



AGENDA
AD HOC COMMITTEE ON HOUSING
Thursday, August 16, 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
 - May 3, 2018
 - June 7, 2018
 - July 19, 2018
4. Public Comment
5. Discussion/Action:
 - Draft Report on the Ad Hoc Recommendations to the Administration
6. Other
7. Adjourn



**AD HOC COMMITTEE ON HOUSING
Thursday, May 3, 2018 @ 4:00 p.m.
City Council Conference Room**

The meeting was called to order at 4:00 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
Steve Japinga, Lansing Regional Chamber of Commerce
Jeanna Paluzzi, Ingham County Landbank
Richard Williams, Rental Properties Association
Greg Venker, Assistant City Attorney
Lisa Hagen, Assistant City Attorney
Norma Bauer
Mark Dickens, Regional Lansing Realtor Association
Brent Forsberg, Developer

Introductions

Council Member Washington will begin working on the report out of the Committee, including the numbers on the market, tally on affordable housing in the City, what affordable housing is, what the rent spread would be for affordable housing. A future meeting will have a presentation from Mickey23 Foundation, and developers. The goal is to find out what we have, what we need, what the demographic is and what we want to be, and how will impact financially. Information that will be distributed on urban living, senior living and innovative housing. Council Member Jackson, is suggestion only action item is a report on the end of the year and not focus on an initiative. Jody, correct will create report to share with all of Council, and there can be suggestions made to Council for tasking the initiatives. To move initiatives forward would be the executive administrative charge and if they decide to move forward Council will review and approve with budget.

Mr. Forsberg presented to the Committee on his philosophy as a company is bringing an experience where people can have a better quality of life. Looking at moving back towards urban walkable living, where people want to have an area can have amenities. In beginning the projects they start looking at the demographics, and look at the income that goes into the area, it dictates what the income that will be going into the area. There are two measures, the cost of

construction and price point. It was noted there was a study done by McKenna for Meridian Townships Master Plan that he would provide to the Committee. Over the last 30 years the trades have overbuilt on the single family homes, so recently started focusing on a true mixed use development and reengaging the sidewalk walkability area. Council Member Washington asked how it fits in with the millennial housing study that just came out and said the City is 4th in the Nation for housing for the millennials. Mr. Forsberg said they are looking at making the newest property they bought in the 500 block of Washington as providing life cycle housing to establish what their lives will be. Through the urban pioneer, the housing stock is cheap compared to the job rates. Council Member Washington asked if the new development he stated they were starting on Washington was owner occupied or rental, and was told they would be rentals. As he continued on his presentation, when they are talking about some homes, they have looked at moving a house and place it in another neighborhood and renovate the home. It was noted that there are not a lot of homes in the lower square footage homes. The next area the company is working on is in the Hosmer Street area, where they chose a building at the corner of Hazel and Hosmer to build a collaborative work space, start-up businesses, and create another form of housing. They are working on building the infrastructure behind the work place development. They are working with LCC on job initiatives to build better connections for affordability in housing. Council Member Washington noted that low income should not be placement but a spring board to move to the next level.

Council Member Washington acknowledged his presentation and asked for any update on his future project at Washington and 496. Mr. Forsberg confirmed they performed studies in the area, and working with potential hotel clients.

The next meeting was set for May 17, 2018.

Minutes

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE MINUTES FROM APRIL 5, 2018 AS PRESENTED. MOTION CARRIED 3-0.

Goals

ADJOURN

Adjourn at 4:59 p.m.

Submitted by,

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on _____



**AD HOC COMMITTEE ON HOUSING
Thursday, June 7, 2018 @ 4:00 p.m.
City Council Conference Room**

The meeting was called to order at 4:00 p.m.

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

Others Present:

Sherrie Boak, Council Office Manager
Dax Carpenter
Dale Shrader
Kathy Miles
John Miles
Lisa Hagen, Assistant City Attorney

No quorum present.

Minutes

Moved to the next meeting.

Council Member Washington distributed a report from McKenna that was referenced at the last meeting.

Council Member Washington read data of the City of Lansing, which will be emailed to the group, in addition she referenced the 1999 study and the comparison to the current. Council Member Washington then read from the study. (attached)

Dale Schrader was asked to provide a future update on the Preservation Lansing plans for the future, which included historic and owner occupancy covenants.

Council Member Washington suggested including in the Committee report is setting up a historic district, with Mr. Shrader making suggestions on where they would be appropriate to include in the report.

Council Member Washington suggested was a topic on transit in the Committee report.

ADJOURN

Adjourn at 4:56 p.m.



