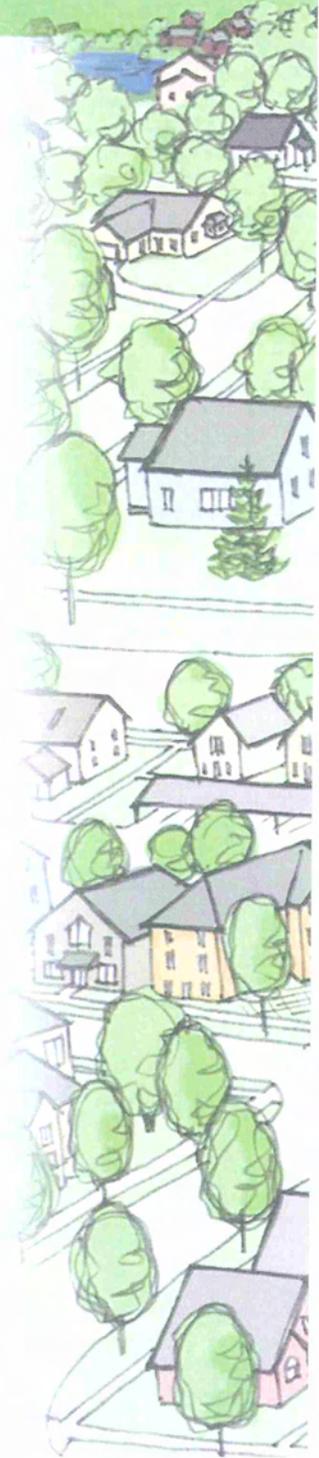
Northwest Michigan Target Markets

	Median Household Income	% that are single-person households	Median rent	Median Home value
Young singles	\$37,000	64%	\$550	\$89,000
Young families	\$30,500	15%	\$450	\$46,000
Lower-income families/households	\$29,000	17%	\$525	\$92,000
Low Income Gen X	\$19,000	80%	\$475	\$75,000
Low-income Boomer singles/empty-nesters	\$22,500	71%	\$400	\$39,500
Lower-income Boomers	\$34,500	80%	\$525	\$92,000
Low/moderate-income blue collar boomers	\$33,000	42%	\$455	\$75,000
Moderate-income Boomers	\$48,500	51%	\$700	\$147,000
Moderate/Higher-income boomers	\$44,500	48%	\$600	\$99,000
Lower-income seniors	\$20,000	69%	\$500	\$95,000
Moderate-income seniors	\$38,500	48%	\$875	\$187,500
Higher-income seniors	\$92,000	30%	\$1,100	\$275,000



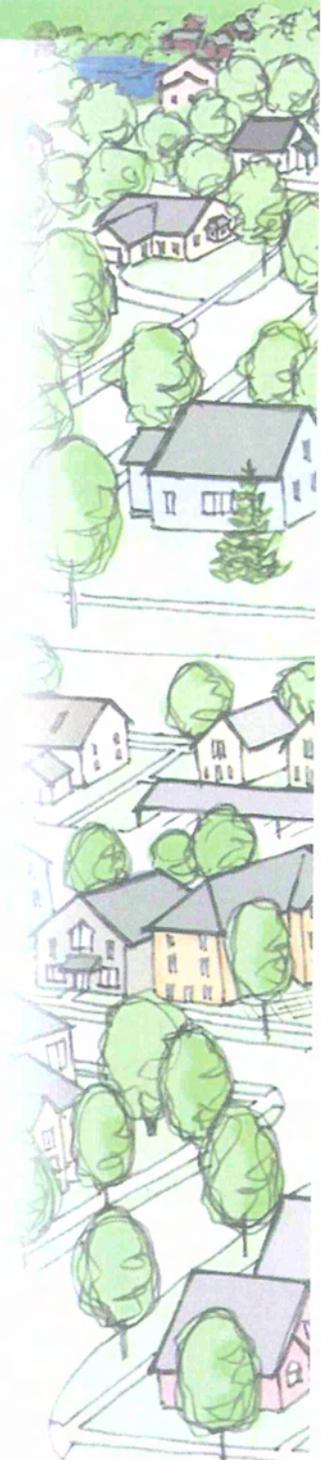
What's Been Done?

- Brookside Commons
- Carson Square
- Depot Neighborhood
- Projects proposed in Northport, Cadillac, Traverse City, Manistee...



