

BARRY COUNTY, MI

HOUSING TOOLKIT

JUNE 2023



BARRY
COMMUNITY
FOUNDATION

BARRY COUNTY
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE



BARRY COUNTY, MI

HOUSING TOOLKIT

Barry Community Foundation
Barry County Chamber & Economic Development Alliance

June 2023

PREPARED FOR:

Barry Community Foundation

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Hastings, MI 49058

Barry County Chamber & Economic Development Alliance

221 W State St

Hastings, MI 49058

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SUBMITTED ON: June 21, 2023

Acknowledgments

The following participants participated in stakeholder meetings and workshops hosted as a part of the development of this Housing Toolkit. These individuals represent a range of backgrounds and perspectives, which supported the creation of tailored resources, which respond directly to local goals and speak to a multitude of audiences.

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Chris Stafford, The HUB
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Antero Group is a holistic civil engineering, urban planning, and strategic consulting firm with offices in Chicago, South Bend, Denver, and Dallas-Fort Worth. We leverage interdisciplinary teams, creative thinking, and collaborative processes to design innovative and effective solutions. Our team believes that authentic, long-term partnerships are the best way to deliver projects that create lasting value.

Executive Summary

The Barry County Housing Toolkit (“Toolkit”) represents a county-wide resource designed to inform and equip municipalities, developers, and current and prospective residents with the tools necessary to expand, diversify, and connect with the local housing market. According to both the Barry County Master Plan and the Michigan Department of Transportation, the County is anticipated to see between 2,300 and 5,000 new residents over the next ten years (Barry County Master Plan, 2023) (MDOT, 2019). The County’s Master Plan estimates based on this projected growth, that 15,470 acres of residential development will be needed to meet demand.

This Toolkit was funded by the Barry Community Foundation in partnership with the Barry County Chamber in the interest of providing tools and resources to support municipalities and developers in creating more diverse housing types in a sustainable and locally controlled way as well as supporting the connection of current and prospective residents to housing resources. Based on a series of broadband, capital improvement, and grant funding workshops, housing continued to surface as a priority in these discussions. This led the Barry Community Foundation to contract Antero Group, LLC to further engage Barry County communities, real estate agents, developers, landlords, charitable organizations, residents, and more to better understand the challenges, opportunities, and resources to encourage the growth and diversification of the housing market.

The following Toolkit represents a series of resources designed to respond to the specific challenges faced by Barry County municipalities, developers, and residents in attracting, implementing, and attaining housing. During discussions, affordable housing was also identified as a significant need throughout many communities. This Toolkit also hosts resources specific to creating a more policy-friendly environment to encourage different types of affordable and attainable housing options in addition to engagement materials to support community-wide discussions to collaborate and gain support of proposed projects.

The resources included within this Toolkit include:

- Community Profiles;
- Structure and Regulatory Guidance (e.g., Intergovernmental Agreements, Zoning Language, etc.);
- Affordable Housing Resources (e.g., community engagement materials, resident resources, etc.);
- Housing Case Studies;
- Partner Directory;
- Funding, Financing, and Incentives; and,
- Housing Cut Sheets.

Additional print and presentation materials including a PowerPoint for discussions with area municipalities and partners, a PowerPoint for community engagement, and a series of community and housing related cut sheets has been developed as a part of this project.

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List of Abbreviations

ACS – American Community Survey

ADA – Americans with Disabilities Act

ADU – Accessory Dwelling Unit

APA – American Planning Association

BCCEDA – Barry County Chamber and Economic Development Alliance

DDA - Downtown Development Authority

ED – US Department of Education

HARA – Housing Assessment and Resource Agency

HMIS – Homeless Management Information Systems

HUD – US Department of Housing and Urban Development

LARA – Department of Licensing and Regulatory Affairs

LIHTC – Low Income Housing Tax Credit

LLC – Limited Liability Company

MAP – Michigan Agency for Planning

MDARD - Michigan Department of Agriculture and Rural Development

MDHHS - Michigan Department of Health and Human Services

MDOT – Michigan Department of Transportation

MOU – Memorandum of Understanding

MSHDA – Michigan State Housing Development Authority

MZEA – Michigan Zoning Enabling Act

NBAS – New Buffalo Area Schools

NLIHC - National Low Income Housing Coalition

NOFO – Notice of Funding Opportunity

PCI – Professional Code Inspections

PUD - Planned Unit Development

RRC – Redevelopment Ready Community

TBD – To Be Determined

TIF – Tax Increment Financing

USDA – United States Department of Agriculture

Introduction

In early 2020, the Barry Community Foundation and Barry County Chamber and Economic Development Alliance engaged Antero Group to host a series of workshops related to capital improvement planning and grant writing. Through this process, the topic of housing emerged as a significant topic of discussion. Concerns related to an out-migration of the workforce, a lack of new housing development, and in some communities a lack of diverse housing types were noted in several instances.

In order to begin to better understand and address challenges within the local housing market, the development of a Housing Toolkit was presented to incorporate stakeholder feedback, available data, and best practices into a series of specific and targeted resources intended to support Barry County communities in achieving their respective housing goals. While most resources were designed for local government use, this toolkit also includes a number of resources for developers, real estate agents, and residents to further encourage housing rehabilitation and new construction.

Based on stakeholder feedback, survey results (see **Appendix A**), and a review of area studies and planning documents, the following primary challenges were identified:

- Limited Capacity and Funding;
- Complex Regulatory Structure;
- Inadequate or Complex Zoning;
- Supply and Affordability Crisis; and,
- Affordable and Attainable Housing Stigmas.

The purpose of this Toolkit is to provide the tools and resources necessary to address the challenges faced by communities in alignment with community goals and objectives. Resources range from outreach and marketing materials, sample policy language and strategies, funding and financing resources, and guidance related to affordable housing among others. The State of Michigan has invested considerable time and effort through a number of entities and agencies to address state-wide housing challenges, these resources were reviewed in depth to identify the most relevant information for rural communities and are most responsive to local needs. Such resources include but are not limited to:

- Michigan Statewide Housing Plan (2022);
- Michigan Association of Planning Zoning Reform Toolkit (2018);
- Barry County DRAFT Master Plan (2023);
- Barry County United Way ALICE Report (2021); and,
- Available Local Comprehensive and Master Plan Documents.

The following section details a series of community profiles with key demographic and housing related information. This section includes a series of cut sheets to be used by communities and real estate agents to market and attract investment.

Community Profiles

The following section details cut sheets for municipalities, townships, and the county overall. These cut sheets are intended to be used in discussions with potential developers to highlight the market opportunities and potential for residential development. In coordination with area real estate agents, specific site cut sheets may be made available to best market available residential land and existing units.

The following communities are incorporated into community profiles:

Municipalities

- Delton
- Dowling
- Freeport
- Hastings
- Hickory Corners
- Middleville
- Nashville
- Woodland

Although data is generally not available for non-census designated communities, a County-wide cut sheet was created for a more regional overview of current housing market conditions. Unincorporated communities still have much to offer and are highlighted for further exploration below:

Unincorporated Communities

- Assyria
- Banfield
- Bowen Mill
- Bristol Corners
- Carlton Center
- Cedar Creek
- Circle Pine Center
- Cloverdale
- Coats Grove
- Irving
- Lacy
- Maple Grove
- Milo
- Morgan
- Orangeville
- Parmelee
- Podunk
- Prairieville
- Quimby
- Schultz
- Stony Point
- Welcome Corner
- Woodbury
- Woodlawn Beach

Barry County Housing Toolkit Community Summary

Municipality	Master Plan	Projected Need	2022 Building Permits and Investment	Planning Commission	Utility Costs
Barry County 220 W. State St. Hastings, MI 49058 https://www.barrycounty.org/ 269-945-1400	Barry County Master Plan (DRAFT) 2023	356 Acres	Residential Only 168 \$54,988,471	Barry County Planning Commission Meetings held on 4th Monday at 7 pm	<ul style="list-style-type: none"> Sanitary and Water: \$200.00 permitting fee through the Barry County Roads Commission. Cables, Conduit, Pipelines, Other: \$25.00 Plan Review and up to 1-mile of permitting and inspection at \$75 with \$10 for each additional mile through the Barry County Planning Office. Substation, Pumping Station, etc.: \$25.00 Plan Review and up to 1-mile of permitting and inspection at \$75 with \$25 for each additional mile through the Barry County Planning Office. Wells: \$25 Plan Review and up to 1 acre of permitting and inspection at \$30 with \$10 for each additional mile through the Barry County Planning Office. Broadband: For information related to the availability of broadband services and speeds please visit The Michigan Broadband Map. Many Barry County Townships and Communities complete permitting processes through Professional Code Inspections, which covers building permits, mechanical permits, electrical permits, and plumbing permits. Processes may vary by community, it is recommended that a pre-development meeting be requested to clarify the development process. Upon approval, always call MISS DIG 811 before starting construction. 
Delton Barry Township Hall 11300 M-43 Delton, MI 49046 https://barrytownshipmi.com/ 269-623-5171	Barry County Master Plan (DRAFT) 2023	77 Units	Combined Barry Township 45 \$4,730,681	Barry County Planning Commission Meetings held on 4th Monday at 7 pm	
Dowling Baltimore Township Hall 3100 E Dowling Rd. Dowling, MI 49050 https://baltimoretp.com/ 269-721-3502	Barry County Master Plan (DRAFT) 2023	334 Units	Combined Baltimore Township 31 \$1,596,759	Barry County Planning Commission Meetings held on 4th Monday at 7 pm	
Freeport P.O. Box 10 Freeport, MI 49325 https://freeportmichigan.org/ 616-765-3808	Barry County Master Plan (DRAFT) 2023	35 Units	Combined 5 \$238,316	Freeport Planning Commission	
Hastings 201 E. State St Hastings, MI 49058 https://www.hastingsmi.gov/ 269-945-2468	Community Development Master Plan 2021	156 Units	Combined 85 \$6,520,533	Hastings Planning and Zoning	
Hickory Corners Barry Township Hall 11300 M-43 Delton, MI 49046 https://barrytownshipmi.com/ 269-623-5171	Barry County Master Plan (DRAFT) 2023	89 Units	Combined Barry Township 45 \$4,730,681	Barry County Planning Commission Meetings held on 4th Monday at 7 pm	
Middleville 100 East Main Street Middleville, MI 49333 https://www.villageofmiddleville.org/ 269-795-3385	Middleville Master Plan 2021 (and other related documents)	100 Units	Combined 81 \$7,971,815	Middleville Zoning Administration	
Nashville Castleton Township Hall 915 Reed St Nashville, MI 49073 https://www.barrycounty.org/ 269-623-5171	Barry County Master Plan (DRAFT) 2023	47 Units	Combined 5 \$1,120,000	Barry County Planning Commission Meetings held on 4th Monday at 7 pm	
Woodland Woodland Township 156 S. Main, P.O. Box 98 Woodland, MI 48897 https://www.woodlandtp.com/ 269-267-4915	Barry County Master Plan (DRAFT) 2023	TBD	Combined 3 \$269,000	Barry County Planning Commission Meetings held on 4th Monday at 7 pm	

For More Information call:



269-945-0526

<https://www.barrycf.org/>

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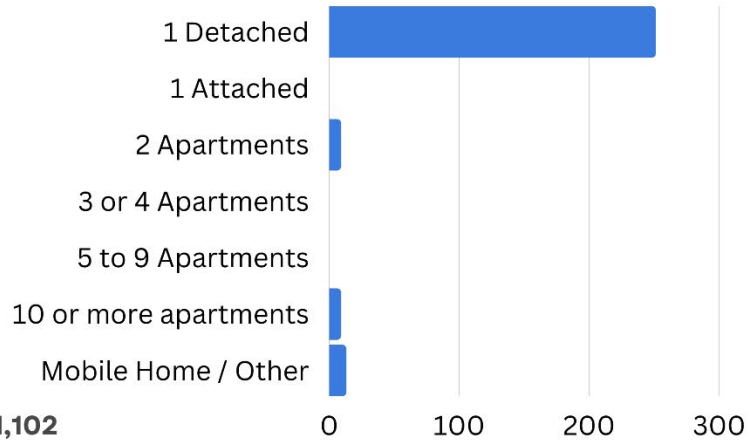
DELTON, MICHIGAN

Delton, Michigan is an unincorporated community in southwestern Barry County. Best known for its access to 10 different lakes including Crooked Lake, Pleasant Lake, and Mud Lake, Delton offers unique recreational resources. Delton also has a quaint downtown area with restaurants and local shops. There are many opportunities to explore and expand a range of housing types within Delton as demonstrated through the following community profile. To be a part of this exciting future in Delton, please contact the Barry Township Hall at (269) 623-5171.

Source: U.S Census Bureau, 2010-2020, Delton Crooked Lake Association

Demographics

- Population: **596**
- Ten Year Population Change: **-39%**
- Median Age: **60**
- Median Income: **\$78,083**



Housing

- Median Value: **\$203,300**
- Median Monthly Cost (Owner): **\$1,102**
- Median Monthly Cost (Renter): **N/A**



6 Parks



PK-12



**Historical
Museum**



**Lake
Access**



Golfing

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DOWLING, MICHIGAN

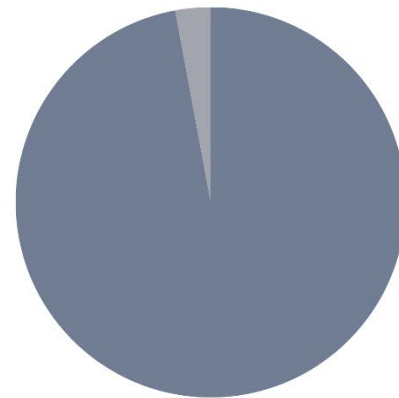
Dowling is a rural and quiet place just south of Hastings. Dowling is the perfect spot for people who want to get away from the hustle and bustle of the bigger nearby cities. With sprawling farmland and nearby Clear Lake, Dowling offers spectacular scenery and natural resources. There are many opportunities to explore and expand a range of housing types within Dowling as demonstrated through the following community profile. To be a part of this exciting future in Dowling, please contact Baltimore Township at (269) 721-3502.

Source: U.S Census Bureau, 2010-2020, Flickr

Demographics

- Population: **399**
- Ten Year Population Change: **+35%**
- Median Age: **31.9**
- Median Income: **\$69,375**

Mobile Home / Other
2.9%



1 Detached
97.1%

Housing

- Median Value: **\$154,500**
- Median Monthly Cost (Owner): **\$950**
- Median Monthly Cost (Renter): **N/A**



Supply Stores



General Store



Post Office



Clear Lake



Farmland

For More Information call:



269-945-0526

<https://www.barrycf.org/>

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FREEPORT

MICHIGAN|USA

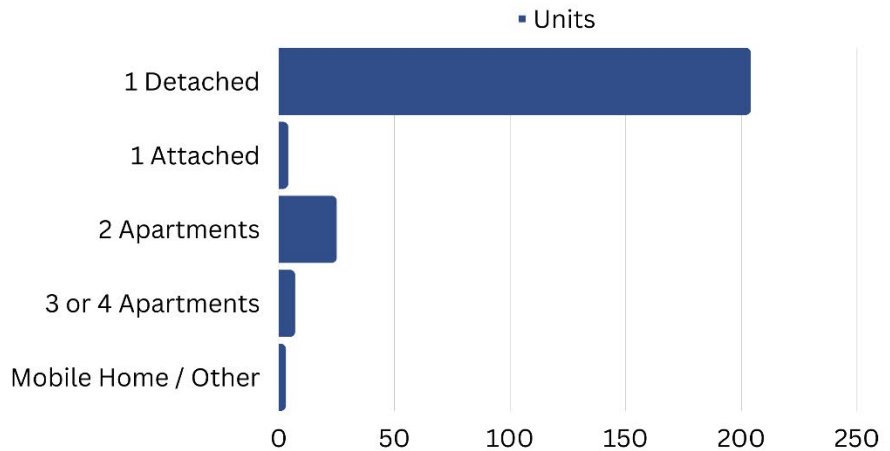


The Village of Freeport was established in 1874. This village is rooted in a deep history of industrial and agricultural development. Freeport prides itself on fishing along the 19.4 mile Coldwater River that flows north of the Village. This quiet, quaint village is also home to the popular Freeport Park Disc Golf Course. There are many exciting opportunities and housing types within the Village of Freeport to explore, as seen in the following community profile. Please contact the Village Office at (616) 765-3808 to be apart of this exciting endeavor.

Source: U.S Census Bureau, 2010-2020

Demographics

- Population: **581**
- Ten Year Population Change: **+25%**
- Median Age: **28.6**
- Median Income: **\$57,292**



Housing

- Median Value: **\$112,500**
- Median Monthly Cost (Owner): **\$848**
- Median Monthly Cost (Renter): **\$842**



2 Parks



Coldwater River



Manufacturing



2 Nature Sanctuaries



Disc Golf

For More Information call:



269-945-0526

<https://www.barrycf.org/>

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The City of Hastings prides itself on their visionary business people, generous citizens, and responsive government, which, all have made their contributions to the establishment and growth of the City. A vibrant downtown area connects the community to a wider range of goods and services, which also serves as an anchor for many of the surrounding communities. The City is well prepared to welcome new residents and a more diverse range of housing types to serve a wider range of residents looking to move to Barry County. Call 269-945-2468 for more information.

