



Charlevoix County Housing Ready Program PROGRAM HIGHLIGHTS

A "housing ready" community is one in which there are opportunities for development that can create a variety of options for all people in the community.

The Charlevoix County Housing Ready Program has a goal of creating attainable housing opportunities within Charlevoix County, specifically within the cities of Boyne City, Charlevoix, and East Jordan. Partners in this goal are the County of Charlevoix, Charlevoix County Community Foundation, and the Frey Foundation. The Program works with local housing networks, city, county, and township officials, employers, and other stakeholders to help Charlevoix County communities coordinate local housing initiatives and help in the development process.

HIGHLIGHTS OF THE CHARLEVOIX COUNTY HOUSING READY PROGRAM



#5
COMMUNITIES SUPPORTED
WITH ZONING REFORM



#44
LOCAL GOVERNMENT MEETINGS TO
ADVOCATE AND SUPPORT
HOUSING INITIATIVES.



#3
SUPPORTED THREE
MASTER PLAN UPDATES



#140+
SUPPORTED THE PROCESS OF
DEVELOPMENT OF OVER 140+
HOUSING UNITS WITH DIRECT
INVOLVEMENT IN THE PROCESS



#9
DEVELOPER MEETINGS TO
SUPPORT PROJECTS



#9+
NON LOCAL GOVERNMENT
MEETINGS RELATED TO HOUSING
ATTENDED

KEY PROJECTS/INITIATIVES LAUNCHED



LAUNCH OF THE
DEED
RESTRICTION
PROGRAM

LAUNCH OF THE
ACCESSORY
DWELLING UNIT
PROGRAM

SUCCESSFUL
SUPPORT LEADING
TO ZONING
CHANGES AND
REVIEW

SUPPORT FOR
THE LAUNCH OF
THE HOUSING
SOLUTIONS
FUND



SUCCESSES/HIGHLIGHTS

PROJECT SUPPORT

CITY OF CHARLEVOIX

- Introducing Missing Middle Housing Incentives – proposing specific language for Master Plan and zoning ordinance amendments.
- Worked with Yes Charlevoix on a letter of support and continued conversation on a ballot initiative to encourage housing as well as a deed restriction.

TOWNSHIPS

- Worked with FIVE Townships on potential Housing Opportunities along with funding opportunities including working with stakeholders in Beaver Island to discuss their housing options in the future.
- Facilitating housing development potential in Boyne Valley Township and Boyne Falls. Evaluating potential for utility expansion to handle additional housing and incentivize housing rehab and development.

BOYNE CITY

- Drafted new zoning language for Boyne City to create more housing-friendly options
- Working with the Boyne City Planner and manager to locate parcel options for smaller scale possible single family development

EAST JORDAN

- Evaluating priority sites and potential house for relocation in East Jordan
- Working with East Jordan ISD to expand access to building and development experiences

COUNTY

- Met with the Charlevoix Chamber and County Commissioners to discuss future of County owned property in City to become housing
- Met with County Planner To discuss County PC and Commission role in housing creation with their County owned parcels



LOWERING REGULATORY BARRIERS

- Coordinating a joint meeting between City and County of Charlevoix to work together on potential housing on former County site downtown
- Supported Marion Township by advocating for a proposed rezoning that would allow numerous manufactured homes with a proposed project
- Hosted Stakeholder meeting for future City of Charlevoix Housing plans (first zoning steps)
- Created and Launched an ADU Program to promote Accessory Dwelling Units in Charlevoix County with grant from Charlevoix County Community Foundation

FUNDING HIGHLIGHTS



- ✓ EXPLORING ESTABLISHMENT OF A COMMUNITY CAPITAL HOUSING INVESTMENT FUND FOR CHARLEVOIX COUNTY
- ✓ SUPPORTED THE C3F IN CREATING A HOUSING SOLUTIONS FUND AND SUPPORTING AS AN ADVISOR FOR THE APPLICATIONS
- ✓ WORKING WITH STAFF ON POTENTIAL LAND BANK HOUSING PROJECTS USING TIF

SUCCESSES/HIGHLIGHTS

ADVOCACY & EDUCATION

- Coordinated local workshops on Senior Housing Needs in Charlevoix County and Land Bank 2.0 workshops.
- Administered custom workforce housing surveys for employees in Charlevoix County.
- Presentations at every opportunity to civic organizations (Rotary, Lion's club, Kiwanis, library boards, school boards, planning commissions, city councils).
- Attended Regional and local meetings including participated in the Regional Housing Plan representing Charlevoix County Housing Goals
- Met with stakeholders for future City of Charlevoix Housing plans (zoning amendment steps)
- Attended planning commission meetings and participated in housing opportunity discussions with three cities and County.

HOW CAN YOU SUPPORT HOUSING NORTH AND ITS HOUSING READY PROGRAM?

GIFTS OF CASH



You can make an outright gift or pledge your support. Contributions are eligible for tax deductions.

GIFTS OF STOCK



Stock can be donated and may qualify for both a federal and state tax deduction. If the stock has appreciated in value, you may avoid paying capital gains upon transferring it to Housing North.

GIFTS OF REAL ESTATE



Real estate can be donated to support attainable housing projects. If the property's value has risen over time, the donation of this appreciated asset may qualify for a state and/or federal tax deduction, as well as reduction in capital gains.

PLANNED GIFTS



You can create a meaningful legacy in Northwest Michigan through a planned gift. Planned giving include bequests, charitable gifts annuities, charitable remainder trusts, life insurance policies, retirement plans, or other arrangements.

THANK YOU TO OUR COMMUNITY PARTNERS:

CHARLEVOIX COUNTY COMMUNITY
FOUNDATION



Giving Back. Moving Forward.



CITY OF
CHARLEVOIX



A MICHIGAN HISTORICAL SITE

DONATE TODAY

FREY FOUNDATION

