

Little Traverse Bay Housing Partnership
Community Forum
April 22, 2019

Advocacy	Policy/Regulation	Development	Other
Training for citizens, municipalities, and others to advocate and raise community awareness regarding workforce housing in the area	Affect change for policies and regulations related to affordable housing in the area	Implement activities that support the development of workforce housing projects	Involve new partners in the workforce housing initiative; connect key stakeholders with others in the community
Objectives/Tactics			
Training for residents to be advocates	Consider key zoning changes-increase in lot density and decrease in lot size	Locate new housing near existing infrastructure (e.g. schools, shopping, transportation, utilities)	Involve new partners such as: Michigan/Emmet Land Bank, Brownfield development, conservancies, vacant commercial space managers, banks and lenders, Community Foundations and philanthropy
Training for local governments on affordable housing issues-provide presentations to local municipalities, non-profits, and other interested groups	Expand types of permissible housing/zoning available, such as: accessory dwellings, multifamily (duplexes, row houses, apartments), dividing current housing into multi-family, tiny houses, cooperative housing, and rentals for summer employment	Inventory land that is available and feasible to develop for housing; proximity to infrastructure and services; map areas where higher density housing is desirable; how are they currently zoned?	Create co-op and/or shared funding mechanism that can reinvest income into further development
Advocate at the state level for funding for rural communities and maintaining control of rental units with local governments	Streamline approval process	Incentivize developments	Create database for connecting homeowners and employers
Create list serve to mobilize public support at public meetings, etc.	Maintain local character	Identify New Development Possibilities: Brownfields, Existing Commercial, Rehabs-Churches, etc., Shared or Communal Housing	
Get involved in master planning-need notice of meetings and inventory of current land use designations by jurisdiction		Maintain inventory of affordable housing projects in the area	
Develop advocacy tools for citizens to communicate effectively at public meetings			
Provide a reporting mechanism back to community-develop website for partnership			
Advocate for higher wages in the area			
With developers, examine density levels required to make workforce housing projects financially feasible			Green highlighted area are top community priorities