Source: U.S Census Bureau, 2010-2020

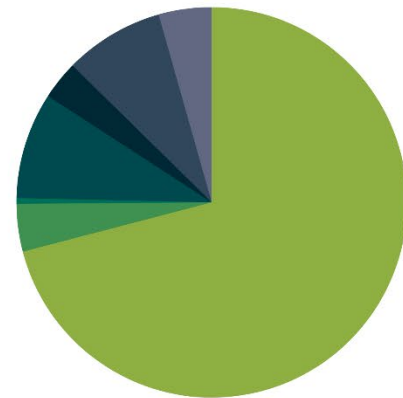
Demographics

- Population: **7,314**
- Ten Year Population Change: **-1%**
- Median Age: **35.6**
- Median Income: **\$50,287**

10 or more apartments
8.2%

3 or 4 Apartments
8.8%

1 Attached
3.9%



1 Detached
70.9%

Housing

- Median Value: **\$122,500**
- Median Monthly Cost (Owner): **\$871**
- Median Monthly Cost (Renter): **\$858**



8 Parks



PK-12



Vibrant Downtown



**19.15 Acre
Sweezy's
Nature Area**



Community

For More Information call:



269-945-0526

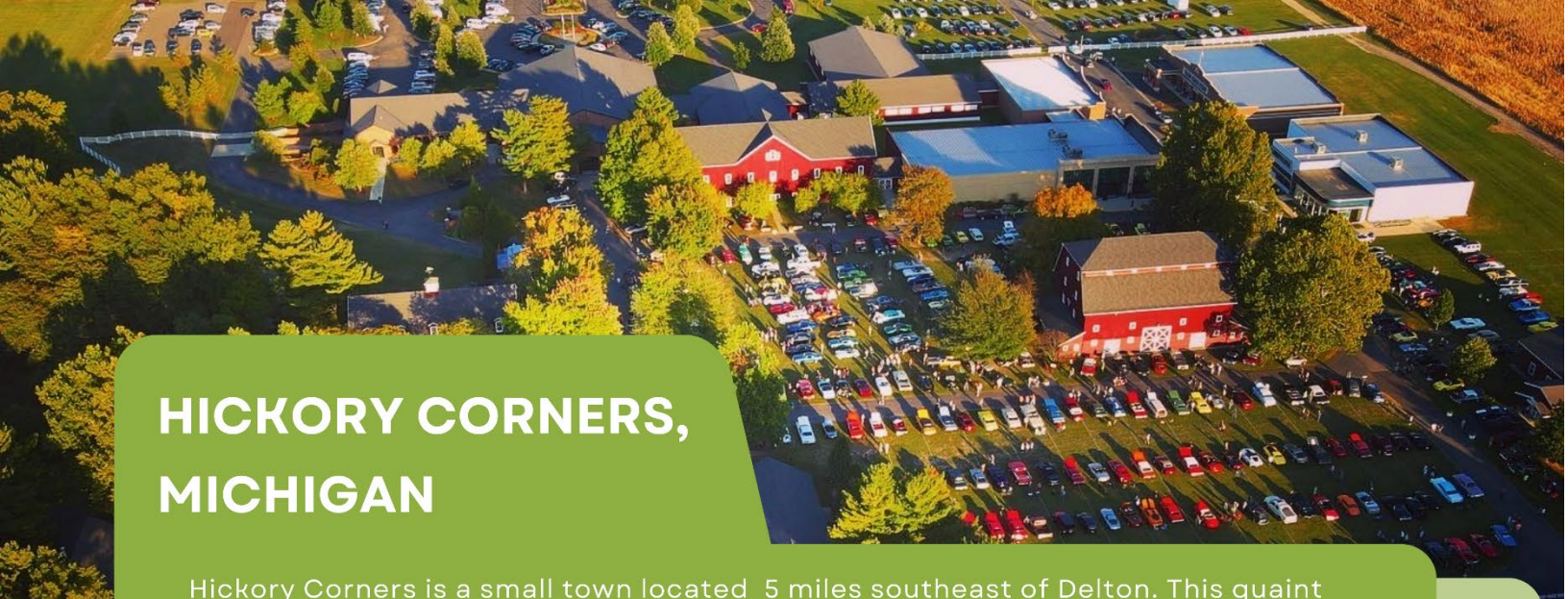
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HICKORY CORNERS, MICHIGAN

Hickory Corners is a small town located 5 miles southeast of Delton. This quaint and rural town provides beautiful farm country, a popular car museum, and the historical W.K. Kellogg Manor House. There are many opportunities to explore and expand a range of housing types within the Hickory Corners as demonstrated through the following community profile. To be a part of this exciting future in Hickory Corners, please contact Barry Township Hall at (269) 623-5171.

Source: U.S Census Bureau, 2010-2020

Demographics

- Population: **135**
- Ten Year Population Change: **-50%**
- Median Age: **62.5**
- Median Income: **\$51,838**



Total of **92**
Housing
Units - all are
single unit
detached
homes

Housing

- Median Value: **\$289,700**
- Median Monthly Cost (Owner): **\$390**
- Median Monthly Cost (Renter): **N/A**



3 Parks



**Equestrian
Activities**



Car Museum



Gull Lake



**Kellogg Manor
House**

For More Information call:



269-945-0526

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Middleville
WELL ROUNDED. PERFECTLY CENTERED.

The Village of Middleville is widely recognized as the "Crossroads to the Future". Middleville is guided by a set of shared goals, many of which are informed by the desire to improve the health of the Downtown area as a place to shop, work, play and live. There are many opportunities to explore and expand a range of housing types within the Village of Middleville as demonstrated through the following community profile. To be a part of this exciting future in the Village of Middleville, please contact the Village Office at (269) 795-3385.

Source: U.S Census Bureau, 2010-2020

Demographics

- Population: **3,447**
- Ten Year Population Change: **+5%**
- Median Age: **27.6**
- Median Income: **\$63,176**

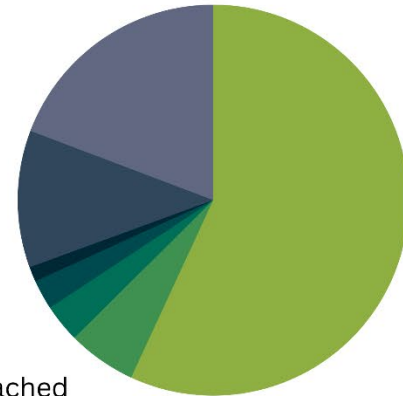
Mobile Home / Other
19.2%

10 or more apartments
11.3%

3 or 4 Apartments
2.5%

1 Attached
5.7%

1 Detached
56.9%



Housing

- Median Value: **\$156,100**
- Median Monthly Cost (Owner): **\$1,059**
- Median Monthly Cost (Renter): **\$983**



7 Parks



PK-12



Friendly Policy



**7.6 Miles
of Trails**



Community

For More Information call:



269-945-0526

<https://www.barrycf.org/>

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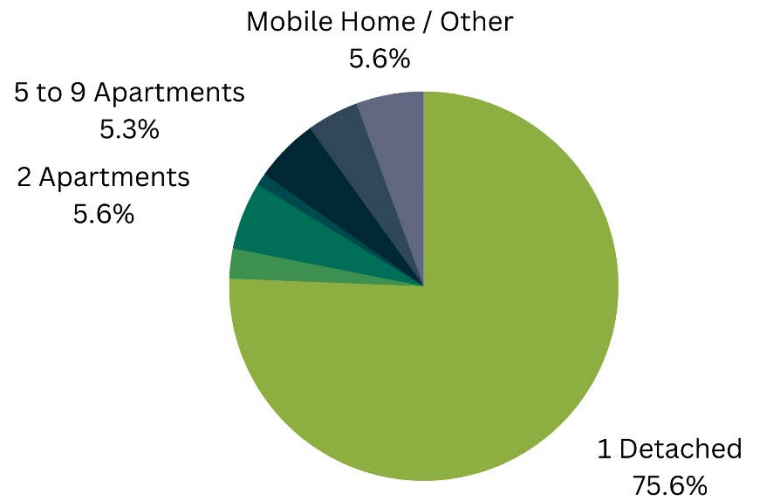


The Village of Nashville is a charming, quiet village with idyllic scenery along the Thronapple River, which runs through the center of our community. The downtown area offers local cafes, restaurants, antique stores, and a unique sense of community character. There are many opportunities to explore and expand a range of housing types within the Village of Nashville as demonstrated through the following community profile. To be a part of this exciting future in the Village of Nashville, please contact the Village Office at (517) 852-9544.

Source: U.S Census Bureau, 2010-2020

Demographics

- Population: **1,461**
- Ten Year Population Change: **-14%**
- Median Age: **47.4**
- Median Income: **\$42,813**



Housing

- Median Value: **\$93,600**
- Median Monthly Cost (Owner): **\$747**
- Median Monthly Cost (Renter): **N/A**



4 Parks



Antique Shops



Creamery



Elementary School



Bakeries

For More Information call:



269-945-0526

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VILLAGE OF WOODLAND, MICHIGAN

The Village of Woodland is a small agricultural town about 30 miles southeast of Grand Rapids. The quaint downtown area offers a food co-op, public library, an elementary school, and a nearby artist event space. There are many opportunities to explore and expand a range of housing types within the Village of Woodland as demonstrated through the following community profile. To be a part of this exciting future in the Village of Woodland, please contact the Village Township Office at (269) 367-4915.

Source: U.S Census Bureau, 2010-2020

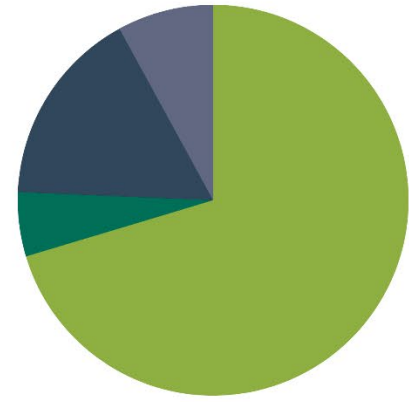
Demographics

- Population: **530**
- Ten Year Population Change: **+5%**
- Median Age: **39.7**
- Median Income: **\$50,238**

Mobile Home / Other
8%

10 or more apartments
16.4%

2 Apartments
5.3%



1 Detached
70.4%

Housing

- Median Value: **\$112,500**
- Median Monthly Cost (Owner): **\$693**
- Median Monthly Cost (Renter): **\$583**



1 Park



Memorial Library



Auto Body Shop



Crafting Event Space



Non-Profit Resources

For More Information call:



269-945-0526

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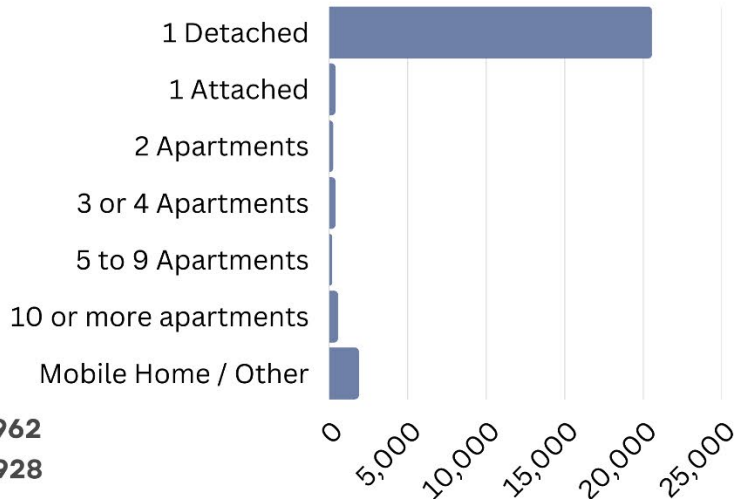
Barry County, MICHIGAN

Barry County is anticipated to grow by 10,000 residents over the next twenty years according to the Michigan Department of Transportation. With beautiful landscapes, bustling downtowns, sprawling farmlands, and local shops, Barry County provides a rural feel with the convenience of urban amenities. Our family-friendly communities are committed to supporting local businesses and preserving natural spaces. There are many opportunities to explore and expand housing types within the County as demonstrated through the following community profile. To be a part of this exciting future, please contact the County Office at (269) 945-1400.

Source: U.S Census Bureau, 2010-2020, Barry County Chamber of Commerce

Demographics

- Population: **62,014**
- Ten Year Population Change: **+4%**
- Median Age: **42.1**
- Median Income: **\$68,779**



Housing

- Median Value: **\$192,700**
- Median Monthly Cost (Owner): **\$962**
- Median Monthly Cost (Renter): **\$928**



20+ Parks



PK-12



50+ Lakes



**Vibrant
Downtown
Areas**



Community

For More Information call:



269-945-0526

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Education & Workforce

Barry County is home to an attractive and growing workforce. With access to high-quality K-12 schools, one local college, and nearby access to over 70 colleges and universities, the future workforce is rapidly growing. Overall 32.15% of Barry County residents have an associate's degree or higher with 93.18% reporting a high-school degree or higher. The County currently has 30,309 employees in the workforce with a 3.6% unemployment rate. Furthermore, as of 2022 there are 1,033 existing businesses with the most prominent industries including administrative services, manufacturing, healthcare, and education.

Source: Kellogg Community College, 2022, MEDC 2022



< Grade 9
1.5%



Grade 9-12
5.32%



High School
37.55%



Some College
23.48%



Assoc Degree
9.39%



Bach Degree
15.78%



Grad Degree
6.98%



offer associate's Degree or Certificate



offer Bachelor's Degree or Higher

Click below for more information on each school district:

[Barry ISD](#)

[Delton Kellogg School District](#)

[Hastings Area School District](#)

[Thornapple Kellogg School District](#)

For More Information call:



269-945-0526

<https://www.barrycf.org/>

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30,309

Labor Force

3.6%

Unemployment Rate

▼ -0.2%

Unemployment Rate
Change (1 year)

Talent

What are the largest job counts by occupation?

Office and
Administrative
support



19.01%

3,133

Sales



9.87%

1,626

Executive,
Managers, and
Administrators



9.33%

1,537

Production
Workers



8.22%

1,354

Education,
Training/Library



5.9%

972

Total Employees

16,479



2022
2021
2020
2019
2018



32%

Blue Collar



67%

White Collar



1-4 Employees	60.84%
5-9 Employees	20.93%
10-19 Employees	10.28%
20-49 Employees	4.43%
50-99 Employees	2.55%
100+ Employees	0.98%

For More Information call:



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Source: MEDC, 2022

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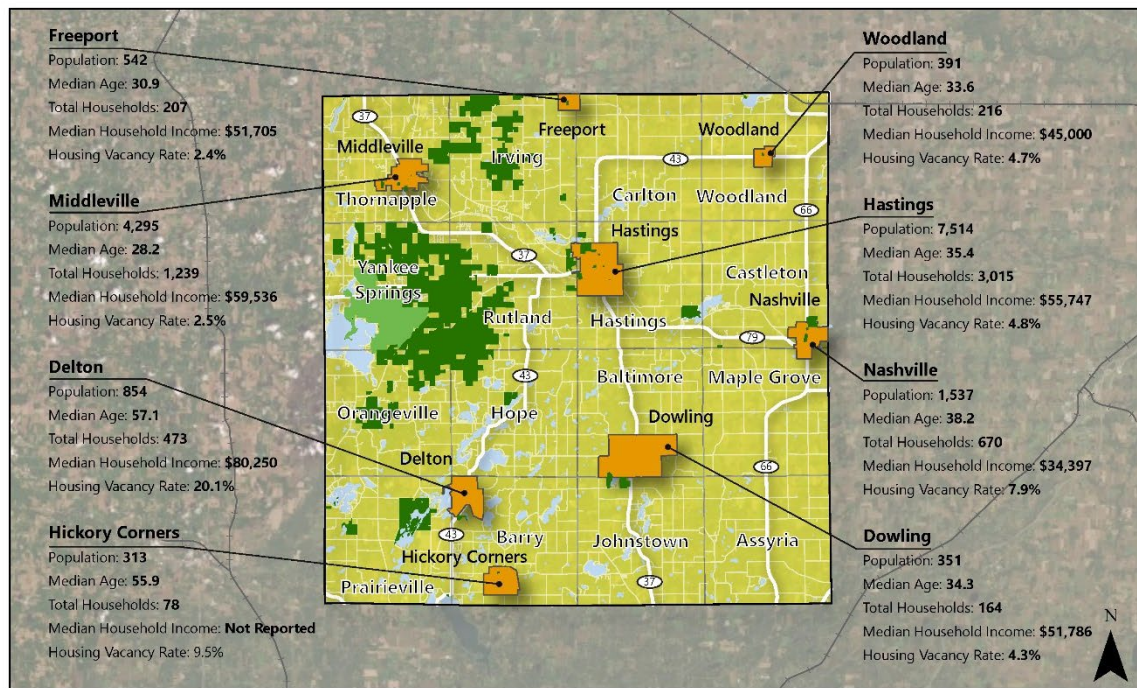
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Land not incorporated or within an unincorporated area falls under the jurisdiction of the County and Township it lies within **Figure 1** provides an overview of the various townships. The Barry County cutsheet outlines a more regional overview of conditions within Barry County.

