



Emmet 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 Emmet Housing Ready Program is focused on expanding market-driven solutions to make workforce housing affordable for all in Emmet County. In coordination with the Little Traverse Bay Housing Partnership, the Program Coordinator is a catalyst and principal point of contact within the community for information, tools, and resources for initiatives to effectively address affordable housing shortages in Emmet County. Funding for the position is currently provided by the Petoskey-Harbor Springs Area Community Foundation, the Frey Foundation, the City of Harbor Springs, the City of Petoskey, Resort Township, and by Women Who Care—Tip of the Mitt.

HIGHLIGHTS OF THE EMMET COUNTY HOUSING READY PROGRAM



#21
UNITS OF GOVERNMENT
SUPPORTED



#100+
LOCAL GOVERNMENT MEETINGS
ATTENDED



#8
HOSTED EIGHT
EDUCATIONAL EVENTS



#2
SIGNIFICANT GRASSROOTS
INITIATIVES CATALYZED



#38
PRESENTATIONS GIVEN TO
ADVOCATE FOR HOUSING AND
RESOURCES



#70+
NON LOCAL GOVERNMENT
MEETINGS RELATED TO HOUSING
ATTENDED

IDENTIFYING FUNDING GAPS AND HOUSING NEEDS

OVER 1000
DWELLING UNITS
CONSULTED

IDENTIFIED OVER
\$25M GAP FUNDING
THAT IS NEEDED
THIS YEAR

IDENTIFIED OVER
\$20M
INFRASTRUCTURE
INVESTMENT
NEEDED OVERALL

IDENTIFIED OVER 400
DWELLING UNITS
FAILED/ABANDONED

SUCCESSES/HIGHLIGHTS

- Supported Maple Block Flats from its inception and early phases. The Housing Ready Program has supported meetings, planning and all activities related to the development of this project. The project plan calls for seven residential buildings and a commercial building to be built on the property. A total of 204 units would be created, supporting the community's Housing needs.
- Ongoing work with Little Traverse Township and Resort Township to finish the updates to their Master Plan.
- Support Harbor Springs Planning Commission as they re-evaluate ordinance language according to the Michigan Association of Planners Housing Reform Toolkit.
- Supporting Emmet County as they streamline text and definitions in their zoning code while prioritizing missing middle housing and higher density infill.
- Advocated and supported Harbor Area Residential Trust, a local outreach team in the Harbor Springs School District to increase properties and development placed in Northern Homes Community Land Trust. Harbor Area Residential Trust completed its first home purchase and sold its first unit.
- Working with volunteers to develop "InvestMitt" - a Diversified Community Investment Fund, which will allow local residents to directly invest in projects.



HOUSING PROJECTS HIGHLIGHTS

- CROOKED RIVER CIRCLE (36 NEW DWELLING UNITS ON 12 UNDEVELOPED RESIDENTIAL LOTS USING THE NEW EMMET COUNTY ZONING)
- LOFTS AT LUMBER SQUARE (60 WORKFORCE APARTMENTS)
- CITY PARK GRILL (5 UNIT RENTAL REHABILITATION)
- HOWARD PROPERTIES (40 ACRES OF MIXED INCOME RESIDENTIAL UNITS)
- PINE POND - 128 MANUFACTURED HOMES IN 6 YEARS ON A FORMER GRAVEL PIT. REQUIRES COLLABORATION FOR SEWER EXTENSION. ALL LOCAL AND STATE APPROVALS HAVE BEEN MET.
- MICHIGAN MAPLE BLOCK SITE- 200+ RENTAL UNITS ON AN UNUSED MANUFACTURING SITE NEAR THE CENTRAL BUSINESS DISTRICT IN PETOSKEY.
- PICKERAL LAKE ROAD - 96 APARTMENTS IN BEAR CREEK TOWNSHIP



SUCCESSES/HIGHLIGHTS

“We have found Andrea’s help invaluable. In fact, it is safe to say that, without her intercessions, we would be months behind where we are now with respect to the several sites we are working to develop” -

Jim Anderton, Founder, Executive Chairman at Krimson Development.



“My project would be pushed back at least a couple of years, if not for Andrea’s quick and orienting support”

Douglas Shaw, Principal and Founder Kolob Creek Development



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:



Petoskey-Harbor Springs Area
community foundation

FREY FOUNDATION



women who
care
TIP OF THE MITT



DONATE TODAY