



**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 MPHJ 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 abut 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 September 20, 2018