- Thornapple
- Irving
- Carlton
- Woodland
- Yankee Springs
- Rutland
- Hastings
- Castleton
- Orangeville
- Hope
- Baltimore
- Maple Grove
- Prairieville
- Barry
- Johnstown
- Assyria

Figure 1. Barry County Townships



BARRY COUNTY

Community Profiles



- Barry County Boundary
- Municipal Boundaries
- Townships
- State Parks
- Conservation Areas
- Lakes
- State Highways
- Other Roads
- Railroads



Sources: MDOT, Barry County GIS, U.S. Census 2020



The following section outlines more specific guidance in navigating the unique policy environment within Barry County. This includes guidance on simplifying regulations, particularly in circumstances with municipal and township level approvals.

Structure and Regulatory Guidance

While those who operate locally may be familiar with the regulatory structure in Barry County, this introduction is intended to inform new area developers, real estate agents, or interested prospective residents of the structure and how different levels of government interact with one another. Furthermore, this section includes suggested guidance on how to improve and streamline existing regulatory procedures.

The Chief legislative and policy-making body of Barry County is an eight-member Board of Commissioners. Each commissioner is elected to a 2-year term in districts of roughly the same population size (see **Figure 2**). At the first meeting of each year a chair and vice-chair of the board are elected. The County Administrator is then responsible for the execution of policies established by the Board of Commissioners and is the acting Chief Financial Officer for the County. The County Clerk ensures the enforcement of parliamentary procedures.

Figure 2. Barry County Commissioner Districts



Source: Barry County, 2022

Within Barry County, there are sixteen townships as outlined in the Community Profile section of this Toolkit. According to the Michigan Township Association, three of the most significant responsibilities of township governments are assessment administration, elections administration and tax collection. Furthermore, nearly all townships provide fire protection with some also offering law enforcement services. Other permissive functions may be offered by township governments or jointly with another entity. In terms of housing, often times there are multiple layers of approvals required for new developments, rezoning or variance applications, or permitting and regulatory processes as municipalities and townships may both require approval. This can create a policy environment which appears too cumbersome to navigate, deterring new developers or creating additional challenges for existing developers. The following section includes an overview and sample language for suggested policy recommendations including:

- Intergovernmental Agreements;
- Land Use Considerations;
- Zoning Language;
- Ordinance Language; and,
- Permitting and Approvals.

Policy is an important tool in guiding housing development at the local level by establishing mutually agreed upon standards for allowable developments. By reassessing and modifying current ordinance language, zoning, and more, this provides local control of what types of units, the size of units, the location of units, and much more while also easing the regulatory burden on potential developers. In exploring potential changes to language and processes, developer or real estate professionals' engagement may provide unique insight to create a more attractive policy environment. The following section highlights several policy examples intended to support new housing opportunities.

Intergovernmental Agreements

Executed tactfully, an Intergovernmental Agreement County-Wide or between a municipality and a township can create a shared understanding with respect to land use and land use planning. This can be a tool for establishing a clear and less cumbersome process for developers in navigating the necessary permitting and approvals prior to initiating any type of housing development by simplifying the process.

Some examples may include:

- Clarifying the roles of each level of government in the review and approval process;
- Reducing the number and levels of approval for certain pre-approved types of developments;
- Identifying specific parcels mutually agreed upon for proposed housing developments; or,
- More simply, establishing a mutual agreement to support housing development efforts.

The following language represents one such example of an adopting resolution and a potential agreement. Please note this language is intended to be reviewed by legal representatives and local officials to ensure alignment with local goals, and adherence to all local policies and procedures. Text which needs customization has also been highlighted for ease of reference.

TOWN/VILLAGE OF _____
RESOLUTION NO. XXXX-XX

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN/VILLAGE OF _____ AND _____ TOWNSHIP, WITH RESPECT TO LAND USE COOPERATION RELATED TO HOUSING DEVELOPMENT WITHIN JOING PLANNING AREAS

WHEREAS, the TOWN/VILLAGE OF _____ ("TOWN") is a Michigan home rule municipality with all powers and authority provided by Michigan law; and,

WHEREAS, _____ TOWNSHIP ("TOWNSHIP") is a Michigan township with all powers and authority provided by Michigan law; and,

WHEREAS, TOWN and TOWNSHIP have a longstanding history of collaboration and cooperation with respect to land use and proposed land use; and,

WHEREAS, TOWN and TOWNSHIP both have jurisdiction with varying responsibilities with the Joint Planning Area (see **Attachment A**); and,

<<Attachment A should provide a clear exhibit of Joint Planning Area boundaries including labeled roadways, jurisdictional boundaries, and other relevant information.>>

WHEREAS, TOWN and TOWNSHIP both recognize the significant need for housing throughout the Joint Planning Area in improving access to housing and preparing for future growth; and,

WHEREAS, TOWN and TOWNSHIP mutually agree upon reserving and promoting the parcels identified in **Attachment B** for proposed housing development; and,

<<Attachment B should provide a list of all parcels agreed upon for proposed housing development.>>

WHEREAS, TOWN and TOWNSHIP have participated in a series of discussions concerning potential benefits realized through a cooperative agreement regarding housing land use and development in the Joint Planning Area; and,

WHEREAS, TOWN and TOWNSHIP have negotiated an Intergovernmental Agreement, a copy of which is attached hereto and incorporated herein by this reference as if set forth fully; and,

WHEREAS, TOWN and TOWNSHIP have deemed the attached Intergovernmental Agreement promotes public health, safety, and welfare improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN and TOWNSHIP BOARD OF TOWN and TOWNSHIP, MICHIGAN, AS FOLLOWS:

1. The attached Intergovernmental Agreement between the TOWN and TOWNSHIP is hereby approved by the TOWN and TOWNSHIP Board.
2. The MAYOR/PRESIDENT is hereby authorized to execute the attached Intergovernmental Agreement on behalf of the TOWN and TOWNSHIP.

Upon motion duly made, seconded, and carried, the foregoing Resolution was adopted this _____ day of _____.

By: _____

Attest: _____

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, _____, by and between [TOWN/VILLAGE OF _____ AND _____ TOWNSHIP]. The parties hereto, when referring to both, may also be referred to herein as "municipalities" or "parties." Either party hereto may also be referred to as "municipality" or "party".

RECITALS

WHEREAS, pursuant to Michigan Statue Article II, Section 125.3202, as amended, a local unit of government may provide under the zoning ordinance for the regulation of land development and the establishment of districts which apply only to land areas and activities involved in a special program to achieve specific land management objectives and avert or solve specific land use problems, including the regulation of land development and the establishment of districts in areas subject to damage from flooding or beach erosion; and,

WHEREAS, pursuant to Michigan Statute Act 35 of 195, as amended, an act to authorize intergovernmental contracts between municipal corporations; to authorize any municipal corporation to contract with any person or any municipal corporation to furnish any lawful municipal service to property outside the corporate limits of the first municipal corporation for a consideration; to prescribe certain penalties; to authorize contracts between municipal corporations and with certain nonprofit public transportation corporations to form group self-insurance pools; and to prescribe conditions for the performance of those contracts; and,

WHEREAS, [TOWN/VILLAGE OF _____ AND _____ TOWNSHIP] recognize the need for additional housing development within their respective jurisdictions; and,

NOW, THEREFORE, the Parties agree as follows:

Land for Future Residential Development. [TOWNSHIP NAME] and [MUNICIPALITY NAME] mutually agree upon supporting the development of approximately [ACREAGE] acres of land within the Joint Planning Area identified in **Attachment A** and consisting of the PIN numbers identified in **Attachment B** (the "Land") for the purpose of developing [DESIRED HOUSING TYPES].

Zoning and Permits. [MUNICIPALITY NAME] shall be responsible for adopting and enforcing the necessary zoning and development permits required for the Development. [TOWNSHIP NAME] agrees to work with [MUNICIPALITY NAME] to advance a single approval process for necessary zoning and permit approvals.

Infrastructure. [MUNICIPALITY NAME] shall be responsible for constructing and maintaining all necessary infrastructure for the Development, including but not limited to roads, water lines, and sewer lines.

<<Infrastructure responsibilities may be reflected as a joint responsibility or may specify a percentage of cost contribution from one or both parties to reduce cost and capacity burdens.>>

Compliance with Laws. [MUNICIPALITY NAME] and [TOWNSHIP] shall ensure that the Development complies with all applicable federal, state, and local laws and regulations.

Indemnification. Each party shall indemnify and hold harmless the other party from any and all claims, damages, or expenses arising out of the actions or omissions of that party or its agents or employees in connection with this Agreement.

Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, without regard to its conflicts of law principles.

Amendments. This Agreement may not be amended or modified except in writing signed by both Parties.

Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the XX day of MONTH, YEAR.

[MUNICIPALITY NAME]

By: _____
Name: _____
Title: _____

[TOWNSHIP NAME]

By: _____
Name: _____
Title: _____

Zoning and Land Use

The purpose of zoning is to determine the location of housing development, specific types of allowable units, design guidelines, and the review, application, and approvals processes required. While zoning is recognized as a powerful tool in controlling the types of development allowable and ensuring alignment with existing community character, there needs to be a balance with the complexity and flexibility of the process. If the development process is seen as too heavily regulated in terms of restrictions and the application and approval processes, this may deter developers due to the cumbersome process.

The Michigan American Planning Association's (APA) Zoning Reform Toolkit highlights a number of recommendations, which may create a more favorable policy environment to encourage housing development. Below is a summary of these recommendations.

Collapse Zone Districts

Specifically designated zone districts divide land into different types of districts (e.g., residential, industrial, commercial and more). Land located within a zone district has certain uses, which are allowed "by right", while other specified uses will require review and consideration of a plan commission and, or council. Over time, zone districts have widely become more complex with a longer list of acronyms and nuanced definitions, which creates a difficult policy environment to navigate for all impacted parties.

As such, the Michigan APA chapter suggests the use of Collapse Zone Districts, which consists of combining like districts to simplify zoning regulations while using use and design standards to specify the dimensional context. For example, some communities may specify the use of zone districts R-1 for single family dwellings, R-2 for single-family and two-family units, and R-3 for single-family, two-family, and up to 4-family units. These zones offer significant overlap, which may be combined into a singular zone district with more specific use and design guidelines in place to guide a range of proposed residential development types. Collapse zone districts also serve to address exclusionary zoning practices by removing mandates on constructing only one specific type of housing (primarily single-family).

Rezone for Mixed-Use / Multi-Family in Commercial Districts

More dense commercial areas present a great opportunity for new housing development. Zoning for mixed-use in main street or commercial areas provides a development option for more dense housing in and around existing development rather than looking to less dense neighborhoods or the need to develop agricultural or open space. Concentrating mixed-use development also encourages a more walkable and vibrant community as there is ready access for new residents to the goods and services offered in these areas.

Beyond a general allowance for mixed-use development in these areas, more specific strategies may include allowing development to occur between existing buildings, in underutilized parking lots, or above other commercial uses. Not only does this create new opportunity for development but this allows the use of existing infrastructure system to reduce overall development costs. It should be noted that an assessment of the current capacity of the infrastructure system should be conducted prior to the approval of any proposed development.

Expand Allowable Uses

In an effort to reduce restrictions, diversify the local housing market, and attract developers, increasing the list of allowable uses within mixed-use or residential districts creates significant opportunity.

Expanding the list of allowable housing types within existing definitions does not change the policy as significantly as some alternative means but still provides a means to diversify and expand opportunity for housing development.

This recommendation is a means to address density, diversity, and affordability with minimal change to existing language. Such updates often serve to address the housing needs of the missing middle, which may be a means of attracting a local workforce and growing families. In some cases, such as allowing the use of ADUs for example, this may serve to address challenges faced by the current population in terms of aging in place.

Performance Standards for Uses

When certain uses are prohibited within a specified district, this can limit opportunity. This is particularly true of mixed-use districts. While the potential for nuisances is often the reason for restricting certain uses, setting performance standards within specified districts can provide another means to ensure adjacent uses are compatible. Such examples may include limiting hours of operation for parcels contiguous to residential uses, setting air quality standards, lighting and screening requirements, etc.

By focusing on the impact of the potential use rather than the use itself, this can deter a nuisance before the issue arises. The condition of uses and enforcement protocols set forth should be based directly on referenced standards within the ordinance and within reason so as to avoid modifications in the future. One challenge for some capacity constrained communities may lie in the capacity to create and adopt more detailed policies as well as enforcing uses, which should be taken into consideration.

Form Based Code and Site Standards

The MAP Zoning Reform Toolkit, among other stakeholder feedback collected during the development of this Toolkit highlights the importance of form-based code and setting site standards. This is particularly useful in complimenting the four strategies previously outlined in this section. A form-based approach, simply put, regulates the form and placement of a proposed structure on a parcel of land. Standards balance the conventional use-based zoning code and a form-based code. Rather than simply relying on conventional use-based code, form-based code is less specific about the direct use of a building, and rather relies on specificity provided in relation to the form and site standards to integrate specific uses into a given area. While the use is still of significance in this approach, an area may host a range of uses which align with the appropriate form and site standards.

Such standards can support a more quantifiable community character, which is often an argument against certain types of development. Defining acceptable form and site regulations allows for more ready deployment of townhouses, ADUs, duplexes, and more, which are more readily integrated into the surrounding neighborhood. Rather than providing more restrictive guiding language, this approach strategically allows for uses permitted by right in agreed upon locations. Building element requirements

such as façade variations, orientation, transparency, etc. also ensures that a proposed development integrates into the surrounding neighborhood context.

Ordinance Language

The following section outlines potential ordinance language intended to support a range of residential development types. Please note this language is intended to be reviewed by legal representatives and local officials to ensure alignment with local goals, and adherence to all local policies and procedures. Specified design guidelines in particular will be an important part of shaping the implementation and enforcement of future proposed developments.

Definitions

Select ordinance language was included as a sample due to the variability of language between urban and rural areas, however, additional definitions will be provided for a range of housing types as well. The housing types defined in this section either offer readily available ordinance language samples or may be incorporated into one of the following sample ordinance language samples. These include:

- “Affordable Housing” means housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities (HUD, 2011).

This definition becomes particularly important for any regulations related to affordable housing developments and affordable housing set aside requirements for large scale developments of a specified size.

- “Brownfield” means an abandoned, idled, or underused property where expansion or redevelopment is complicated by the presence or potential presence of contamination (HUD, 2012).

This definition becomes particularly important for any regulations related to brownfield redevelopment. Additional language may be included to identify any clean-up standards and requirements or in outlining local incentives for brownfield site redevelopment.

- “Manufactured Home” means a structure that is transportable in one or more sections. In traveling mode, the home is eight feet or more in width and forty feet or more in length. A Manufactured Home is designed and constructed to the Federal Manufactured Construction and Safety Standards and is so labeled. When erected on site, the home is at least 400 square feet, built and remains on a permanent chassis, and is designed to be used as a dwelling with a permanent foundation. The structure must be designed for occupancy as a principal residence by a single family (HUD, 2021).

This definition becomes important when allowing for manufactured homes. Additional language to consider in an ordinance for manufactured or modular homes could include minimum and maximum size requirements, setbacks, compliance with other local code and regulations, and

other design related requirements.

- “Shuffle Home” means a single-family structure that is a single-story residence placed on a concrete or similar at grade foundation. No basement, crawlspace, or attic will be constructed, and all permanent features of the shuffle home must be ADA compliant.

While there are not yet industry standard definitions, through engagement with stakeholders in the development of this toolkit, shuffle homes were identified as a potential affordable housing solution for seniors and residents with disabilities. These homes are more affordable to construct while remaining ADA accessible and manageable to support aging in place. For this definition in particular, please consult appropriate legal council and the most recent industry best practices.

Planned Unit Developments (PUD)

A PUD “is a residential development having a combination of diverse land uses, e.g., single-family homes, rental, condominium, cooperative, and/or town house properties, in a contained development or subdivision,” as defined by the US Department of Housing and Urban Development (HUD) in 2017. The Barry County Master Plan highlights PUDs as an opportunity to support the growth framework with particular regard for growing new town center areas (2023).

SECTION 1. PURPOSE AND INTENT

The purpose of this ordinance is to provide regulations and standards for planned unit developments (PUDs) within the jurisdiction of [MUNICIPALITY/TOWNSHIP NAME]. The intent of this ordinance is to promote innovative and creative site planning and design, efficient land use, and preservation of open space and natural resources, while ensuring that PUDs are compatible with the surrounding community and meet the needs of the residents.

SECTION 2. DEFINITIONS

For the purpose of this ordinance, the following definitions shall apply:

a. "Planned Unit Development (PUD)" means a development project that incorporates a mix of land uses and a variety of building types, densities, and designs, which is designed as a single, integrated development and is subject to a site plan and design guidelines.