**AD HOC COMMITTEE ON HOUSING
Thursday, July 19, 2018 @ 4:00 p.m.
City Council Conference Room**

The meeting was called to order at 4:00 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
Amanda Reintjes, Michigan Historic Preservation Network
Dax Carpenter
Dale Shrader
Julee Rodocker
Richard Williams
Brian McGrain, Economic Development & Planning- left the meeting at 4:34 p.m.
Greg Venker, Assistant City Attorney- arrived at 4:06 p.m. left the meeting at 4:34 p.m. and returned at 4:36 p.m.

INTRODUCTIONS

Council Member Washington updated the Committee and the public present that they will start working on the recommendations from the Committee to the Administration, and she encouraged members to review again the recommendations from 20 years ago. These new recommendations will be given to the Mayor and Mr. McGrain to utilize. Council Member Washington then noted for the group to think about when coming back with their thoughts for the recommendations, that Lansing has two things other outlying areas do not have to offer and that would be the river and their historic buildings and areas. The Committee will meet again on August 16, 2018.

Presentation –Michigan

Ms. Reintjes began her presentation on the types of historic districts, areas and single resources. If it is significant it can be created and given as a Certified Local Government where they could receive funds to utilize the district. Mr. McGrain acknowledged he was not aware of that and noted in his opinion the City is underutilized in its resources for historic areas and structures. Council Member Washington suggested putting in obtaining a Certified Local Government in the Committee recommendations.

Mr. Schrader distributed and referenced a marked up map that noted national register proposed areas and a historic district proposed area, noting that the City of Lansing only has 10 districts, compared to other communities that have 40-50.

Ms. Reintjes continued with her presentation addressing districts, buildings, structures, the features and open space. To be viable they need more than 50% or more of a contributing resource. The topic then moved to a brief overview of a Historic Commission, which look at the exterior of the buildings not interior. The presentation moved into the standards avoiding changes that would change the historic. With a historic district she noted, they use more local labor and supplies so it helps the local economy. To move forward with a new district, the City would need to pass a resolution to appoint a Committee, the

Committee would then research (with no timeline) and then when that is complete will submit a draft report to Council, the State Historic Office and the Economic Development & Planning office for feedback. The Committee will then need to hold a public hearing, notify the effected neighborhood, get the community support, and that is all on a time line of 60 days to when Council has to approve. Ms. Reintjes stated the process overall takes about a year, and the MPHNL will assist with the survey forms, photos, etc.

The Committee then discussed homes in historic districts now or if a district is created what impact that would have. It was noted that if a new home was built the Historic Commission would have to review. A property that is a public safety hazard could be demolished if the Commission looked at it and made the determination. Council Member Jackson asked if there was any outside funding. Ms. Reintjes stated there are different types depending on what kind of district it is. Currently Senate Bill 469 would bring back what funds were cut in 2011, which was a 25% rehab tax credit. Council Member Jackson asked what qualifications there are. Ms. Reintjes stated 50years or older and they would need substantial work to qualify.

Mr. Carpenter suggested a "parade of homes" for the historic homes. The Committee discussed tours from the past in Moores River, the West side and the East side. Council Member Spadafore suggested that it would be a good fund raiser for a Preservation Lansing.

The group then discussed the impact of creating a historic district would have on rentals, landlords and tenants. Mr. McGrain spoke in support of more historic neighborhoods and could put that in the recommendations. Council Member Washington Jody asked Mr. Schrader to start the recommendation on where the Committee should go on the historic focus. Ms. Reintjes briefly showed slide that represented the increase of home values in Grand Rapids and Kalamazoo up 35% and that was a comparison between the homes in the district vs the homes that about the district. The group all supported including the historic focus in the recommendation. Council Member Jackson noted he would only support a historic district if the neighborhood wanted it. Ms. Reintjes made note to the group that even though Mr. Schrader provided his map of a suggested area, the Committee will establish that after they do their survey.

Council Member Washington noted that her belief was that the biggest problem in the City is blight and the lowest income centralized in one neighborhood. Her hopes is that this would help eliminate blight and furthering of deterioration and keep the integrity of the neighborhood.

Council Member Jackson stepped away from the meeting at 4:48 pm and returned at 4:49 p.m.

Mr. Carpenter spoke on the Cork Town area in Detroit and encouraged people to look into their program.

Council Member Washington stated she would be working the recommendations for the next meeting. Ms. Reintjes suggested putting in a study to be performed as a recommendation.

Minutes

The minutes from May 3, 2018 and June 7, 2018 were moved to the next meeting for action.

Mr. Carpenter asked if the Committee had any updates on the Life O'Riley property, and Council Member Washington stated it did not appear the property would sell, so the City is considering their options and next steps.

ADJOURN

Adjourned at 4:52 p.m.

Respectfully Submitted by:

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on: