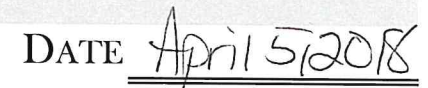




AGENDA
AD HOC COMMITTEE ON HOUSING
Thursday, April 5, 2018 @ 4:00 p.m.
Council Conference Room, 10th Floor, City Hall

Councilmember Jody Washington, Chair
Councilmember Peter Spadafore, Vice Chair
Councilmember Brian T. Jackson, Member

1. Call to Order
2. Roll Call
3. Minutes
 - March 1, 2018
4. Public Comment
5. Discussion:
 - Goals for the Ad Hoc Committee in 2018
6. Other
7. Adjourn





**AD HOC COMMITTEE ON HOUSING
Thursday, March 1, 2018 @ 4:00 p.m.
City Council Conference Room**

The meeting was called to order at 4:01 p.m.

Council Member Jody Washington, Chair
Council Member Peter Spadafore, Vice Chair
Council Member Brian T. Jackson, Member

Others Present:

Sherrie Boak, Council Office Manager
Jim Smiertka, City Attorney
Brian McGrain, Economic Development & Planning
Eric Schertzing, Ingham County Treasurer and Landbank
Dale Shrader
Dax Carpenter, Disability Network Capital Area
Megan Webber, Realtor Association of
Steve Japinga, Lansing Regional Chamber of Commerce
Kathy Miles
Rawley VanFossen, Capital Area Housing
Joe McDonald, City of Lansing HRCS

Introductions

Council Member Washington reiterated to new participants that the goal for the group will not to be a focus on how to get more low income housing, but will be to discuss it but not focus solely on it. Her focus of the Committee will be to see what the City has, and where the Committee wants to go. This will include attracting higher income earners and looking at how to provide housing to be appropriate for the diverse housing and population. All that were present were asked to provide Council staff with their email address, so they receive future information electronically. Council Member Washington then referred to the proposed funding allocation in FY2016/2017 CDBG budget, which she stated she would forward, that promotes home ownership for low and moderate-income households and promote deconcentration of poverty; Maintain at current levels the number of public and assisted housing units available to low and moderate-income households. The City of Lansing Design Master Plan was also referenced, specific to page 87-89 which spoke to Land Use; Neighborhoods. Council Member Washington concluded by encouraging the group that this is an opportunity for revitalization, and will provide

them with demographic comparisons. Affordable housing has to be regional and a regional conversation.

Council Member Washington asked Mr. Schertzing to provide a map on Land Bank properties in the City so the group can provide perspective on what can be done on those, and Mr. Schertzing can also provide insight into what the Land Bank vision for those.

Council Member Washington asked Mr. McGrain how many homes are “red-tagged” at any given time. Mr. McGrain did not have that information, but would provide those. He was also asked to provide information on how long the average red tag is posted, and what the plan of action is for the long term red tagged homes.

Council Member Washington asked Mr. McDonald to provide details on the weatherization program including what programs are out there, what the funds are, and if there is a waiting list of low income.

Council Member Washington asked Mr. McGrain to produce an overlay map showing any large empty space; private or public, not including parks, with no definite zoning.

Council Member Washington referenced a study she read that cited Kansas City’s partnership with their local colleges. Mr. McGrain stated he would look into the steps to strengthening relationships with high schools for building trades classes, and partnerships with revitalization. He noted that it was done in the past, but the labor and material became extensive and they were need of a project manager. With age of the housing in the City, comparing Lansing to their peer cities, the home ownership/ occupancy is at 80% in a pre1980 home. Council Member Washington was encouraged with providing kids real life skills. Mr. McGrain asked for specifics on the programs and partnerships Council Member Washington was asking for and defining partnerships. Council Member Washington stated she wanted any partnerships with the City and groups.

Council Member Washington asked Mr. VanFossen to provide a list of partnerships or organizations that are available for housing.

Council Member Washington asked Mr. McGrain to provide an update to the group on his plans for Code Enforcement since it was transferred to his department. Mr. McGrain offered to provide statistics and goals to the group. He noted that they plan to train the officers, and equip staff with the tools they need. Council Member Washington offered the April 14th meeting.