<<Altering the definition of a PUD within the ordinance provides an additional level of specificity to ensure outcomes align with local goals and preserves community character.>>

b. "Common Open Space" means land or water that is designed and intended for the use or enjoyment of PUD residents, which may include natural features, recreation facilities, or other amenities.

c. "Cluster Development" means a type of PUD in which the overall density of the development is higher than the underlying zoning district, but the building footprint is clustered on a portion of the site, while the remaining land is dedicated to open space or other uses.

SECTION 3. ELIGIBILITY CRITERIA

To be Eligible for PUD approval, the applicant must demonstrate that both points a. and b. will be met:

a. Demonstration of Benefit: The PUD shall provide one or more of the following benefits:

1. Preservation of a significant natural or historic feature
2. Preservation of agricultural land
3. A complementary mixture of uses or a variety of housing types
4. Common useable open space for recreational use
5. Redevelopment of a nonconforming site where design addresses constraints

b. Control of Property: Landowners involved in a proposed PUD must provide a signed development agreement among all impacted parties, which includes the developer and an official from each involved local government body. The PUD development agreement shall be reviewed by the attorney for each jurisdiction in which the PUD will be located.

SECTION 4. APPLICABILITY

The provisions of this ordinance shall apply to any PUD proposed within the jurisdiction of [MUNICIPALITY/TOWNSHIP NAME].

SECTION 5. DESIGN STANDARDS

a. Uses: A Residential PUD (RPUD) is intended to promote neighborhood development, which provides a variety of single-family housing opportunities in addition to small scale multiple family uses. A mixed-use PUD shall include a mixture of uses that are considered to be consistent with the governing Comprehensive Plan.

b. Dimensional Standards: To encourage flexibility and adaptability consistent with the intent of the RPUD and Mixed-Use PUD, the Joint Planning Commission of [MUNICIPALITY/TOWNSHIP] where the subject property resides shall make a recommendation to the Council for final determination of the appropriate lot dimensions, building heights, and setbacks, subject to the following:

1. The overall lot dimensions and setbacks shall not be less than (50%) of the zoning district that use(s) would be placed in without a PUD. Zero-lot line may be permitted on a case-by-case basis.
2. The height restrictions with any use shall not be increased by more than twenty-five (25%).
3. The minimum lot size shall be 12,000 square feet.

c. Density: The Joint Planning Commission of [MUNICIPALITY/TOWNSHIP] where the subject property resides will make the recommendation to the Council on the PUD's density. The density may be increased by up to ten percent (10%) if additional amenities such as a park or paved trail are provided on-site by the developer.

e. Uses: The PUD may include Special Land Uses permitted in the Residential Districts [Section X]. A list of allowed uses shall be established in the PUD development agreement.

f. Design Standards:

1. The PUD should be designed to integrate with and complement the surrounding area, taking into account existing land uses, natural features, and topography. The site plan should include open space, parks, trails, and other amenities that benefit the residents and enhance the overall community.
2. Where adjoining areas are not developed, the arrangement of streets within the proposed PUD shall be required to be extend to the boundary line of the property to make provision for the future projection of streets into adjoining areas.
3. The Joint Planning Commission may recommend, and the Council may require the development to provide such amenities as bike lanes, bus stops or turnouts, or sidewalks.
4. The PUD should include adequate parking that is conveniently located and designed to be visually attractive. Parking should be designed to encourage alternative modes of transportation, such as walking, biking, and public transit. Variances may be granted to reduce required parking on a case-by-case basis.
5. The PUD should involve the community in the planning and design process, with opportunities for public input and comment. Proposed developments should be designed responsive to the needs and goals of the community and should be used to create a strong sense of place by emphasizing community identity and character.

<<Design Standards may be as specific as necessary to ensure alignment with community goals and character. It should be noted, however, that the more significant restrictions and the more rigorous approvals and permitting processes, the less attractive a site becomes to a developer.>>

SECTION 6. PUD REVIEW AND APPROVAL PROCESS

a. Any developer proposing a PUD shall submit an application to the [MUNICIPALITY/TOWNSHIP NAME] Planning Commission. The application shall include a site plan, design guidelines, a description of the proposed land uses, a density calculation, and any other information required by the Planning Commission. Submissions must be received at least 30 days prior to any public hearing to allow the Planning Commission adequate time to review the proposal.

<<A Joint Planning Commission may be considered in cases where multi-jurisdictional approvals are required to streamline the process and create a more policy friendly environment for developers.>>

b. The Planning Commission shall review the PUD application and shall hold a public hearing on the proposal. The Planning Commission shall consider the following factors in evaluating the PUD application:

The compatibility of the proposed PUD with the surrounding community;

The impact of the proposed PUD on the natural environment, including open space and natural resources;

The adequacy of public facilities and services to serve the proposed PUD;

The quality of the proposed site plan and design guidelines;

The adequacy of the proposed traffic circulation and parking;

The impact of the proposed PUD on adjacent properties; and

The ability of the proposed PUD to meet the needs of current and prospective residents.

c. The Planning Commission may approve, approve with conditions, or deny the PUD application. If the Planning Commission approves the PUD, it shall forward its recommendation to the [MUNICIPALITY/TOWNSHIP NAME] Council.

d. The [MUNICIPALITY/TOWNSHIP NAME] Council shall review the Planning Commission's recommendation and may approve, approve with conditions, or deny the PUD application.

<<Foregoing Council approval and relying on Plan Commission approval may further simplify the permitting and approvals process, however, this should be discussed at length with impacted parties.>>

SECTION 7. PUD DESIGN GUIDELINES

a. The PUD shall be designed as a single, integrated development, which includes a mix of land uses, building types, densities, and designs.

b. The PUD shall be designed to protect natural resources, such as wetlands, streams, woodlands, and other sensitive areas, and shall incorporate natural features into the design of the PUD.

c. The PUD shall be designed to promote efficient land use, which may include the use of shared parking, the clustering of buildings, and the reduction of impervious surfaces.

d. The PUD shall provide adequate open space and recreation facilities for the residents of the development.

<<This section provides an opportunity for more specificity to ensure reflection of community character, compliance with related design guidelines, etc.>>

SECTION 8. FINAL APPROVAL

a. The Council shall not impose conditions with the approval of a PUD; but instead, may send their concerns and comments back to the Planning Commission for consideration. If the Planning Commission chooses to recommend the concerns as conditions, they may do so. Conditions of any approval are attached to the land and will remain in place through subsequent ownership. The applicant shall submit a revised PUD proposal, which demonstrates compliance with any conditions.

b. Approval by all necessary bodies as outlined within [SECTION X] shall constitute final approval of the PUD zoning and the [MUNICIPALITY/TOWNSHIP] will update the Zoning Map to reflect the change.

c. Final approvals may require a performance bond or similar guarantee in order to ensure the completion of required improvements or the protection of significant natural features.

- d. If one Commission or Council denies the PUD proposal, the proposal is considered denied.
- e. Applicants may challenge denials once within 30 days of denial.

Accessory Dwelling Units (ADU)

An ADU is defined as “a habitable living unit added to, created within, or detached from a primary one-unit Single Family dwelling, which together constitute a single interest in real estate. It is a separate additional living unit, including kitchen, sleeping, and bathroom facilities,” by HUD in 2020. Through feedback collected at community open houses, the Barry County Master Plan calls for the allowance of “tiny homes” and ADUs (2023).

SECTION 1. PURPOSE AND INTENT

The purpose of this ordinance is to provide guidance on the development of accessory dwelling units (ADUs) within [MUNICIPALITY/TOWNSHIP], in order to increase the availability of attainable and accessible housing and promote the efficient use of existing residential structures. The intent of this ordinance is to provide regulations and standards that will facilitate the development of ADUs, while ensuring that they are compatible with the surrounding community and meet the needs of the residents.

SECTION 2. DEFINITIONS

For the purpose of this ordinance, the following definitions shall apply:

- a. "Accessory Dwelling Unit (ADU)" means a residential dwelling unit that is subordinate to the primary residence on a lot and that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- b. "Detached ADU" means an ADU that is not attached to the primary residence on a lot.
- c. "Attached ADU" means an ADU that is attached to the primary residence on a lot.

SECTION 3. APPLICABILITY

The provisions of this ordinance shall apply to any ADU proposed within [MUNICIPALITY/TOWNSHIP].

SECTION 4. ADU DEVELOPMENT STANDARDS

- a. Lot Size: The lot size for an ADU shall meet the minimum requirements of the underlying zoning district.
- b. Unit Size: The maximum size of an ADU shall not exceed 1,200 square feet.
- c. Occupancy: The ADU may be rented separately from the primary residence on the lot. Non-owner-occupied units shall be subject to periodic housing inspections.

<<Occupancy requirements can vary widely, more specific stipulations may be added to encourage ADU use to respond to aging in place, reduce or restrict rentals, and more.>>

- d. Parking: One additional off-street parking space shall be provided for the ADU. Variances may be granted on a case-by-case basis.

- e. Utilities: The ADU shall be connected to the same utilities as the primary residence on the lot.
- f. Setbacks: The setback requirements for an ADU shall be the same as those for the primary residence on the lot.
- g. Height: The maximum height of an ADU shall be 25 feet.
- h. Design: The ADU shall be designed to be compatible with the primary residence on the lot and the surrounding community.

SECTION 5. DEVELOPMENT STANDARDS FOR DETACHED ADUS

- a. The maximum size of a detached ADU shall not exceed 1,200 square feet.
- b. The detached ADU shall be located behind the primary residence on the lot.
- c. The detached ADU shall be designed to be compatible with the primary residence on the lot and the surrounding community.

SECTION 6. DEVELOPMENT STANDARDS FOR ATTACHED ADUS

- a. The maximum size of an attached ADU shall not exceed 1,200 square feet or 50% of the total square footage of the primary residence on the lot, whichever is less.
- b. The attached ADU shall have a separate entrance.
- c. The attached ADU shall be designed to be compatible with the primary residence on the lot and the surrounding community.

<<To reduce visibility, it may also be specified that ADUS may not be readily visible from the street.>>

SECTION 7. REVIEW AND APPROVAL PROCESS

- a. Any property owner proposing an ADU shall submit an application to the [MUNICIPALITY/TOWNSHIP] Joint Planning Commission. The application shall include a site plan, floor plan, elevations, and any other information required by the Joint Planning Commission.
- b. The Joint Planning Commission shall review the ADU application and shall hold a public hearing on the proposal. The Planning Commission shall consider the following factors in evaluating the ADU application:
 - The compatibility of the proposed ADU with the surrounding community;
 - The impact of the proposed ADU on the natural environment;
 - The adequacy of public facilities and services to serve the proposed ADU; and,
 - The quality of the proposed design.
- c. After the application review and public hearing the Joint Planning Commission shall make a recommendation to the Council. The Council will review and provide final approvals, conditional approvals, or denials.

d. Applicants may challenge denials once within 30 days of denial.

Tiny Homes

The definition of a tiny home varies widely. HUD is working to develop clarified standards and codes to regulate the development of tiny homes. Generally speaking, definitions agree upon tiny homes as detached single-family dwellings ranging between 100 and 600 feet. As previously stated, the Barry County Master Plan states “tiny homes” were of interest to the County based on community feedback collected in the Plan’s planning process (2023).

SECTION 1. PURPOSE AND INTENT

The purpose of this ordinance is to regulate the development and use of tiny homes within the jurisdiction of [MUNICIPALITY/TOWNSHIP], in order to provide affordable housing options and promote sustainable living. The intent of this ordinance is to establish minimum requirements for the construction, placement, and occupancy of tiny homes, while ensuring that they are safe, sanitary, and compatible with the surrounding community.

SECTION 2. DEFINITIONS

For the purpose of this ordinance, the following definitions shall apply:

- a. "Tiny Home" means a detached single-family dwelling unit that is 400 square feet or less in size, and that is designed and constructed to be movable or placed on a permanent foundation.
- b. "Mobile Home" means a dwelling unit that is designed and constructed to be movable, and that is regulated by the Michigan Manufactured Housing Commission.

SECTION 3. APPLICABILITY

The provisions of this ordinance shall apply to the development and use of tiny homes within the jurisdiction of [MUNICIPALITY/TOWNSHIP].

SECTION 4. TINY HOME DEVELOPMENT STANDARDS

- a. Minimum Lot Size: The minimum lot size for a tiny home shall be 2,000 square feet.
- b. Unit Size: The maximum size of a tiny home shall be 400 square feet.
- c. Building Code: All tiny homes shall comply with the Michigan Building Code, as adopted and amended by the Michigan Department of Licensing and Regulatory Affairs.
- d. Setbacks: The setback requirements for a tiny home shall be the same as those for a single-family residential structure in the zoning district in which the tiny home is located.
- e. Foundation: A tiny home may be placed on a permanent foundation or may be designed to be movable.
- f. Utilities: The tiny home shall be connected to the same utilities as a single-family residential structure in the zoning district in which the tiny home is located.

g. Design: The design of the tiny home shall be compatible with the surrounding community and shall be subject to review and approval by the [MUNICIPALITY/TOWNSHIP] Joint Planning Commission.

h. Accessory Structures: Any accessory structures associated with a tiny home shall comply with the zoning district requirements and building codes of the [MUNICIPALITY/TOWNSHIP].

SECTION 5. OCCUPANCY AND USE

a. Occupancy: A tiny home shall be occupied by no more than two people.

b. Use: A tiny home may be used as a primary residence or as an ADU, subject to compliance with the zoning district requirements and building codes of the [MUNICIPALITY/TOWNSHIP].

c. Mobile Homes: A mobile home shall not be used as a tiny home within the jurisdiction of [MUNICIPALITY/TOWNSHIP].

SECTION 6. REVIEW AND APPROVAL PROCESS

a. Any property owner proposing to develop a tiny home shall submit an application to the [MUNICIPALITY/TOWNSHIP] Joint Planning Commission. The application shall include a site plan, floor plan, elevations, and any other information required by the Joint Planning Commission.

b. The Joint Planning Commission shall review the tiny home application and shall hold a public hearing on the proposal. The Planning Commission shall consider the following factors in evaluating the tiny home application:

1. The compatibility of the proposed tiny home with the surrounding community;
2. The impact of the proposed tiny home on the natural environment;
3. The adequacy of public facilities and services to serve the proposed ADU; and,
4. The quality of the proposed design or manufactured product specification.

c. After the application review and public hearing the Joint Planning Commission shall make a recommendation to the Council. The Council will review and provide final approvals, conditional approvals, or denials.

d. Applicants may challenge denials once within 30 days of denial.

Permitting and Approvals

While the plan review and approvals process are critical to ensuring enforcement of ordinance language and local governing policies, overly stringent or complex regulations may deter future development.

Some potential strategies to consider in simplifying this process may include:

- Adopting a county-wide standard permitting and approvals process;
- Eliminating or reducing the need for approvals by elected officials; and,
- Ensure ease of access to information.

By adopting a county-wide standard process for permitting and approvals of a proposed development, this will create a cohesive process to encourage developers to explore additional opportunities throughout Barry County. By establishing a like-process this allows each community the flexibility to guide and regulate development through zoning and ordinance language while also creating a simpler process for developers to navigate. The following guidance includes suggested processes though adoption of any permitting or approval process should be coordinated with legal counsel to ensure appropriate incorporation into existing regulations and policies.

1. **Pre-Application Consultation:** The appropriate planning and zoning staff, code enforcement, or other relevant authorities may consider offering a pre-application consultation with an interested developer as the first step in the process. This allows for initial feedback from all parties as well as any clarifications of the process prior to initiating an application.
2. **Review Process:** The appropriate planning and zoning staff, code enforcement, or other relevant authorities should review the detailed specifications and permit application for compliance with all necessary regulations, ordinances, and other local requirements. While some projects may require more detailed examination, a simplified process for projects, which do not require deviations of the general process may be considered for a simplified and expedited process.

Communities may consider allowing the zoning administrator, or local equivalent, the discretion of presenting a project to the Planning Commission if concern arises. This would allow the zoning administrator to more quickly advance projects for land uses permitted by-right unless there is cause for concern. Language outlining this process should be consistent and should clearly articulate necessary performance standards related to allowable uses. Furthermore, site plan approvals are designated as administrative in nature through the Michigan Zoning Enabling Act (MZEA). Please see **Appendix B** for a potential building permit application for consideration as published by the Michigan Department of Licensing and Regulatory Affairs. This permit could be altered as needed and adopted into a more standard County-wide process.

3. **Addressing Feedback:** While application feedback is generally provided in writing, inviting an opportunity for discussion in addition to this feedback may encourage a more rapid response on corrections. This creates an opportunity to clarify and understand compliance needs prior to resubmission and allow for any concerns to be addressed from either party.
4. **Public Notice or Hearings:** Community engagement processes can be a significant capacity constraint, and following current processes can restrict residents' opportunities to provide input through the process. A series of meetings creates an opportunity for residents with the time and resources to participate, whereas much of the working class and growing families may not have the same opportunity. Options to consider may include relying on engagement results from Master Planning processes, community-wide workshops related to non-project specific housing feedback, online survey, and comment periods, or scaling more stringent processes for projects, which are not permitted by-right.
5. **Permit Issuance:** Once all approvals and requirements have been met, the relevant local authorities will issue the necessary permits to advance the proposed project.