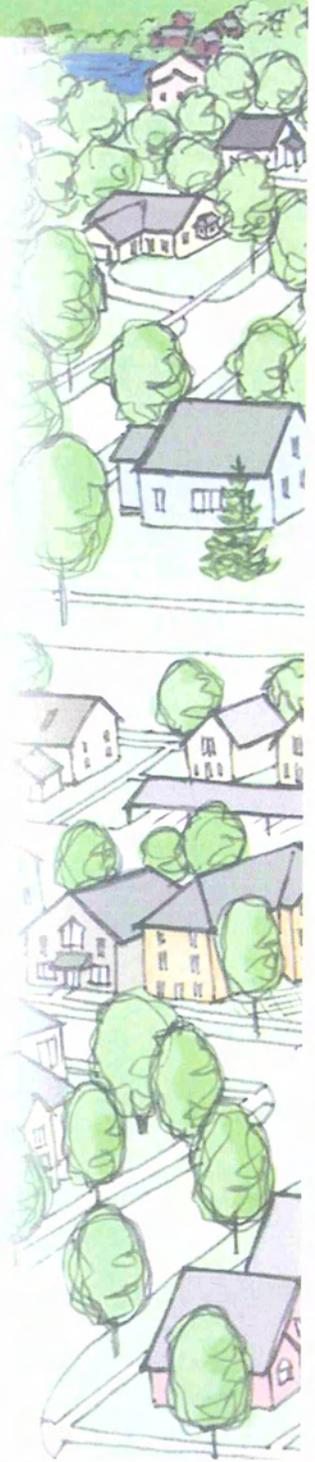
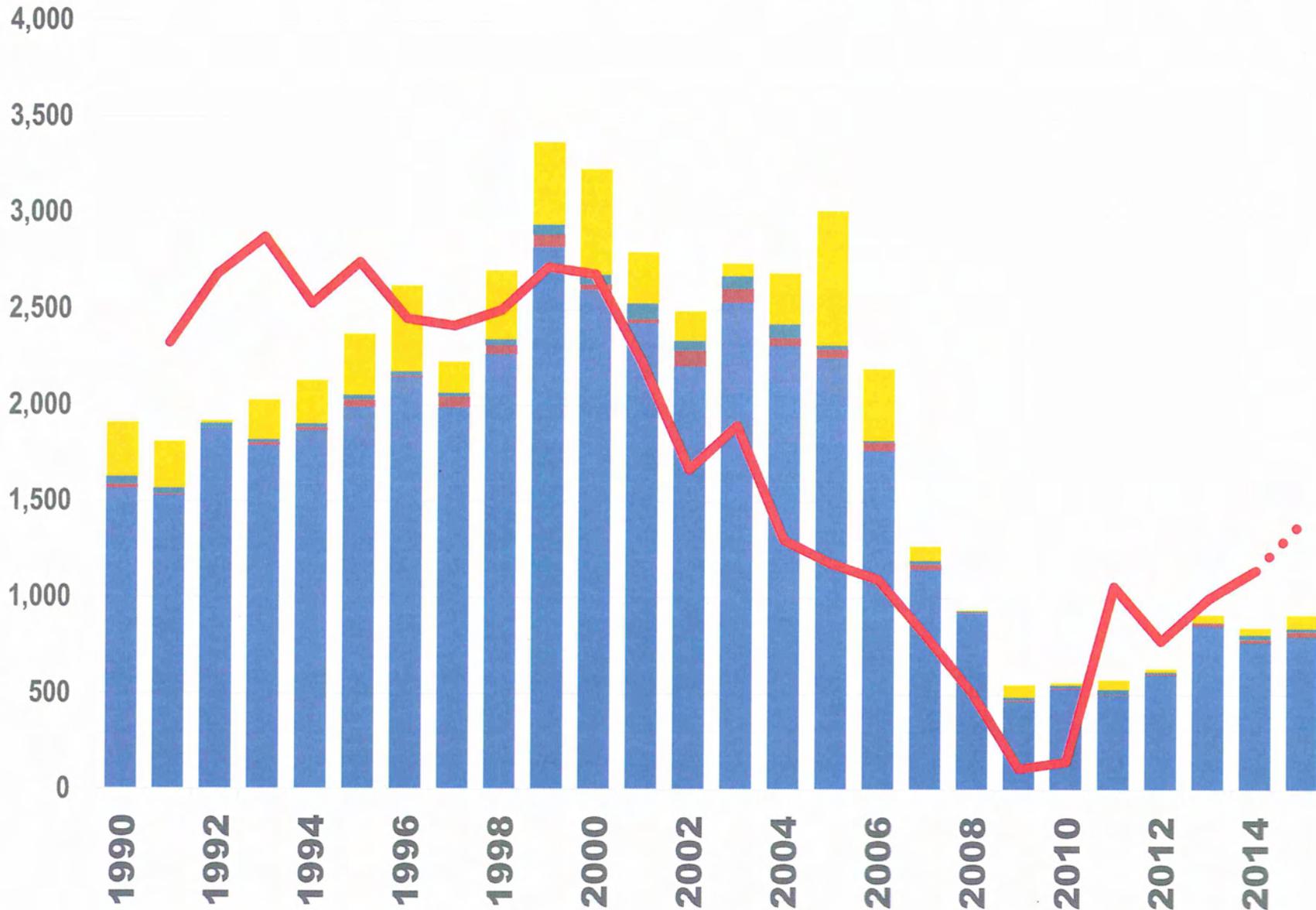
What's Being Done?

