

CITY OF FRANKFORT

RESOLUTION NO. [REDACTED] OF 2023

RESOLUTION ESTABLISHING AN ATTAINABLE HOUSING DISTRICT

WHEREAS, pursuant to Michigan Public Act 236 of 2022 (aka. the “Attainable Housing Facilities Act”), the City of Frankfort (“City”) has the authority to establish one or more “attainable housing district(s)” within the City; and

WHEREAS, Bowen National Research (“Bowen”) was engaged in April 2023 by a local not-for-profit organization called Housing North to conduct a “Community Overview and Housing Market Summary” of the City of Frankfort and the adjacent Village of Elberta to be focused on rental and for-sale housing supply in the local area and intended to provide “overviews of key demographic data, summaries of the multifamily and non-conventional rental market, for-sale housing supply, and general conclusions on the housing needs of the overall community”; and

WHEREAS, the City received a copy of the completed Bowen report in July of 2023, which concludes (in pertinent part) that, in the Frankfort and Elberta area, “[r]egardless of rental product type, there is an extremely low inventory of available rentals on the market. Additionally, there was only one home available for purchase in the market. As such, there is very limited available for-sale housing stock.”; and

WHEREAS, the Bowen report recommends that local officials in Frankfort and Elberta:

- “Support efforts to encourage residential development of both rental and for-sale housing product”;
- “Emphasize and support projects that consider a variety of affordability levels and target segments (e.g., seniors, individuals, young families, professionals, etc.)”; and
- “Consider identifying possible sites for residential development and determine if the sites’ appeal could be enhanced with land preparation, pre-development assistance or infrastructure help.”; and

WHEREAS, the City Council of the City of Frankfort has determined that the establishment of an Attainable Housing District in the vicinity of [REDACTED] [address] located in the City meets the requirements set forth in PA 237 of 2022; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Benzie Record-Patriot and/or by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on [REDACTED], 2023, a public hearing was held and all residents and taxpayers of the City of Frankfort were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City to establish the Attainable Housing District as proposed;

NOW, THEREFORE, the City Council of the City of Frankfort makes the following factual findings and determinations:

1. The July 2023 report from Bowen National Research sets forth certain facts and data focused on the state of the rental and for-sale housing supply in the City of Frankfort and the Village of Elberta, including the following conclusions:

The local housing supply is dominated by owner-occupied housing units and seasonal/recreational housing. While substandard housing is not prevalent in this market, a disproportionate[ly] high share of households is housing cost burdened in the area. The rental stock in the market is relatively balanced between large multifamily apartments and non-conventional rentals (e.g., houses, duplexes, mobile homes, etc.). Regardless of rental product type, there is an extremely low inventory of available rentals in the market. Additionally, there was only one home available for purchase in the market. As such, there is very limited available for-sale housing stock.¹

2. The real property comprising the proposed Attainable Housing District located at [REDACTED] is [REDACTED] [describe characteristics that make the property(ies) attractive for establishment of such a district] [REDACTED].

3. Based, in pertinent part, on the findings and data compiled in the Bowen report, as well as the information provided above relating to the characteristics and condition of the property that has been proposed for the creation of an Attainable Housing District, the City Council of the City of Frankfort hereby finds and determines that there is an objective need for more attainable housing within the proposed district area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Frankfort that the following described parcel(s) of land situated within the City of Frankfort, County of Benzie, State of Michigan, to wit:

[Legal Description of District]

be and hereby is established as an Attainable Housing District as contemplated under and authorized by PA 236 of 2022.

¹ Bowen National Research, Community Overview & Housing Market Summary – Frankfort/Elberta, Michigan (July 2023), p. II-17.

The above resolution was offered by _____ and supported by _____.

Yeas _____
Nays _____
Abstain _____
Absent _____

THE RESOLUTION IS DECLARED ADOPTED / NOT ADOPTED.

I, Christine Ward-Spence, City Clerk of the City of Frankfort, do hereby certify that the foregoing is a true, complete, and original copy of a resolution adopted by the City Council of the City of Frankfort at a **regular** meeting thereof held on the ____ day of _____, 2023. Public notice was given and the meeting was conducted in compliance with the Michigan Open Meetings Act (PA 267 of 1976, as amended). Minutes of the meeting will be available as required by the Act.

Christine Ward-Spence
City Clerk