Council Member Washington then emphasized to the group that they need to have the discussion on moving past affordable, and discuss what is happening around the City, and why the regional partners do not share in the housing issues. Her belief is that Lansing cannot afford to keep doing what they are doing, and the regional partners need to help.

Mr. Schertzing confirmed his understanding that there is a partnership with the County, Land Bank and the City, and in a 10 year span they have renovated 250 homes, and 80% were 80% of the area’s median income. Council Member Washington asked a general question to the group; what do we do to attract buyers.

Council Member Spadafore stated that to reach the goal, and 80% of the homes were built before 1980, unless someone does a large-scale development, the appraisals will not come in. There needs to be a discussion out the strategy in existing housing stocks to improve the value.

Mr. McGrain agreed, but noted that a high percentage cannot afford it, and Council Member Washington added that the City offers programs to help people get into a home, but then there is nothing to help them maintain it. Council Member Spadafore recommended a multi-prong approach, and the group consensus was that there needs to be housing where they can grow with their wealth, and continue to get regional buy-in.

Mr. Schertzing informed the group that what Tri-County is doing to get the region to do, is de-densify poverty in the region, which hasn't been done in the City. When the map is brought in at the later meeting, he noted they will see that some areas were never hit by the foreclosure, and other areas were hit with huge numbers.

Council Member Washington then asked the group if they thought this Ad Hoc on Housing should continue or if they thought there are already programs and housing is addressed. Mr. Schertzing stated the County has been trying for year to work on the issue. Mr. McGrain added that a regional piece needs to be laid out, and noted he had a future meeting with MSDHA and would speak to them on what products should be asking for and also find out what points need to be changed to gain more points. Council Member Washington asked the question to be asked, if MSHDA is approaching every application with low income.

Mr. VanFossen informed the group that there are capital partnership and they work with servicing the Tri-County area. There are 30 senior housing, 120 in Haslett, 120 in Meridian Township. Some senior housing is income eligible. Council Member Washington pointed out that the median income is different across the region, and a County wide approach should be considered. Mr. Schertzing referred to the Bailey School in East Lansing where there are 26 units and 50% will be area median income or seniors, and that is with the Capital Area partnership.

Council Member Washington again asked the group if they wanted to proceed because what she was hearing was that the City is already doing what they need to do, so she would consider discontinuing the Committee and not worry about bringing in higher income.

Mr. Carpenter suggested the Lansing Community College use their resources and tolls on a donate parcel, even considering suspending the taxes on the property until it is completed.

Council Member Spadafore asked what could be done on an individual plot, at which Mr. McGrain stated there are options, depending on what the group would consider, including higher end housing, integrate residents, and they could inquire into what would prohibit the City from doing tax incentives for higher end homes. Council Member Spadafore asked if the City can suspend property tax collection on a property. Mr. Schertzing noted that the Land Bank has information on federal home loans.

Mr. Carpenter suggested identifying one neighborhood to start a program; renovate, and attract people to the neighborhood. Council Member Washington agreed that there are plenty of apartments for high end and low income, but not enough single family.

Council Member Jackson asked if there was a program to upgrade owner occupied no matter of the location. Mr. McGrain believed the program that exists, but it income qualified.

Mr. Schader's comment for the discussion was that the empty nesters are being ignored.

Council Member Spadafore asked if there was any potential to partnership with a lending institution, he then asked Ms. Webber what empty nesters looking for. Ms. Webber stated that detached condos are a need, but none are being built and when they are built they go quickly. Regarding financing, she stated that the interest rate is separate from the Federal funds, so it would have to be a portfolio lending and could ask them.

Council Member Washington asked the group their thoughts on how to recruit a larger infill development and market large spots of property. Ms. Webber acknowledged that the apartments on Michigan Avenue have brought a young community to downtown, so there is potential in 5 years they are going buy a home.

Council Member Spadafore asked Mr. Carpenter to speak on the needs of the disability in housing. Mr. Carpenter acknowledged it is different than the empty nesters, they want to stay where they are and make their home accessible.