- Initiatives in Boyne City, Benzie County, Cadillac, Leelanau County
- U-M – Michigan Engaging Communities through the Classroom (MECC)



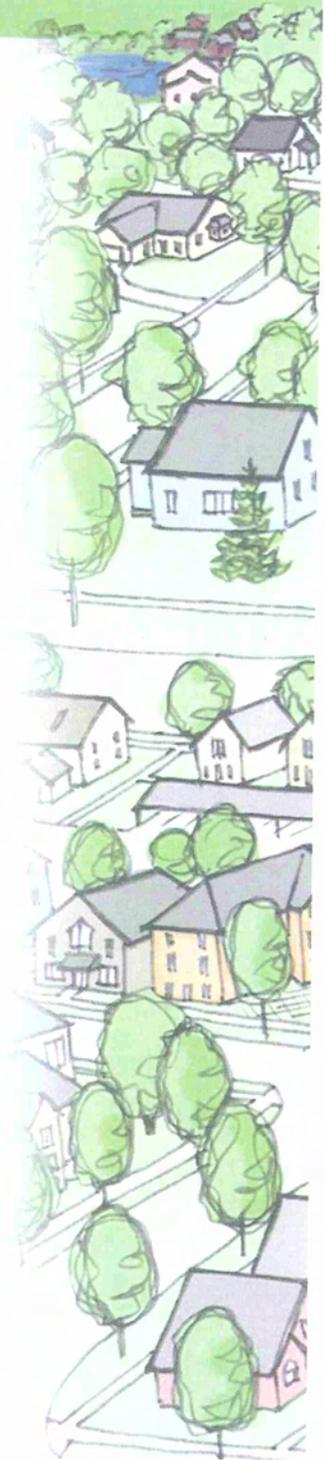
Northwest Michigan Building Permits

■ Single Family
 ■ Duplex
 ■ Multi 3-4 Units
 ■ Multi 5+ Units
 — Change in Households + 2nd Homes



Why isn't more being done?

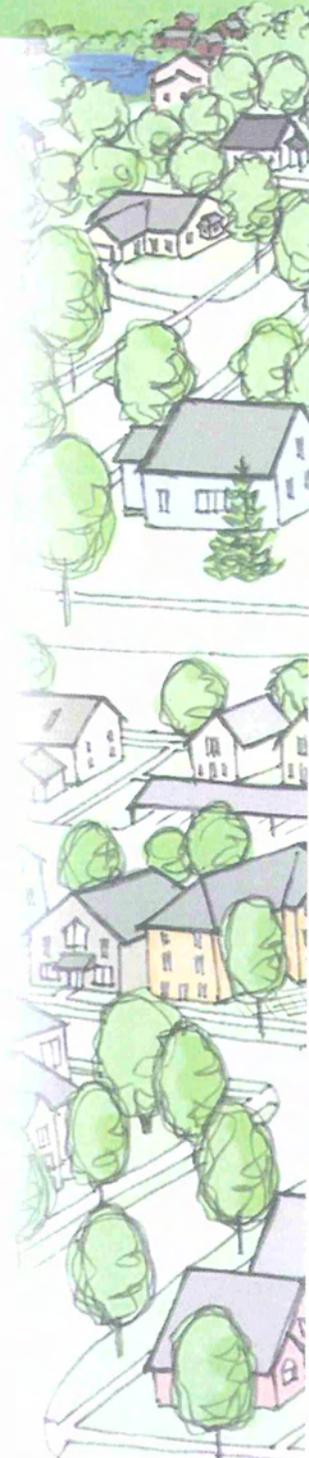
- Public perception
- Policy
- Financing
- Capacity