6. **Completion and Certificate of Occupancy:** Following construction, a final inspection should be conducted with the appropriate local authorities. This allows for an opportunity to review that all necessary requirements have been adhered to and any concerns to be addressed. Following a successful inspection, a certificate of occupancy or similar documentation will be issued.

Many communities in Barry County have elected to use permitting processes and forms outlined by Professional Code Inspections (PCI). PCI serves Michigan communities in Allegan, Barry, Kent and Ottawa Counties and provides standardized forms for building, electrical, mechanical, plumbing, and plan review applications. **Appendix B** also includes copies of each application form for reference and consideration.

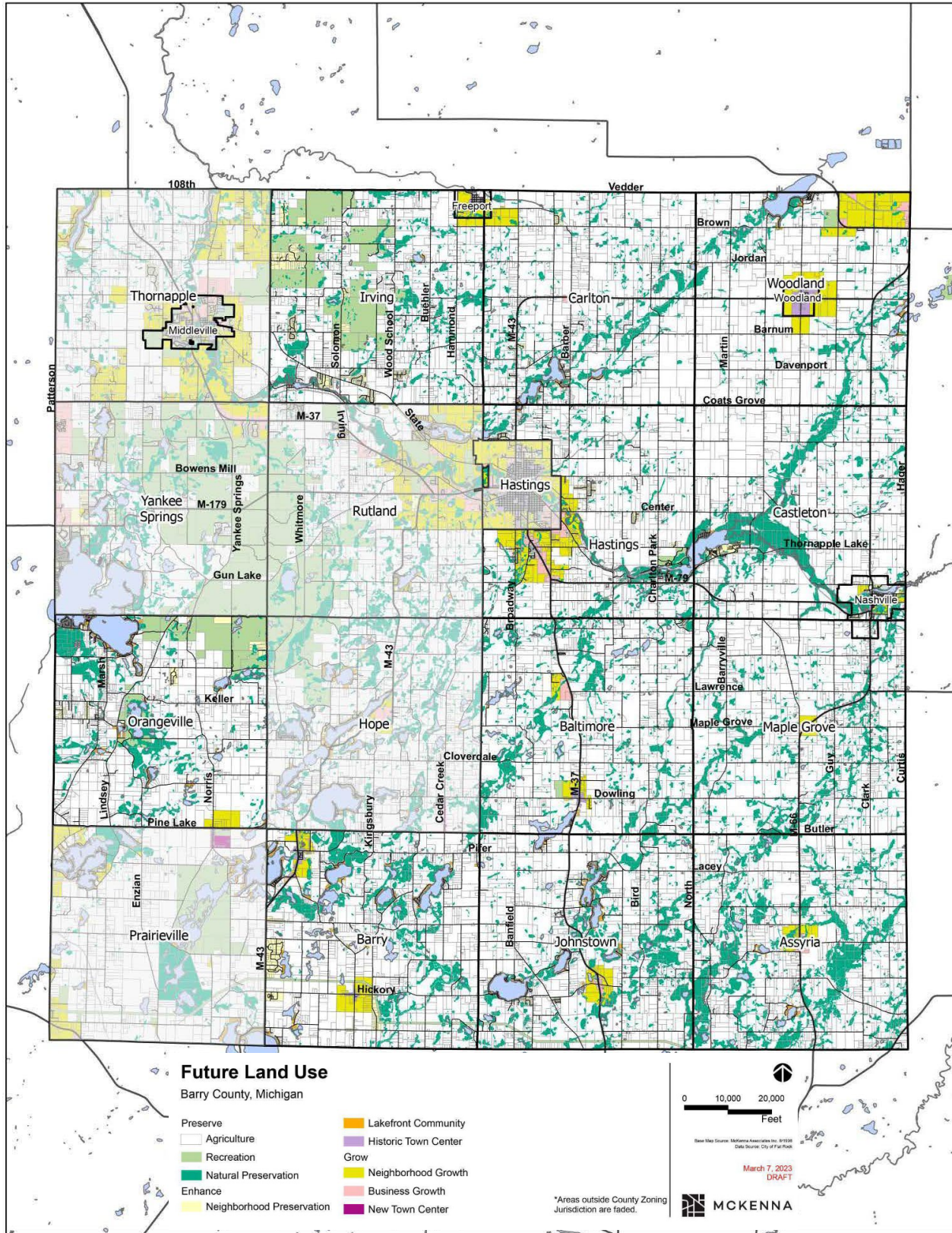
While there are several examples of best practices, the county, townships, and communities may consider the county-wide adoption of standardized permitting forms to simplify the process for existing developers while also attracting activity from new developers to the area.

Other Regulatory Guidance

Other guiding documents to consider include the creation of a comprehensive plan, housing study, market analysis, or similar planning or assessment document. In particular, a comprehensive or master plan outlines a shared community vision for the future of a community. This generally establishes the proposed density of future development, a Future Land Use Map, identifies the necessary supporting public infrastructure investments necessary to support growth.

During the development of the Barry County Housing Toolkit, the County was simultaneously underway with a Master Planning Process. Initial draft findings include an assessment of recent out-migration of the population. The most significant loss was out-migration of people in their 20's and retirees. For those in their 20's, it is anticipated this population loss was a result of lack of access to higher education, a relative lack of jobs, and a lack of housing attainable for emerging adults. Retirees were anticipated to leave due not only to those seeking a warmer climate, but also those seeking assisted or supportive living arrangements. The largest growth in population was found for the ages 30-40. This age range typically represents couples and families seeing housing with more land, quality schools, and was further made plausible through an increase in work-from-home arrangements. Overall, the County's population is anticipated to grow by 10% by the year 2040. See **Figure 3** for a copy of this map.

Figure 3. Barry County (DRAFT) Master Plan Future Land Use Map



Affordable Housing

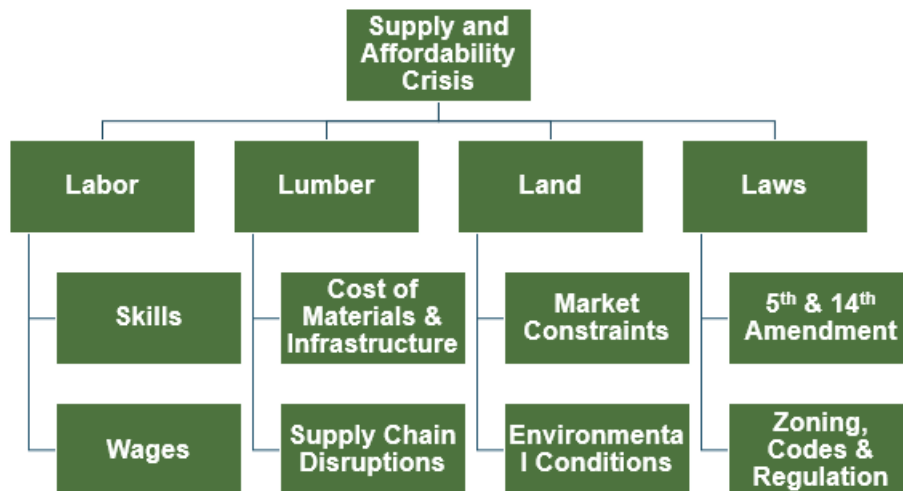
Affordable or attainable housing has a wide range of meanings, interpretations, and longstanding stereotypes. As such, this can be a difficult subject to approach in many cases. This section serves to provide information on the importance and need for affordable housing, engagement resources, and resources for residents seeking affordable housing or other related resources.

The Case for Affordable Housing

Access to affordable housing has become a nation-wide challenge. Costs of materials, increased demand, and a multitude of compounding factors have created an environment where one in seven households nationwide paid over half their income in housing costs in 2020 (Habitat for Humanity, 2020). In years past and often today, there are stigmas surrounding affordable and attainable housing, preventing many developments from moving forward. Affordable and attainable housing is an ever-broadening term as the gap between median housing prices and median income continues to grow. While all income levels require consideration when planning for housing growth, there are a range of options, programs, and supportive services to explore.

As many municipalities, developers, residents and more have experienced in the years following the COVID-19 Pandemic, building costs have remained inconsistent with high variability and rapidly increasing costs. As such, the Michigan Association of Planning (MAP) provides an overview of the overall supply and affordability crisis many are facing in terms of new development (see **Figure 4**).

Figure 4. Supply and Affordability Crisis



Source: MAP Zoning Reform Toolkit, 2022

In 2017, the Association of Michigan reported a 43% loss of workforce in residential construction, many of which have not been replaced in recent years. State-wide there has been a significant out-migration of younger generations. Many of which leave for higher educational opportunities, jobs, or access to urban areas. The Producer Price Index in 2022 indicates that the costs of materials have increased 33% since the

start of the pandemic with supply chain disruptions pushing many projects behind schedule. Both price and availability of land has also become a barrier to continued growth. Available land also often requires wetlands or soil mitigation prior to development. The 5th and 14th amendments ensure rights to “life, liberty, or property”, which limits the governmental interventions through local laws.

In terms of affordability, HUD defines a cost constrained household as a household spending more than 30% of income on housing costs alone. **Figure 5** below shows an overview of median income by industry for professions in Barry County in comparison to the average monthly median housing costs of \$962. As shown, while many professions are on average able to live without housing related cost-burden, many professions, including education, healthcare support, firefighting prevention, and more are on average more significantly cost burdened.

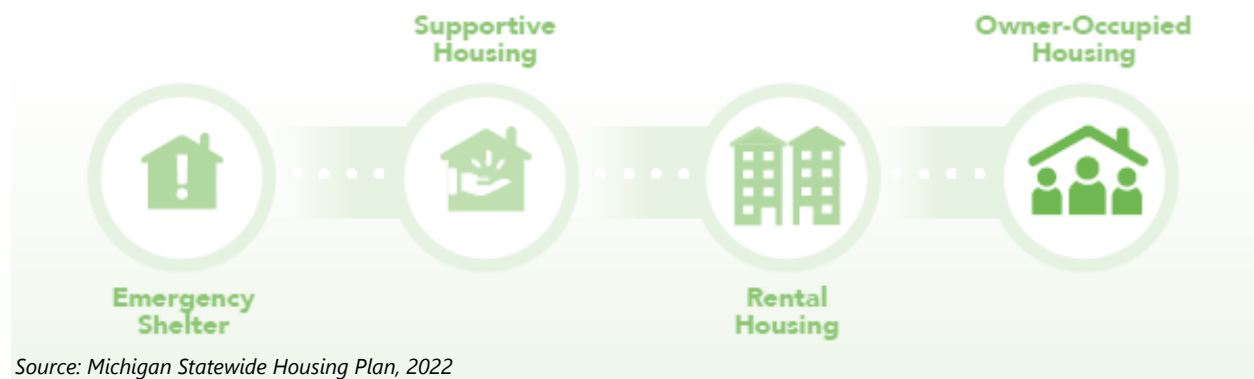
Figure 5. Average Income by Industry and Median Monthly Housing Costs

Industry	Median Earnings	Monthly Income	Cost Burden
Health Diagnosing and Treating	\$71,534	\$5,961.17	16%
Computer, Engineering, and Science	\$71,152	\$5,929.33	16%
Management, Business, Financial	\$64,608	\$5,384.00	18%
Law enforcement including supervisors	\$65,263	\$5,438.58	18%
Natural Resources, Construction, Maintenance	\$47,439	\$3,953.25	24%
Health Technologists and Technicians	\$41,071	\$3,422.58	28%
Production, Transportation, Material Moving	\$39,840	\$3,320.00	29%
Sales and Office	\$37,562	\$3,130.17	31%
Community and Social Services	\$37,000	\$3,083.33	31%
Educational Instruction, and Library	\$27,051	\$2,254.25	43%
Healthcare Support Occupation	\$20,030	\$1,669.16	58%
Service Occupations	\$17,879	\$1,489.92	65%
Firefighting and prevention, and other protective service workers including supervisors	\$17,396	\$1,447.42	66%

Source: US Census Bureau, ACS, 2021

While there is a wide range of affordability and many approaches to addressing these challenges, the overall goal is to support residents and community members in navigating the housing continuum. Starting out, some individuals may require emergency shelter in cases of domestic violence, substance abuse, or in response to a natural disaster among other circumstances. As stability increases, supportive housing or affordable housing may provide the next steppingstone to increasing independence and the ability to improve financial circumstances. As time goes on rental housing may become an option before advancing to home ownership. **Figure 6** from the Michigan Statewide Housing Plan provides an overview of the housing continuum.

Figure 6. The Housing Continuum



Source: Michigan Statewide Housing Plan, 2022

Community Engagement Guidance and Resources

Housing in general is a complicated topic, even more so in regard to affordable housing. Understanding how to frame a conversation is key for connecting with the community and gaining support for proposed developments. Primarily, the community needs to understand why the development or friendly affordable housing policies are needed. The Michigan American Planning Association’s Zoning Reform Toolkit identifies three primary subject areas, which tend to resonate most with community members including fairness, economic growth, and property rights. The following section outlines community engagement strategies and considerations as well as sample material to use in discussing proposed affordable housing projects with communities.

First, it’s important to understand the root of some of the most common concerns related to the location of proposed affordable housing developments. Addressing these concerns early on with a combination of available data, case studies, and local stories can be an effective means of addressing or combating typical stereotypes. The following list includes a summary of some of the most common concerns of community members from various resources:

- Affordable Housing will negatively impact community character.
- Affordable Housing attracts an “undesirable” population.
- Affordable Housing violates landowners’ property rights or will negatively impact the value of their property.
- Affordable Housing will prevent working-class families from getting their children into good schools due to the increased population.
- Affordable Housing will hurt job growth and gross domestic product.

Second, explore different mitigation strategies to determine what aligns most with the goals of the proposed project. Beyond recommendations outlined by the Michigan State Housing Development Authority (MSHDA), HUD, etc. draw from experience with previous engagement efforts in your community. Think of the types of presentations, workshops, surveys, or otherwise, which yielded the most feedback. The below section includes suggestions on factors to consider as you build your community engagement strategy.

- Seek feedback related to affordable housing early on. This could even be in advance of any potential projects to gain feedback, set shared goals, and identify any challenges related to the approvals of a future proposed development. See **Appendix C** for sample materials.

- Engage the community in joint fact finding rather than simply lecturing on available data. Examples of this may include a family budgeting exercise for a low-income family using available data on the average monthly housing, utility, food, childcare, and other basic needs. Using different scenarios e.g., single mother, new teacher, etc. Barry County United Way offers a virtual scenario, for more information please [click here](#).
- Allow key stakeholders to choose a mediator to help manage consensus building. This could include a community steering committee on housing or appointed speakers for public hearings for example.

Third, create and tailor engagement materials to frame the messages you are hoping to get across. Due to the broad definition of affordable housing and the negative perceptions that may accompany a proposed development, providing a strong case and seeking specific feedback increases transparency, allows for more robust public input, and ultimately is more likely to encourage community support. Generally speaking, the following process may support an improved flow of information:

1. Introduction
 - a. Introduce yourself and your purpose for the presentation emphasizing the desire to collaborate in addressing a widespread challenge.
2. Establish the Need for Affordable Housing
 - a. Provide statistics and facts about the current housing situation in the rural community though where possible, allow for shared fact finding.
 - b. Explain the impact of unaffordable housing on the community, such as homelessness, overcrowding, and displacement.
 - c. Emphasize the importance of having a diverse range of housing options to accommodate different income levels.
3. Present Proposed Affordable Housing Development
 - a. Provide details about the affordable housing development that is being proposed, such as the number of units, size, and cost.
 - b. Explain the eligibility requirements for residents to qualify for affordable housing.
 - c. Provide details about the amenities that will be available to the residents, such as community spaces, playgrounds, and parks.
4. Clarify the Benefits of the Affordable Housing Development
 - a. Explain how affordable housing development will benefit the community, such as creating jobs and boosting the local economy.
 - b. Emphasize the positive impact that affordable housing will have on the community's health, safety, and well-being.
 - c. Provide examples of other communities that have successfully implemented affordable housing developments and how they have benefited from them.
5. Address Concerns
 - a. Address any potential concerns that community members may have, such as traffic, noise, and crime among other common concerns.
 - b. Explain how the affordable housing development will prevent negative impacts and improve the overall quality of life within the community.

- c. Provide examples of successful affordable housing developments in other communities that have not caused any negative impacts.
6. Conclusion and Call to Action
 - a. Summarize the key points of the presentation.
 - b. Emphasize the importance of affordable housing.
 - c. Call on community members to support the proposed affordable housing development and take action to help make it a reality.

Resident Resources for Affordable Housing

The following section outlines a series of support resources for existing or prospective residents seeking assistance in locating and obtaining affordable housing opportunities. Many of these resources are provided and regularly updated by the County's Housing Assessment and Resource Agency (HARA): [Barry County United Way](#), which is a critical community partner in addressing affordable housing needs. To contact Barry County United Way for further information and support, dial 269-945-4010. The following resources include a brief description of the type of support offered as well as links where possible and contact information.