Mr. McGrain stated at the next meeting he can provide place-making.

Council Member Washington informed the Committee that she would compile information and email to them. Her approach would agree with the multi-prong approach, but is discouraged with the issuance of funds. Her goal for the Committee is to look for a vision, with bold ideas, and bold action. She then again asked if the consensus of the group was to continue.

Mr. Carpenter spoke in support of continued meetings with a focus on empty nesters, segment the City into areas, then develop each area on a universal design. Mr. Shrader asked to share ideas on historic homes also.

Mr. Japinga suggested the group fill out goals, and also consider working on which are State properties and not on the tax rolls. Mr. Japinga acknowledged the Chambers working relationship with Tri County Planning and reach out to them also for partnerships.

Council Member Washington canceled the March 15, 2018 meeting and asked everyone to come back the first meeting in April with their goals for the group. She stated she would also reach out and have someone present to talk about districts and strategy.

Mr. McDonald acknowledged there are tremendous needs for what the group has been talking about, and from the neighborhood stabilization aspect they need to find a way to limit the rentals and attract different demographics. The group also needs to leverage the assets but be cognizant of what goes into the infill. Mr. McDonald then spoke briefly about a co-op option and consideration.

Mr. McGrain suggested the group make a consensus of the documents his department can present to developers, and Council Member Washington suggested he bring his suggestions for those documents as his goals.

Public Comment

No comments.

Council Member Washington stated she would forward information.

Minutes

MOTION BY COUNCIL MEMBER SPADAFORÉ TO APPROVE THE MINUTES FROM FEBRUARY 1, 2018 AS PRESENTED. MOTION CARRIED 3-0.

ADJOURN

Adjourn at 5:19 p.m.

Submitted by,

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on _____



2812 N. Martin Luther King Jr. Blvd. • Lansing, MI 48906
(517) 999-2760 Voice • (517) 999-2767 Fax

Disability Network Capital Area – Proposal for the Ad Hoc Committee on Housing:
“The Tiny Home District”

Researched and Authored by:

Dax Carpenter, Tina Abraham-Amburgey, Rachel Burdette-Comer, and Gill
Lemonde

Objective: Create a living community that is handicap accessible, affordable, universally designed, while allowing a person with a disability to take ownership of a property and creating a new tax base. This also allows that starting point to the homeowner life cycle for any person looking to begin the homeowner phase of life.

Proposed Living Arrangement: A community or district, in alliance with a developer to maintain properties like condominiums, with the use of tiny house(s). This project was focused around persons with disabilities. By law, we are not able to discriminate, therefore we are creating an all-inclusive and diverse setting. At the same time, with the ability and capability to re-zone land, we are able to create new tax revenues, new homeowners from a vast variety of income demographics, and the sense of pride that comes with homeownership. These homes are going to be built on a foundation and be permanent dwellings. There will not be a trailer-style home allowed in these communities. We are developing a new community, not a campground or trailer park.

Neighborhood Arrangement: Develop a neighborhood that people can live in, take ownership of, while taking universal design into consideration. Build an area that has community gardens for the citizens of these neighborhoods to manage and harvest, creating new green spaces. Have these homes be energy efficient for low utility cost, while also having the ability to use renewable energy such as solar and wind-powered power developments within the neighborhood. These can be arranged in district developments, individual dwelling, and all-inclusive living environments. There are many different capacities that a tiny home can fill.

Benefits: New property tax base, quick to build, potential for self-sustainment, accessible for everyone by the usage of universal design techniques, increase home ownership, creates a diverse community with the purpose of independent living in-line with independent living philosophies involved. All living arrangements are first floor based and surpass ADA guidelines. Other benefits include, giving persons with disabilities the benefit of creating an inclusive community, the advantages of home ownership that they may not normally have, and a chance to build their individual living skills based on person-centered planning within the home they have purchased.