Public Perception

Policy Impacts & Issues	Solutions & Actions	Barriers to Success
Stereotypes about affordable housing create public and government opposition	Communications, education, and outreach	Complex message

Multiple, diverse audiences



Policy

Policy Impacts & Issues

Zoning affects the cost and availability of land, can discourage or encourage needed housing types

Zoning process sometimes creates uncertainty or delays for developers – time is money

Taxes are a financial barrier

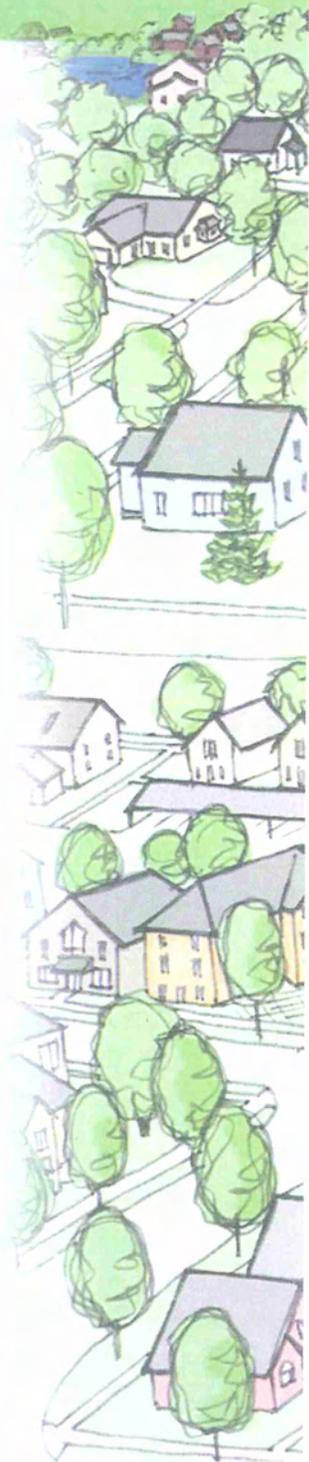
Solutions & Actions

Zoning changes, tax incentives can help expedite development or allow needed types of housing

