



**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 4<sup>th</sup> 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 September 20, 2018