Tiny homes have the ability to attract new residents to the City of Lansing that are looking for a tiny house living arrangement. For example, Detroit has built three of these communities and still cannot keep up with the demand for these tiny homes. There are more tiny home communities slated to be built in Detroit, catering to a community that wants a simpler living situation. Detroit's tiny home communities are geared toward cutting down on the homeless veteran population. Lansing can differentiate itself by marketing a community like this as a diverse neighborhood/district open to all persons, while making sellable homes and communities. There is a need to market these types of homes. WE as a city and region can capture this opportunity and capitalize on it immediately.

Tiny homes can be used to reach the lowest homeowner demographic, which is persons with disabilities. It also gets these citizens of a diverse backgrounds a chance to live in an independent setting, free from the apartments and group homes that they are normally forced to reside. What this does is create new property tax avenues, while creating an opportunity to create new independent living environments for people of all abilities.

Tiny homes also can be beneficial to our growing student population. The ability to sell a home at a low cost, near a college campus, will save students money that they would normally have to spend on room and board or rent. This allows students the ability to work on raising their credit score, take ownership of a home, keep them locally to sustain a growth as their lives progress, by having the chance to move step-by-step into home progression.

Tiny homes are beneficial to our senior population because it allows them to stay in a home living situation, in a low maintenance property, single-story floor plan, ease of in-home maintenance, and works within reduced living budgets.

A tiny home community or district can start the process of homeowner life cycle and be an ending point for the homeowner life cycle, allowing seniors to age in place, rather than apartment living or struggling to take care of a large home that they may not be able to take care of anymore. It allows for a greater potential and opportunity to keep tax dollars within the City of Lansing throughout the human life cycle.

Tiny home communities can be setup in various areas around the City of Lansing. There are opportunities to allow freedom of the homeowner to build the home that they desire, as there are many options available to make these homes user friendly regardless of ability and will be fully inclusive to all users. There are also many options to make these green and energy efficient, therefore limiting the carbon footprint being left on the Lansing area.

Models, Floor Plans, Pros & Cons, and Examples: (These are Hyperlinks to the articles or videos)

www.theplancollection.com/house-plans/square-feet-100-800/most-popular

www.youtube.com/watch?v=eDU0vHUtB1o

<http://www.houseplanit.com/plans/654186/654186-Handicap+Accessible+Mother+in+law+Suite.htm>

<https://conestogalogcabins.com/property-type/commercial-camping-resort-log-cabin-kits/yukon-ada-log-cabin-kit/>

<http://tinyhousetalk.com/798-sq-ft-wheelchair-accessible-small-house-plans/>

<http://tinyhousetalk.com/the-oasis-600-sq-ft-wheelchair-friendly-home-plans/>

<https://www.squareonevillages.org/>

<http://abcnews.go.com/Business/living-tiny-home-benefits-drawbacks/story?id=17742823>

<https://www.aarp.org/livable-communities/housing/info-2015/tiny-houses-are-becoming-a-big-deal.html>

<https://www.homebuilderdigest.com/2017/08/15/tiny-home-movement/>

<https://www.ally.com/do-it-right/home/a-tiny-house-can-make-a-huge-difference-in-your-finances/>

<http://www.livingbiginatinyhouse.com/tiny-house/>

<http://www.naturallivingideas.com/tiny-house-living/>

<https://www.cnn.com/2018/02/13/us/tiny-houses-homeless-veterans-kansas-city/index.html>

https://www.buzzfeed.com/doree/who-is-the-tiny-house-revolution-for?utm_term=.qpebbJGd7#.txGllZjqr

<https://ageinplace.com/at-home/home-remodeling/accessible-tiny-house/>

<https://www.houselogic.com/home-thoughts/housing-for-disabled/>

<http://www.communityframeworks.org/ws-main/docs/FINAL%20Tiny%20Homes%20White%20Paper%20March%202015.pdf>

https://www.abilities.com/community/inclusive_small-spaces.html

<https://www.spinalcord.com/blog/5-amazing-wheelchair-accessible-tiny-homes>

<http://www.transfermaster.com/blog/view-post/Could-wheelchair-friendly-tiny-houses-be-a-big-option-for-people-with-disabilities-1>

<http://theplaidzebra.com/new-wheelchair-friendly-tiny-house-gives-independence-disabled-family-members/>

<https://www.squareonevillages.org/>

Organizations and Persons consulted about project:

- Ingham County Land Bank – Eric Shertzing
- Grewal Mortgage – Deep Grewal
- MSU Students
- Consumers at Disability Network Capital Area
- Mayberry Homes

Help lower fuel costs by making your home Energy Efficient!



For more information on this **FREE** program
Call the Service Access Center in your Area:

City of Lansing	Rural Ingham	Clinton County	Eaton County	Shiawassee County
1301 Rensen St. Lansing (517) 393-1780	218 E. Maple St. Mason (517) 676-1065	1001 S. Oakland St. St. Johns (989) 224-6702	1370 N. Clinton Trail Charlotte (517) 543-5465	1845 Corunna Ave. Owosso (989) 723-3115

Weatherization Measures

Major Bypasses, Duct Sealing/Repair/Replacement, Duct Insulation, Attic Insulation, Setback Thermostat, Low Flow Showerhead, Kneewall Insulation, Exterior Wall Insulation, Infiltration/Exfiltration, Bandjoist (Box Sill) Insulation, Floor Insulation, Perimeter Insulation

Health and Safety Measures

Smoke Detectors, Clothes Dryer Vent, Combustion Appliance Testing (Furnace, Water Heater) Repairs/*Replacements, Make-Up Fresh Air

Electric Baseload Measures

Refrigerator Replacement (if energy audit determines existing unit to be inefficient), Compact Fluorescent Light Bulbs

*Furnaces and Water Heaters are replaced if inspection/testing indicate it is necessary to remedy a health and safety concern or if energy audit determines existing unit to be inefficient.

INCOME GUIDELINES FOR THE LOW INCOME HOME WEATHERIZATION PROGRAM EFFECTIVE 1/24/17

<u>FAMILY SIZE</u>	<u>INCOME</u>
1	24,120
2	32,480
3	40,840
4	49,200
5	57,560
6	65,920
7	74,280
8	82,640
9	91,000
10	99,360

Each additional member add 8,360

Handwritten signature: n. h. m. o. n. t. o

◦ [Contact](#)

[Home](#)[About](#)[Help](#)[Community](#)[Schedule](#)[Agency Rewards](#)
[Home](#) > [About](#)

About



Take the first step and we'll do the rest
877-448-9433

About Helping Neighbors

Consumers Energy is one of the nation's largest gas and electric providers, serving nearly 6.5 million of Michigan's Lower Peninsula residents. The Helping Neighbors Program offers income-qualified customers free installation of high-efficiency measures and educational information to help save energy and money. In 2011, the program successfully provided free energy efficiency assistance to 1,500 households. In 2012, the program successfully provided free energy efficiency assistance to over 20,000 households.

The Helping Neighbors Program is part of Consumers Energy's commitment to invest in energy efficiency, renewable energy, and environmental and customer service enhancements. We want to help you increase energy efficiency and save money!

To get started, call 877-448-9433 or schedule your free appointment [online](#).

How to get your savings

- Call **877-448-9433** or visit our [scheduling page](#) to conveniently make your free appointment.
- A Helping Neighbors technician will perform a free walk-through assessment of your home to show you ways to make your home more energy efficient so you can save money.
- During the walk-through, your technician will install free energy-saving products.
- Review your Energy Efficiency Educational Packet.
- Enjoy lower energy bills and increased comfort.

[How to get your savings](#)

© 2018 Consumers Energy. All Rights Reserved | Powered by CLEAResult.





Waste Less SAVE MORE!

Whether you rent or own, a BWL specialist can visit your home and provide you with easy ways to save on your utility bills.

FREE product installation may include:



Light Emitting Diode Bulbs (LEDs)



Faucet Aerators
(if electric water heating)



Efficient Showerhead
(if electric water heating)



Pipe Wrap Insulation
(if electric water heating)

You may also qualify for items such as a refrigerator, dehumidifier and room air-conditioner replacement if income eligible.

CALL 800-573-3503 to schedule your FREE energy assessment today.