Incentives like PILOTs can provide some tax relief

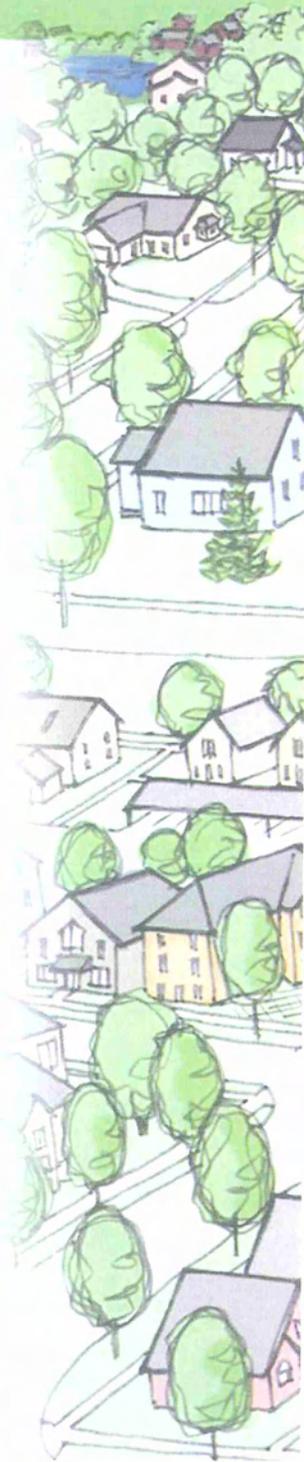
Barriers to Success

Public opposition



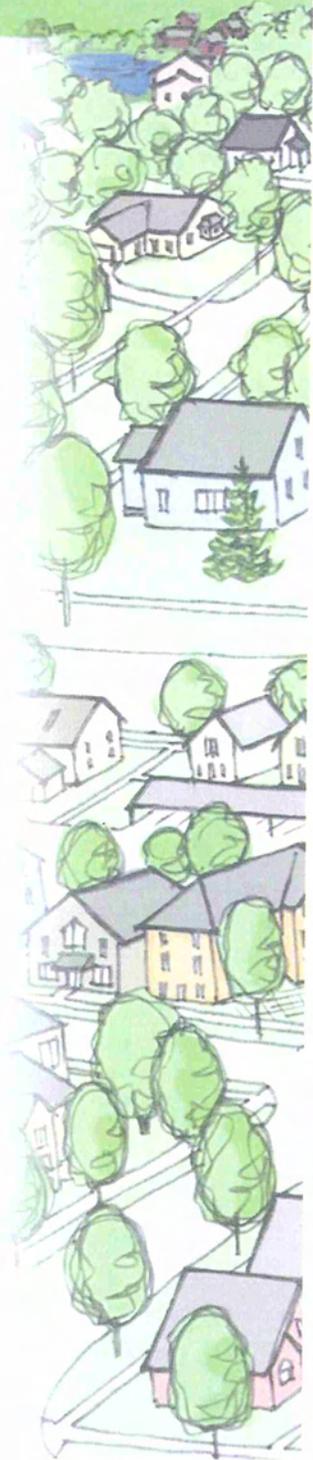
Financing

Financing Impacts & Issues	Solutions & Actions	Barriers to Success
Funding/capacity is limited for rural housing programs & development	Grants/subsidy available from public agencies	Complexity of financing sources discourages developers
Land and development costs prohibit both nonprofit and private developers from building affordable housing	Incentives available from local/county governments	Difficult for rural projects to compete for limited funding
Strong market for seasonal and high-end homes removes incentives for building affordable housing		



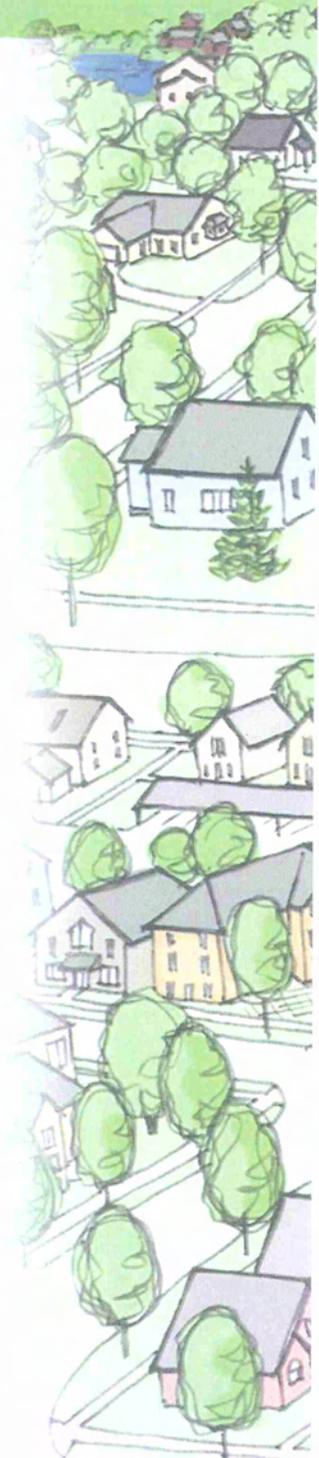
Will a Housing Partnership Meet Northwest Michigan's Housing Needs?

- Development liaison/intermediary
 - Facilitate partnerships between the public, private, and nonprofit sectors to build affordable homes.
 - Financial and legal assistance
 - Leverage public and private sector financing
 - Outreach, marketing, and management services
 - Navigate federal/state regulations and housing programs
 - Support funding applications
 - Trainings for developers and communities
 - Facilitate community discussions, charrettes, and other meetings and events



Today's Agenda

- 9:45 Ianna Kachoris
- 10:50 Migration
- 11:00 Breakout sessions
- Communications – Housing Network members, local governments, advocates, others
 - Policy – local governments, developers
 - Financing – developers, housing agencies, businesses, local governments
- 12:30 Housing Leadership Award
- 12:45 Kevin Elsenheimer
- 1:45 Housing Partnership Discussion
- 2:30 Networking & Dessert



What Next?

- All Powerpoints/materials will be available online at www.nwm.org/housingsummit
- Upcoming Workshops
 - Land Bank Authority
 - Seasonal worker housing