- **[Advent House Ministries – Westminster Presbyterian Church](#)**: For support in addressing homelessness and poverty, dial 517-485-4722.
- **[Affordablehousing.com](#)**: For a listing of all affordable housing units please visit, [affordablehousing.com](#) for assistance.
- **[Barry County Cares](#)**: For assistance with utilities, work related transportation, rent and housing, clothing, or other needs, dial 269-948-9555.
- **[Capital Area Housing Partnership](#)**: For a range of supportive services related to connecting to, improving, or creating affordable housing, dial 517-332-4663.
- **[Fair Housing and Equal Opportunity Office](#)**: For information and assistance on a variety of housing issues, in particular discrimination issues, dial 313-226-7900 ext. 8037.
- **[Greenpath Debt Solutions \(Housing Counseling\)](#)**: For questions about housing, buyer readiness, payment assistance and more, dial 800-550-1961.
- **[Green Gables Haven](#)**: For support in escaping a domestic violence scenario or homelessness, dial 269-945-4777.
- **[Housing and Support Services](#)**: For support in services available to low- to moderate-income families including home rehabilitation, weatherization, emergency fuel, utility, rental assistance, senior and disabled transportation, and more, dial 877-442-2726.
- **[Housing Choice Voucher Program](#)**: For assistance applying for rent subsidies for low-income residents, call Pine Grove Housing Service at 269-343-7230.
- **[Housing Rehabilitation Assistance/Weatherization](#)**: For assistance with energy conservation, and related health and safety services for low-income households, dial (877) 422-2726.
- **[Housing Services Mid-Michigan](#)**: For assistance with low to moderate income housing opportunities, which are affordable, safe, and sanitary, dial 517-541-1180.
- **[Lansing Individual Development Account \(IDA\) Program](#)**: For support in saving for a car, home purchase, business startup, or post-secondary education or training, dial 517-483-4040.

- **[Michigan 2-1-1](#)**: For assistance in several facets including food access, affordable housing, bill pay, family crisis support, disaster recovery, and more dial 211.
- **[Pro Choice Housing Voucher Program](#)**: Though the wait list may be extensive, the Pro-Choice Housing Voucher Program offers rental assistance to eligible households. For more information, dial 517-241-0809.
- **[USDA Single Family Housing Direct Home Loans](#)**: This program assists low- and very-low-income applicants in obtaining decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. For more information, use the embedded link or visit USDA's website.
- **[USDA Single Family Housing Guaranteed Loan Program](#)**: The Section 502 Guaranteed Loan Program assists approved lenders in providing low- and moderate-income households the opportunity to own adequate, modest, decent, safe and sanitary dwellings as their primary residence in eligible rural areas. For more information, use the embedded link or visit USDA's website.
- **[USDA Single Family Housing Repair Loans & Grants](#)**: Also referred to as the Section 504 Home Repair program, this program provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards. For more information, use the embedded link or visit USDA's website.

Case Studies

The following section highlights a number of case studies for varying types of housing projects within Michigan to provide context on potential outcomes, potential project partners, and to highlight any factors identified as a challenge, which may be used to inform future projects.

Hastings, Michigan: Lofts @128

The City of Hastings elected to move forward with a \$4.9 million mixed-use development, which will bring 21 market rate apartments, ADA accessible units, and ground floor retail space to the city. The location at 128 N Michigan Avenue is within ready walking distance of historic downtown Hastings and the restaurants, commercial storefronts, and other community resources offered. This project serves to reactive vacant property and utilizes brownfield redevelopment benefits in addition to TIF incentives through the Downtown Development Authority.

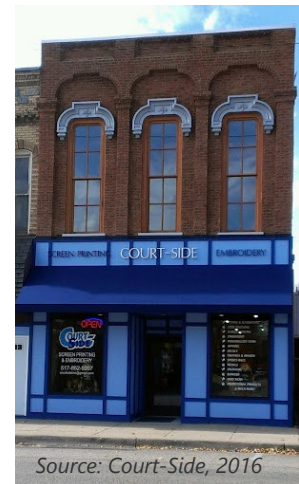


Source: MI Place, Nov. 30, 2021

Key words: Mixed-Use, Brownfield Site Reuse, Incentives

Nashville, Michigan: Court-Side Second Story Mixed-Use

The Village of Nashville approved apartment units to be constructed on the second floor of the Court-Side Embroidery & Screen storefront on Main Street. This building is located in the heart of Nashville's main street, within walking distance of other nearby businesses and restaurants. In a space, which would previously be used for storage or office space, there is now an opportunity for residual income and increased foot traffic within the downtown area. Furthermore, this type of project reduces the need to develop agricultural land or open space and allow for the reactivation of existing space within the community.



Source: Court-Side, 2016

Key words: Mixed-Use, Site Reuse

South Haven, Michigan: Overton Redevelopment Project

The City of South Haven elected to approve a Planned Unit Development in March of 2022. This development is located on the site of a previous factory which was demolished in 2015 and has undergone remediation efforts in the years following. In its place will be a phased development totaling 144 apartment units. Construction of three phases will occur over the next ten years under the conditions outlined in the PUD agreement. This allows the city to require a certain amount of open space, construction practices and more with assurance this project will integrate well into the surrounding community. Construction is anticipated to begin in 2023.



Key words: Planned Unit Development (PUD), Brownfield Site Reuse

Ann Arbor, Michigan: Accessory Dwelling Units

The City of Ann Arbor in 2021 significantly reduced the barriers to building ADUs by reducing the minimum lot size, simplifying the permitting process, and relaxing parking restrictions in the interest of spurring development. One Councilmember quoted in the Ann Arbor Observer estimated 22,000 properties were now eligible for ADUs (440 units). According to the same article, 23 units were already under construction within one month of the new legislation. This approach has allowed the city to grow the housing market without sacrificing valuable farmland.



Key words: Accessory Dwelling Units (ADU)

New Buffalo Area Schools: Building Trade Program

In New Buffalo Michigan, New Buffalo Area Schools (NBAS) offers a Building Trade Program, which is a job training program for those interested in contracting, real estate development, and more. This program provides students the opportunity to build a home during the course. Recently, NBAS purchased twelve acres near Lubke Road in the interest of developing attainable housing units through a combination of single-family lots, townhomes, and multifamily units. As a part of this project, it is proposed that 15-16



of the units will be reserved for the Building Trade Program to build. This unique model will not only benefit the school in creating an opportunity to continue this job training program but will also reduce development costs and provide access to more attainable housing opportunities.

Key words: Attainable Housing, Diversifying

Grand Rapids: Affordable Housing Units

Union Suites, LLC in partnership with the non-profit Dwelling Place are seeking to construct 52 new units, which respond directly to community feedback related to other existing affordable housing developments. Proposed improvements include enlarging units, units with more bedrooms for families, a library, a community room, and more. Beyond gaining community support, this project is also utilizing brownfield site programs to diversify the funding used to implement this project. This project is located in an area with supportive resources such as health services, outdoor recreation areas, and more. This further provides benefit to area residents as they navigate the housing continuum and transition to their next phase of housing or home ownership.



This project is also utilizing brownfield site programs to diversify the funding used to implement this project. This project is located in an area with supportive resources such as health services, outdoor recreation areas, and more. This further provides benefit to area residents as they navigate the housing continuum and transition to their next phase of housing or home ownership.

Key words: Affordable Housing, Community Engagement, Brownfield Site Reuse

City of Royal Oak: Mixed-Use Zoning Ordinance

The City of Royal Oak elected to define two separate mixed-use districts to encourage varying densities of mixed-use development. The first, was defined to encourage a mixture of residential, office and low-intensity public or institutional uses through an urban design pattern. This definition was used to encourage development, which would best integrate into the surrounding neighborhoods in specified areas. The second provides for a mixture of residential, office, low-intensity public or institutional , and neighborhood business uses through an urban design pattern. This definition also specifically encourages second story residential above commercial uses within the City's Central Business District. One such resulting development is a \$65 M 245 luxury apartment complex, which also includes a café, business center, and more.



Key words: Mixed-Use Commercial District, Mixed-Use Zoning, Second Story Residential

City of Warren: Master Plan

In 2021, the City of Warren's Master Plan outlined goals to diversify the local housing stock to accommodate and support residents through all phases of across all income levels. As such, the city sought to provide more missing middle housing options and integrate new housing types into neighborhoods at a range of price points. To support implementation, the City permitted duplexes by right in all residential zones, permitted ADUs in several residential zones, and permitting units up to 6 as a special land use in residential zones (including design criteria). The city has been working to advance the development of the Warren Town Center, a proposed mixed-use development with 500 market rate apartments, hotel, and retail and dining space among other features. This updated policy language further supports implementation efforts surrounding this proposed development.



Key words: Mixed-Use, Market-Rate, Diversifying

Village of Pinckney: Redevelopment Ready Community (RRC)

Pickney leadership initiate the process to become part of the MEDC’s RRC Program in the year 2013. This program engages communities and supplies technical assistance to provide competitive strategies to navigate the economy. This includes engaging the community and planning for the future in a way that creates a more attractive environment for people to live, work, and invest (MAP, 2022). This initiative included assessing ways to streamline new development, adopting policies and procedures to advance the health and welfare of residents, and more. The Village’s Master Plan also calls for an increase in the diversity of housing options and mixed-use developments.



Key Words: Master Planning, Mixed-Use, Community Development

City of Albion: Zoning Major and Minor Projects Designation

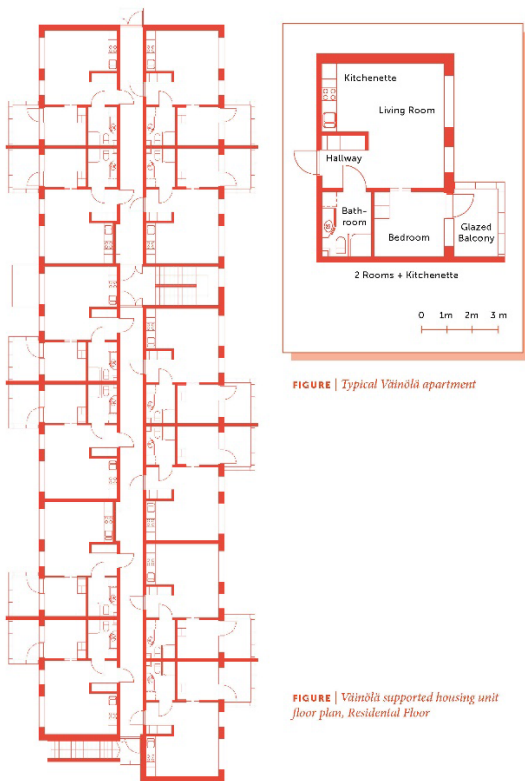
The City of Albion elected to alter the plan and site review process by designating definitions of major and minor projects. Major projects over ten thousand square feet or larger than 2.5 acres or PUDs require plan review by the Planning Commission. All other projects are either minor projects or amendment to existing site plans, which are subject to review and approval of the Planning Department except under certain specific circumstances, which may require Planning Commission input. One resulting project is an affordable housing, second-story mixed-use residential development in the City’s downtown area. The city unanimously approved this four-bedroom development above a brewery including a large tax break in the interest of revitalizing a previously vacant area of town (Battle Creek Enquirer, 2022).



Key Words: Mixed-Use Residential, Neighborhood Revitalization, Permitted Uses, Second Story Residential

Housing First and Ending Homelessness in Finland

In 2008, the Finnish National Program was launched to reduce long-term homelessness. By assessing key concepts including who is homeless, where were they located, etc. a nation-wide transformation began. The following steps were generally followed in identifying solutions: 1. A common goal was set, 2. The transformation was implemented little by little, 3. The residents included, 4. Checkout policies were reviewed, 5. Staff were trained, and 6. New employees were hired. Most housing units are staffed and offer supportive services including work support, community integration, substance use support, and more to encourage long-term connections to housing opportunities. The book, *A Home of Your Own* was written by the Y-Foundation in 2017, the organization set on ending homelessness in Finland. Data presented indicates homelessness has been cut by nearly 1/3 since 1987 following implementation efforts. While most case studies presented are intended to be locally representative, there are unique funding, policy, and implementation strategies, which may provide a new perspective on addressing homelessness.



- Built in 2014
- 33 apartments: thirty one 36m² studios, two 50m² two room apartments
- 35 residents
- Average age of residents: 50 years
- 11 employees: a unit director, 8 licensed practical nurses, a low threshold work activity coordinator and a low threshold work activity coach.
- In spring 2017, two of Väinölä residents had a day job, a few were in pay subsidy supported work and two were studying.

ALL APARTMENTS HAVE:

- A glazed balcony (where smoking is allowed)
- Air conditioning
- Laminate flooring
- A bed
- A table
- Two chairs
- Fireproof bedding
- Fireproof curtains

If necessary, the resident can also get:

- A saucepan
- A plate
- A spoon
- A knife
- A fork
- A glass

INCLUDED IN RENT: Internet and water, but as in almost all Finnish rental apartments the electricity contract is made by the tenant.

All apartments are accessible for people with disabilities.

Key words: Affordable Housing, Homelessness, Long-Term Supportive Housing

Partners

This section outlines several partners from a range of industries and backgrounds who either elected to participate in the planning process throughout the development of the Barry County Housing Toolkit, or were identified as offering key services, information, or technical assistance related to improving or increasing the housing stock throughout the County. **Figure 7** below from the Michigan State Housing Plan, provides an overview of the types of potential partners, which illustrates the range of industries and organizations to consider in addressing housing needs.

Figure 7. Potential Partners

Government					
Federal Agencies	State Agencies	Local Government	Tribal Nations		
Industry					
Trade Associations	Developers	Skilled Trade Educators	Building and Construction Trade Unions	Landlords and Property Managers	
Service					
State and Regional Non-Profits	Faith-Based or Community-Based Organizations	Philanthropies	Realtors		
Primary Funding for Housing in Michigan					
Federal Funders: HUD, USDA, Treasury, Education	State Funders: MSHDA, MEDC, MDHHS, SLBA, Treasury, MDARD	Financial Institutions and investors, including CDFIs	Local Land Banks and Housing Funds	Private Lenders and Other For-Profit Investment	Philanthropic Funds

Source: Michigan State Housing Plan, 2022

More specifically within Barry County, the following partners and stakeholders were identified as resources to consider in advancing housing priorities and goals:



Government

Federal

Department of Housing and Urban Development: HUD is the Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws.

United States Department of Agriculture (USDA): We provide leadership on food, agriculture, natural resources, rural development, nutrition, and related issues based on public policy, the best available science, and effective management. We have a vision to provide economic opportunity through innovation, helping rural America to thrive; to promote agriculture production that better nourishes Americans while also helping feed others throughout the world; and to preserve our Nation's natural resources through conservation, restored forests, improved watersheds, and healthy private working lands.

US Department of Education (ED): ED's mission is to promote student achievement and preparation for global competitiveness by fostering educational excellence and ensuring equal access. ED was created in 1980 by combining offices from several federal agencies. ED's 4,400 employees and \$68 billion budget are dedicated to: establishing policies on federal financial aid for education, and distributing as well as monitoring those funds, collecting data on America's schools and disseminating research, focusing national attention on key educational issues, prohibiting discrimination and ensuring equal access to education.

US Department of the Treasury: The U.S. Department of the Treasury's mission is to maintain a strong economy and create economic and job opportunities by promoting the conditions that enable economic growth and stability at home and abroad, strengthen national security by combating threats and protecting the integrity of the financial system, and manage the U.S. Government's finances and resources effectively.

US Environmental Protection Agency (Brownfields): EPA's Brownfields Program provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. To learn about EPA's broader efforts to put previously contaminated properties back into productive use, read about our Land Revitalization Program.

State

Michigan Department of Agriculture and Rural Development (MDARD): At MDARD we encourage and embrace innovation, creativity, and growth, so we can provide the best possible service to the robust food and agriculture industry and the residents of Michigan. As a department, we are committed to a diverse, equitable, and inclusive environment that builds upon our values and invests in our employees and provides an inclusive culture through involvement and empowerment.

Michigan Department of Health and Human Services (MDHHS): MDHHS offers a range of services to improve the overall health of Michigan residents. Through a range of programs and services, medical care, [Barry County Michigan](#) | [Barry County Housing Toolkit](#)



childcare, safe housing, and other resources are more accessible. In terms of housing, MDHHS may be a valuable partner in improving, creating, and connecting residents to clean and safe housing opportunities in a range of circumstances.

Michigan Economic Development Corporation: The mission of the MEDC is to achieve long-term economic prosperity for Michiganders by investing in communities, enabling the growth of good jobs and promoting Michigan’s strong image worldwide. MEDC’s strategic focus aims to position Michigan at the leading edge of economic development in the nation. Read more in our Strategic Plan.

Michigan State Housing Development Authority: MSHDA, established in 1966, provides financial and technical assistance through public and private partnerships to create and preserve safe and decent affordable housing, engage in community economic development activities, develop vibrant cities, towns and villages, and address homeless issues. MSHDA’s loans and operating expenses are financed through the sale of tax-exempt and taxable bonds and notes to private investors, not from state tax revenues. Proceeds of the bonds and notes are loaned at below-market interest rates to developers of rental housing, and also fund home mortgages and home improvement loans. MSHDA also administers various federal housing programs.

Michigan State Land Bank Authority: The State Land Bank Authority works to create a positive economic impact on Michigan communities by facilitating productive reuse of land. We work in a coordinated manner to foster the development of property to promote and support land bank operations at the county and local levels.

State Representatives: State Representatives are charged with representing the best interests of their respective districts. This includes the introduction or advocacy of certain laws and amendments. Elected individuals also represent the voice for important issues to the state and district in which they represent. During this planning process, representative Angela Rigas and a representative from John Moolenaar’s office participated in the discussion.

Local

In addition to the municipalities, unincorporated municipalities and townships mentioned, the following local agencies and commissions may offer perspective and resources to support implementation of housing goals throughout the County.

Barry County Commission on Aging: Serving older adults, MI Choice Waiver enrollees, and caregivers throughout Barry County. Promoting health and independence by creating choices for living. Serving seniors since 1974. Our staff can provide helpful information and put you in touch with community resources that assist with health, legal, and consumer matters.

Barry County Commissioners: The chief legislative and policy-making body of Barry County government is the eight-member Board of Commissioners. Commissioners are elected to 2-year terms from districts



that are roughly equal in population. A chair and vice-chair are elected at the first meeting of each new year by the Commissioners.

Barry County Health Department: The Barry County Health Department is an organization designed to fulfill the public health needs of the citizens of Barry County. The services offered are very diverse, but all important. These services include but are not limited to: Birth & Death Certificates, Immunizations, Lab Work, WIC services, and vouchers, Restaurant, childcare, wastewater and lodging inspections.

Barry County Land Bank: The Barry County Landbank works in conjunction with the State Land Bank to create a positive economic impact on Barry County communities by encouraging the reuse of land. The goal is to foster the development of property in accordance with area plans, goals, and needs.

Barry County Planning Commission: The Planning Commission is responsible for creating the master plan for physical development across the county in the immediate and long term. The Commission regularly reviews zoning and ordinance issues, site plans and other land-use related requests.

Downtown Development Authority (DDA): The DDA provides for a variety of funding options including a tax increment financing mechanism, which can be used to fund public improvements in the downtown district and the ability to levy a limited millage to address administrative expenses.

Tribal

Gun Lake Tribe: We are very proud of how far the Gun Lake Tribe has come in recent decades. From humble beginnings with only a few key employees, to a fully functioning Tribal Government housed at our beautiful government campus in Bradley, MI, that serves as our Tribal Nation's Capital. Each day, the employees of the Gun Lake Tribal Government and the Tribal Council work toward improving the lives of Tribal Citizens and their families. We are also focused on continuing to provide education and information about the history and culture of the Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians so that these traditions and beliefs may continue to be passed down to future generations.

Industry

Barry County Lumber: To operate a profitable business supplying lumber, building materials, and home improvement products to Barry County by forming and maintaining long-term, mutually beneficial relationships with our customers, fellow staff, and suppliers; and investing our time, talents and treasure to improve our community and the lives of the people who live here.

Clark Brothers Construction: In the early 2000s we launched Clark Brothers with a simple mission: Create quality construction both our team and clients are proud of; do it in a way that lets us wake up every morning without questioning the decisions we made the day before. The company — our company — that launched with a building addition for a veterinary clinic is now one of lower Michigan's most sought-after building contractors and we did it together.



The HUB: The HUB of Barry County is a Hands-on Career Exploration and Skills Center. The HUB project has been started through a "Public / Private Partnership". This involves collaboration between local primary school, secondary higher educational institutes and community businesses. The main learning principle behind the HUB is that learning through Hands-on Mentor based learning is the key to a successful lifelong career. Barry County Workforce Connection meetings are held monthly with all the local school districts, local businesses representation and local governmental work-related agencies. There is a presenter at every meeting to discuss a new topic related to the career development of our youth and how to increase interest in local business-related career paths to keep our biggest assets to stay in our communities.

Lake Trust Credit Union: To us, our jobs are not just something we do to make a living, it's a way of life. We work to support our members; whether celebrating moments of joy, finding a solution to an obstacle, or offering encouragement through a time of struggle. The worth of our work isn't measured in dollars and cents, it's seen in our communities and felt by the people who believe in us.

Revitalize, LLC: Revitalize, LLC was formed in 2010 to assist Cities throughout Michigan with grant management, and historical housing endeavors, utilizing MSHDA funding. Since then, Revitalize, LLC staff have earned MEDC certified grant administrator certificates and have experience with more than 83 separate façade renovations, and numerous commercial opportunities.

Service

Barry Community Foundation: So, what is the Barry Community Foundation? It is a partnership of endowed funds established by individuals and organizations. A Board of Trustees, comprised of local community leaders, invest the pooled endowments. Income is made available for grants that address charitable needs right here in YOUR community. Staff and trained volunteers monitor the grants to ensure fulfillment of the grant contract. The full circle of philanthropy is carried out to help and involve the people of Barry County to make a difference in their lives. Established in July of 1995, the Barry Community Foundation bridges community needs with donor interests, granting dollars to programs, projects and organizations that fit our vision, to be a trusted resource for positive change.

Barry County Chamber and Economic Development Alliance: The Barry County Chamber and Economic Development Alliance merged effective January 01, 2021. The restructuring allowed us to create one Governance Board and two Advisory Boards to streamline our efforts in all areas. We are now better positioned to leverage our assets to better align them with community needs, tackle more issues simultaneously, increase engagement throughout Barry County, and alleviate redundancy between the two organizations. The benefits to our members increased dramatically with this merger, in most cases, doubling them. If you would like more information about our organization, please reach out to any one of our staff or Board members.

Barry County United Way: We recognize structural racism and other forms of oppression have contributed to persistent disparities which United Way seeks to dismantle. United Way strives to engage community members, especially those whose voices have traditionally been marginalized. We work with residents, local government, and public and private partners to co-create solutions that ensure everyone



has the resources, support, opportunities, and networks they need to thrive. We commit to leveraging all of our assets (convening, strategic investments, awareness building, and advocacy) to create more equitable communities for *every person* in Barry County.

Barry-Eaton District Health Department: The Barry-Eaton District Health Department (BEDHD) is the nationally accredited public health service agency for Barry and Eaton counties. We protect and improve the health of Barry and Eaton counties through education; promotion of healthy lifestyles; and implementation of effective policies and programs for individuals, families, businesses, and communities. We provide a wide variety of services, from restaurant food safety inspections to the WIC nutrition program. BEDHD is governed by the Barry-Eaton Board of Health.

Bellabay Realty: You can rest assured that whether you're buying a home or selling a home, our REALTORS® will negotiate your real estate transaction wisely on your behalf, empower you with the tools to make informed decisions about buying or selling your home and save you time. Our talented realtors take their job seriously and are motivated to help you achieve your ideal outcome, every time, whether it be buying a new home, or selling your own. We love what we do and can't wait to match our real estate skills to your specific needs. Whether you're purchasing your first home or selling your old office space to prepare for an upgrade, we have what it takes to get from the first hello to the final handshake.

Bradford White: Bradford White is an American company with its manufacturing facilities located in the United States of America. Products made by Bradford White are manufactured in the United States using the finest raw materials and components from around the world to deliver the highest quality and value to our customers. Bradford White is American Strong™.

Community Action of South-Central Michigan: Community Action is one of 27 Community Action Agencies in the State of Michigan dedicated to promoting economic and social opportunities that help people achieve greater independence, dignity, and self-sufficiency. Community Action serves residents of Barry, Branch, Calhoun, Kalamazoo, and St. Joseph Counties, and targets its programs and services to the specific needs of those communities.

Consumers Energy: Leading the energy transformation is the opportunity of our generation. We're proud of our pledge to deliver industry-leading zero-coal, net-zero carbon and renewable energy for our customers and planet. Our success in this important work depends on innovating as well as partnering with you, using energy wisely with energy efficiency and demand response programs. This is our moonshot moment. The best part? We get to lead it for our customers, our state and the planet!

Copper Rock: Perfectly Aged Steaks. Award Winning Wines Savor a USDA Prime 55-day dry aged steak, succulent cold-water lobster, gourmet desserts and more, paired with a selection from a wine list so vast it has received the Wine Spectator Award of Excellence 13 years in a row. Dining at Copper Rock Steakhouse at Four Winds New Buffalo is an experience like no other.

Corewell - Pennock Healthcare: We think differently about what is possible. And we empower our patients, team members and partners to do the same. When others say no, we keep questioning. When it seems impossible, we say – keep pushing until it isn't. Because at our core, we believe we can™.



Delton Rotary Club: The Delton Area Rotary Club is a community focused volunteer club, which meets on a weekly basis. Rotary International is an international service organization whose stated human rights purpose is to bring together business and professional leaders in order to provide humanitarian services, encourage high ethical standards in all vocations, and to advance goodwill and peace around the world.

Delton-Kellogg Partners in Education: Looking for an exciting and meaningful way to get involved in your child's education and make a positive impact in your community? Look no further than Partners in Education (P.I.E.)! Our parent and teacher organization is dedicated to supporting preschool through 4th grade students at Delton Kellogg Elementary. From organizing exciting events to fundraising for important initiatives, P.I.E. has a wide array of activities and subcommittees that provide opportunities for you to make a meaningful impact in the lives of our students. Plus, by becoming an active member of our group, you'll have the chance to connect with like-minded parents and community members who share your passion for education and community involvement.

Family Promise of Barry County: Family Promise helps local communities coordinate their compassion to address the root causes of family homelessness. We address the issue holistically, providing prevention services before families reach crisis, shelter and case management when they become homeless, and stabilization programs once they have secured housing to ensure they remain independent. We tap existing local resources to empower families towards economic stability. Families come to us in crisis; we help them rebuild their lives with new skills and ongoing support.

Green Gables Haven: Green Gables Haven offers shelter and services for abused individuals for up to 4 weeks. Access the shelter 24 hours a day. While in the shelter residents are provided with personal needs items (Shampoo, conditioner, toothpaste, etc.), food, and emergency transportation. Advocacy to assist in legal, medical, and social matters is available. It is the Mission of Green Gables Haven to provide a temporary, secure, nurturing environment and supportive services to survivors of domestic violence in Barry County.

GreenStone Farm Credit Services: GreenStone Farm Credit Services is one of America's largest rural lenders. Headquartered in East Lansing, Michigan, GreenStone is the country's seventh largest association in the Farm Credit System. GreenStone owns and manages \$13 billion in assets and serves over 28,000 members with 35 branches throughout Michigan and northeast Wisconsin.

Green Street Church: The vision of Green Street United Methodist Church is to create an irresistible church that engages others to restore hope, change lives, and transform the community of Hastings, MI and beyond. Our mission is to make disciples of Jesus Christ for the transformation of the world.

Habitat for Humanity: Habitat for Humanity is a global nonprofit housing organization working in local communities across all 50 states in the U.S. and in approximately 70 countries. Habitat's vision is of a world where everyone has a decent place to live. Habitat works toward our vision by building strength, stability and self-reliance in partnership with families in need of decent and affordable housing. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage.



Hastings Rotary Club: The Hastings Rotary Club is a community focused volunteer club, which meets on a weekly basis. Rotary International is an international service organization whose stated human rights purpose is to bring together business and professional leaders in order to provide humanitarian services, encourage high ethical standards in all vocations, and to advance goodwill and peace around the world.

J-ad Graphics: J-ad is home to over 40 different types of publications. J-ad proudly publishes eight weekly papers, including two subscription community newspapers, and Kids' World News. These publications cover the majority of Barry and Calhoun counties. J-ad prints over 140,000 individual papers every week, with readership throughout West Michigan. J-ad continues to expand its services to provide outstanding customer fulfillment in the digital age, providing custom printing, publishing, and graphic design services for print and digital media.

Jaqua Realtors: Jaqua has developed a professional and innovative company culture. Jaqua's team of outstanding agents and staff are dedicated to surpassing the expectations of our clients. Our mission places an emphasis on fostering growth and developing individuals to become industry leaders. Our commitment to education and excellence is one of the cornerstones to our success.

The Metal Shop, LLC: The Metal Shop has been one of the leading metal roofing suppliers for homeowners and builders in the heart of Michigan for a number of decades. We are committed to providing high-quality, long-lasting, and creative roofing solutions for your needs. We are dedicated to delivering the best metal roofing alternatives to safeguard your home and everything inside. As we say "If you can draw it, we can make it!", from roofing and siding panels, standing seam and Dutch lap, and other metal roofing tools or accessories for any of your projects, we will deliver to you at the specified time and location with utmost care.

Middleville Rotary Club: The Middleville Rotary Club is a community focused volunteer club, which meets on a weekly basis. Rotary International is an international service organization whose stated human rights purpose is to bring together business and professional leaders in order to provide humanitarian services, encourage high ethical standards in all vocations, and to advance goodwill and peace around the world.

Miller Real Estate: As the leading experts in real estate throughout Barry County, we're ready to start working for you. Our office is centrally located between Grand Rapids, Battle Creek, Kalamazoo, and Lansing in downtown Hastings, Michigan. Hastings was named one of "America's Best Small Towns to Live In" and we couldn't agree more!

National Housing Trust Fund: National Low Income Housing Coalition (NLIHC) leads the Housing Trust Fund Implementation and Policy Group, a coalition of national advocates committed to protecting and expanding this new resource. NLIHC works with stakeholders to build Congressional support to increase funding for the HTF through tax reform, housing finance reform, investments in infrastructure, and other legislative opportunities.

Renewed Communities: Renewed Communities was conceived in 2022 after local social workers became keenly aware of families struggling in the housing crisis and poverty with no way out. Working adults, young families, our veterans, our elderly, youth, and special needs adults need our support. Renewed was



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created to give neighbors a shelter away from overpriced housing. A way to renew hope, build community, purpose, and dignity. We are working to change the stigma of those struggling, the most unlikely to succeed. By partnering with local agencies we provide a better way, to provide permanence in a world of instability.

The Shack: The Shack, a ministry of Grace Adventures, is a Christian retreat and conference center. Our desire is to create an environment for adults to take a breath and relax in a peaceful, hospitable setting. The Shack is dedicated to providing individuals, couples, and groups the opportunity to focus on building relationships with God and one another, and to enjoy intentional time together.

Spectrum: Charter Communications, Inc. (NASDAQ:CHTR) is a leading broadband connectivity company and cable operator serving more than 32 million customers in 41 states through its Spectrum brand. Over an advanced communications network, the company offers a full range of state-of-the-art residential and business services including Spectrum Internet®, TV, Mobile and Voice.

Thornapple Manor: At Thornapple Manor, we provide skilled nursing, memory care, and rehabilitation. We believe that each moment in one's life is special, that each person is unique and requires the individual care they desire. From breakfast-on-demand to late evening movies, spa treatments to bingo, and visiting the café to listening to the latest tunes of the Herminettes, a person's day is planned by them, for themselves and others.

West Michigan Works!: The series of recent events highlighting the routine and perpetual inequities that people of color continue to face have reignited new frustrations about the lack of progress we've made in changing systems that perpetuate prejudice, bias and inequity. You can still take advantage of our one-on-one coaching services and job search resources. Staff can help you map out your next steps – whether it's helping you create or update your resume, connecting you to training, workshops, or referring you to specialized services.



Schools

Area schools, staff, and parents may prove valuable partners in discussions surrounding housing as many families are working to navigate the housing continuum towards home ownership. Engaging schools provides valuable input into the planning process related to strategically locating and allowing housing development. This engagement also increases the likelihood of proposed housing developments, which serve the needs of the community and the growing families within them.

Barry County Christian School (Hastings Township)	Lakewood High School (Odessa)
Barry ISD Special Education (Hastings)	Lakewood Middle School (Odessa)
Central Elementary School (Hastings)	Learning Center (Middleville)
Delton Kellogg Elem. School (Delton)	Lee Elementary School (Middleville)
Delton Kellogg Elementary School (Delton)	Mcfall Elementary School (Middleville)
Delton-Kellogg High School (Delton)	Northeastern Elementary School (Hastings)
Delton-Kellogg Middle School (Delton)	Page Elementary School (Middleville)
Dk Academy (Delton)	Southeastern Elementary School (Hastings)
Fuller Street Elementary School (Nashville)	Star Elementary School (Hastings)
Hastings High School (Hastings)	Thornapple Kellogg High School (Middleville)
Hastings Middle School (Hastings)	Thornapple Kellogg Middle School (Middleville)
Lakewood Early Childhood Center (Woodland)	Woodland Elementary School (Woodland)

Funding, Financing, and Incentives

The following section highlights a number of funding financing and incentive programs available to local governments and developers in the interest of encouraging residential development. Many resources are restricted to use within affordable housing projects, however, there are several resources listed, which are more widely applicable.

In terms of local government support, the MEDC has developed the [Redevelopment Ready Communities \(RRC\) Program](#), which outlines a process of several interconnected steps to streamline and improve the overall development process. This program warrants additional consideration as it represents a holistic approach to encourage community-wide development with an opportunity to address shortfalls in the housing market. While this is not singularly focused on housing, there are several steps within the process, which would address the plan review and regulatory process. According to MEDC the following summarizes the process of the RRC program:

1. **Set Up for Success:** Generally, a steering committee or team of select personnel is identified to review the RRC Best Practice Handbook to ensure the program is a good fit for the goals and objectives of the community.
2. **Engagement:** The Community engages an RRC Community Planner, executes a Memorandum of Understanding (MOU), and identifies the appropriate designation to pursue. Training for all six best practices is also required including:
 - Plans & Engagement
 - Zoning
 - Development Review
 - Boards & Commissions
 - Economic Development
 - Priority Redevelopment Sites
3. **Baseline Evaluation + Community Snapshot:** Following formal engagement, an RRC Planner will initiate an evaluation of all existing plans and policies to identify shortfalls related to the six best practices. Once an evaluation has been recorded, an onboarding session is scheduled to initiate the next steps.
4. **Incorporate Missing RRC Best Practices:** Based on evaluation results, the local government works to incorporate missing best practices in partnership with the RRC Community Planner. This stage occurs at the pace set by the local government as it is recognized that capacity is a significant variable between local governments. Furthermore, upon initial progress, Technical Assistance Match Funding may be available to further advance program objectives.
5. **Goal Achieved & Maintenance:** Once best practices are achieved to the extent feasible, the RRC Planner will coordinate with the local government to identify new benefits available to further encourage development as well as advancing a maintenance schedule to keep up with adopted best practices and implementation. Certification must be renewed every four years.



Funding & Financing

The following funding and financing resources are available to a range of eligible applications in the interest of developing housing. Where possible, eligible applicants or beneficiaries will be identified for ease of reference. Some programs may include deadlines, which have passed for the year, however, many programs are anticipated to continue on an annual funding cycle. Please contact the entities listed for further information about each program.

Congressionally Directed Spending Requests (Senate) (Representatives)			
Due Date:		TBD Q1 2024	
Eligible Applicants:		Local, County and State Governments, Non-Profits, Others	
Matching:	TBD	Maximum Award:	N/A
Description: Each year, state representatives seek requests for high-impact public local projects in Michigan. Projects can range from infrastructure improvements, blighted housing demolition programs, workforce housing and other affordable housing related projects and much more. While not all submissions are included in elected official’s requests for appropriations, these applications offer an opportunity to request funds for a wide range of project types.			

EDA Public Works and Economic Adjustment Assistance			
Due Date:		Rolling	
Eligible Applicants:		Local, County and State Governments, Non-Profits, Others	
Matching:	TBD	Maximum Award:	\$30,000,000
Description: EDA has authority to provide grants to meet the full range of communities’ and regions’ economic development needs from planning and technical assistance to construction of infrastructure. These grants are made through a series of Notices of Funding Opportunity (NOFOs) that can be found on EDA’s website at https://www.eda.gov/funding/funding-opportunities and are designed to support the economic development activities most useful to a community based on its needs and circumstances. EDA funds community or regionally generated ideas and assists communities to advance to the next level of economic development. This program may be used to support necessary housing related infrastructure improvements or workforce housing expansion efforts.			

Missing Middle Housing Program			
Due Date:		September 30 th , 2024	
Eligible Applicants:		Developers	
Matching:	TBD	Maximum Award:	\$80,000 per unit
Description: The Missing Middle Housing Program is a housing production program designed to address the lack of attainable housing and the housing challenges underscored by COVID-19 by			



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increasing the supply of housing stock to support the growth and economic mobility of employees by providing cost defrayment to developers investing in, constructing, or substantially rehabbing properties targeted to Missing Middle households.

MSHDA Housing and Community Development Fund

Due Date:		TBD April 2024	
Eligible Applicants:		See Program Details	
Matching:	TBD	Maximum Award:	TBD
<p>Description: The MSHDA Office of Equity and Engagement has announced a series of Housing and Community Development Fund programs including MSHDA Investing in Community Housing, Permanent Supportive Housing Gap Financing, Shelter Diversion Pilot Program, and the Tribal Nations Housing Development Assistance Program. These programs are intended to provide supportive housing options for a range of community needs (e.g., community members with disabilities, financial constraints, and more).</p>			

National Housing Trust Fund

Due Date:		TBD April, 2024	
Eligible Applicants:		TBD Generally State Governments	
Matching:	TBD	Maximum Award:	TBD
<p>Description: The National Housing Trust Fund is a new housing resource targeted to the building, rehabilitating, preserving, and operating rental housing for extremely low-income people. In Michigan, allocated funding is disbursed through MSHDA through a competitive application process in the Michigan's Housing and Community Development Fund.</p>			

USDA Housing Preservation Grants

Due Date:		TBD June, 2024	
Eligible Applicants:		Most State and Local Governments Nonprofit Organizations Federally Recognized Tribes	
Matching:	TBD	Maximum Award:	TBD
<p>Description: This program provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens. The applicant may use funds to provide grants or low-interest loans to repair or rehabilitate housing for low- and very-low-income homeowners. Rental properties may receive assistance if units are made available to low- and very-low-income families. Repairs may include electrical, foundations, roof, insulation, ADA features, and more.</p>			



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USDA Multifamily Housing Loan Guarantees			
Due Date:		Rolling	
Eligible Applicants:		Private Lenders (Applicant) State and Local Governments (Borrower) Nonprofit Organizations (Borrower) For-Profit Including LLC (Borrower) Federally Recognized Tribes	
Matching:	TBD	Maximum Award:	TBD
Description: This program works with qualified private-sector lenders to provide financing to qualified borrowers to increase the supply of affordable rental housing for low- and moderate-income individuals and families in eligible rural areas and towns. Funds may be used to buy and improve land, provide necessary infrastructure, and more as identified in 7CFR Part 3565.205.			

USDA Mutual Self-Help Housing Technical Assistance Grants			
Due Date:		Rolling	
Eligible Applicants:		Government Non-Profit Organizations Federally Recognized Tribes Private Non-Profit Organizations	
Matching:	TBD	Maximum Award:	TBD
Description: This program provides grants to qualified organizations to help them carry out local self-help housing construction projects. Grant recipients supervise groups of very low and low-income individuals and families as they construct their own homes in rural areas. Group members provide most of the construction labor on each other's homes, with technical assistance from the organization overseeing the project. Please note that hiring, real estate, building materials, debts, or other indirect costs are not eligible expenses. Technical support is the primary objective of this program.			

US HUD Capital Fund at Risk/Receivership/Standard/Troubled Program			
Due Date:		August 21 st , 2023	
Eligible Applicants:		Public Housing Authorities	
Matching:	None	Maximum Award:	\$3,000,000
Description: This program provides funds for costs associated with public housing asset improvement to Public Housing Agencies (PHAs) that are either in receivership, designated as troubled or substandard, or otherwise at risk. In this case, asset improvements reference capital improvements.			

US HUD Choice Neighborhoods Planning Grant			
Due Date:		TBD June, 2024	
Eligible Applicants:		County or Local Governments	



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		Federally Recognized Tribes Public Housing Authorities Nonprofits	
Matching:	5% Minimum	Maximum Award:	\$500,000
<p>Description: This program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and other stakeholders, such as public housing agencies, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan the revitalizes HUD housing and addressing the challenges in the surrounding neighborhood.</p>			

US HUD Hope VI Main Street			
Due Date:		October 12, 2023	
Eligible Applicants:		State and Local Governments	
Matching:	TBD	Maximum Award:	TBD
<p>Description: The HOPE VI Main Street Program provides grants to communities smaller than 50,000 in population to assist in the renovation of a historic, traditional central business district, or “Main Street” area by replacing unused, obsolete, commercial space in buildings with affordable housing units. The obsolete building space property may be publicly or privately owned. Eligible applicants under this NOFO are county governments, city or township governments, and special district governments. The local government, whose jurisdiction includes the Main Street area is the only entity that is eligible to receive an award. Applications submitted by other entities, e.g., the private property owner, are not eligible for award.</p>			

US HUD Continuum of Care Program			
Due Date:		Rolling	
Eligible Applicants:		Nonprofit Organizations State and Local Governments Public Housing Agencies	
Matching:	TBD	Maximum Award:	TBD
<p>Description: This program provides funding for permanent housing, transitional housing, supportive services, Homeless Management Information Systems (HMIS), or homelessness prevention. Within each category eligible expenses include acquisition, rehabilitation, new construction, leasing costs, rental assistance costs.</p>			

US HUD Emergency Solutions Grant Program			
Due Date:		Rolling	



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Eligible Applicants:		State and Local Governments	
Matching:	TBD	Maximum Award:	TBD
Description: This program provides funding for essential services related to street outreach, homelessness prevention, rapid re-housing, data collection (HMIS), or administration. Specific activities may range from engagement, improving the number and quality of emergency shelters, operation of shelters, essential services for shelter residents, re-housing homeless individuals and families, and preventing families and individuals from becoming homeless.			

US HUD Green and Resilient Retrofit Program Leading Edge			
Due Date:		July 31 st , 2023 October 31 st , 2023 January 31 st , 2024 April 30 th , 2024	
Eligible Applicants:		Unrestricted	
Matching:	None	Maximum Award:	\$10,000,000
Description: This program seeks to amplify recent technological advancements in utility efficiency and energy generation, bring a new focus on preparing for climate hazards by reducing residents' and properties' exposure to hazards, and protecting life, livability, and property when disaster strikes. Eligible activities vary widely, and the Notice of Funding Opportunity (NOFO) should be reviewed.			

US HUD Veterans Housing Rehabilitation and Modification Pilot Program			
Due Date:		August 31 st , 2023	
Eligible Applicants:		See program specifics for more information.	
Matching:	50%	Maximum Award:	\$1,000,000
Description: This program is intended to explore the potential benefits of awarding grants to nonprofit organizations to rehabilitate and modify the primary residence of veterans who are low-income and have disabilities. The funds made available under this program will be awarded competitively.			

Additionally, MSHDA identified several forthcoming programs including:

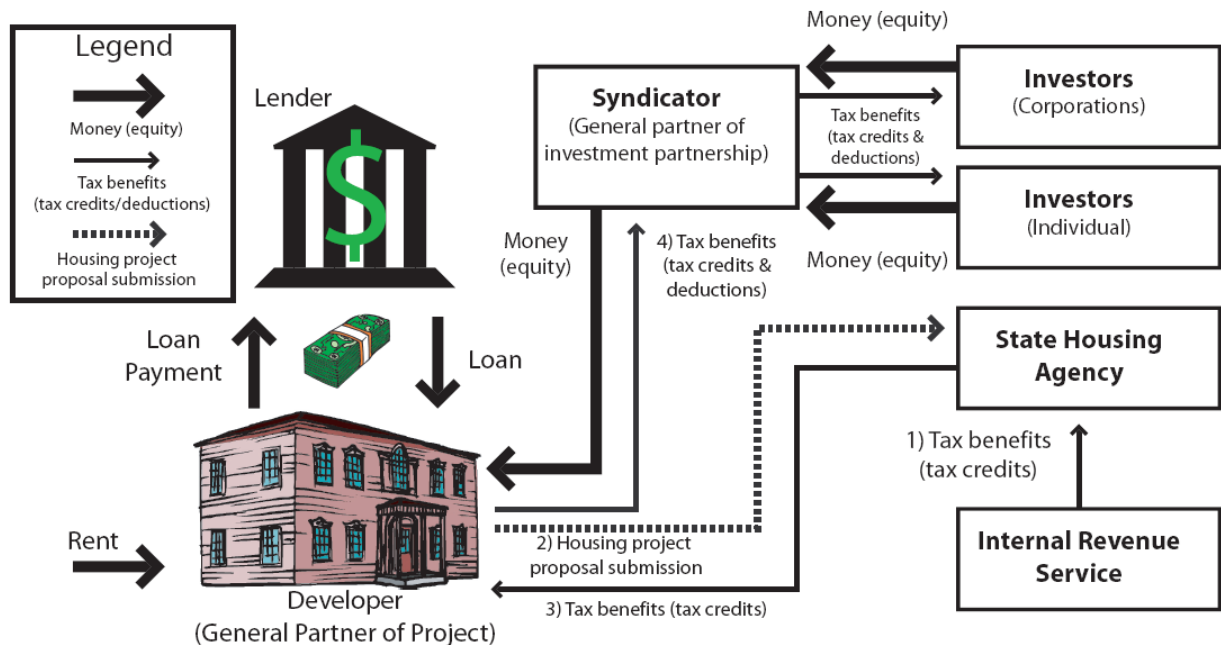
- Contractor Assistance Program
- Down Payment Assistance Program
- Good Housing = Good Health Program
- Housing Choice Voucher Mobility Program
- Tribal Nations Housing Development Assistance Program
- Housing Choice Voucher Key to Own Program

Incentives

Homestead Property Tax Credit: Michigan’s homestead property tax credit is available for those who own or were contracted to pay rent and occupied a Michigan homestead for at least 6 months during the year on which property taxes and/or service fees were levied. For those who own their home, the taxable value must be less than \$143,000 (unless unoccupied farmland), household resources must be less than \$63,000, and total household resources cannot solely consist of payments received from the Michigan Department of Health and Human Services.

Low Income Housing Tax Credit (LIHTC): The LIHTC program is an investment vehicle, which is intended to increase and preserve affordable rental housing by replacing earlier tax incentives with a credit directly applicable against taxable income. This program is administered by MSHDA and permits investors in affordable rental housing who are awarded the credit—corporations, banking institutions, and individuals to claim a credit against their tax liability annually for a period of 10 years. **Figure 8** provides an overview of the flow of the LIHTC process as published by MSHDA.

Figure 8. Low Income Housing Tax Credit Program Overview



Source: MSHDA, 2022

Opportunity Zones: Opportunity Zones are a federal program created to encourage economic development and investment in designated low-income communities across the United States, including Michigan. These zones aim to stimulate economic growth, create jobs, and improve living conditions in underserved areas. In Michigan, Opportunity Zones are selected based on criteria established by the U.S. Department of the Treasury. These criteria consider factors such as poverty rates, income levels, and other

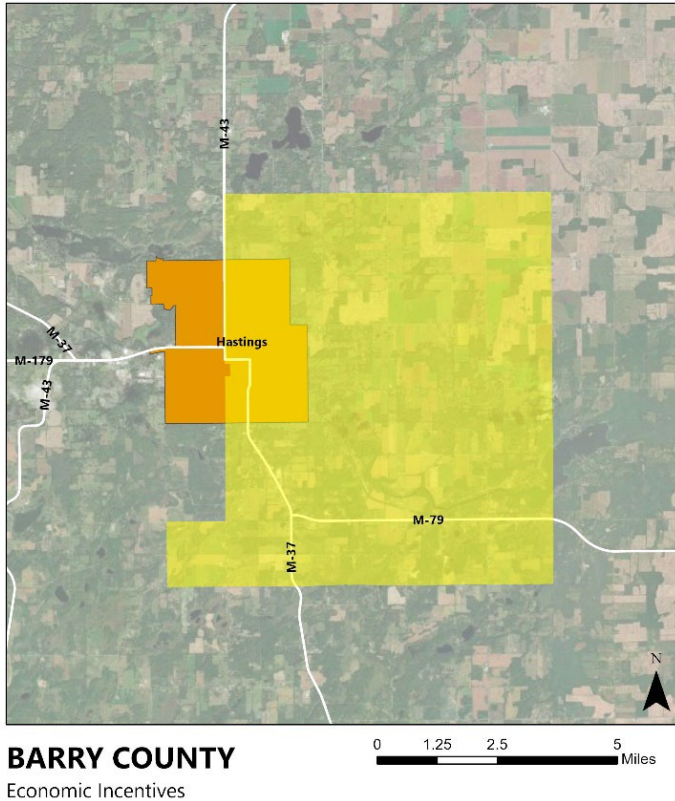


socioeconomic indicators. The program offers tax incentives to investors who fund projects and businesses within these designated zones. Opportunity Zones in Michigan can indirectly support housing by attracting investments in various ways including:

1. **Rehabilitation and Development:** Investors can utilize the tax incentives provided by the program to finance the rehabilitation or development of residential properties in Opportunity Zones. This can lead to the creation of new housing units or the improvement of existing ones, increasing the availability of affordable and quality housing options.
2. **Mixed-Use Projects:** The program encourages mixed-use developments that combine residential, commercial, and community spaces. This approach supports the creation of vibrant communities within Opportunity Zones, making them more attractive for residents and investors alike.
3. **Infrastructure and Services:** Investment in infrastructure projects, such as roads, utilities, and public transportation, can enhance the livability and accessibility of these areas. Additionally, funding may be directed towards essential services like schools, healthcare facilities, and community centers, improving the overall quality of life for residents.
4. **Community Revitalization:** By attracting investments, Opportunity Zones can revitalize distressed neighborhoods, making them more appealing for residents and potential homebuyers. This revitalization can lead to increased property values and economic opportunities, contributing to the long-term sustainability of the housing market.

It's important to note that while Opportunity Zones have the potential to support housing initiatives, their success in this regard depends on various factors, including the effectiveness of local implementation, collaboration between public and private stakeholders, and ongoing monitoring to ensure that the intended benefits are realized. **Figure 9** below shows the existing Barry County Opportunity Zone boundaries.

Figure 9. Barry County Opportunity Zone



Pass-Through Bond Program: The MSHDA Pass-Through Bond Program (Pass-Through Loan Program) is a financing initiative administered by MSHDA to provide low-cost, tax-exempt financing for the development or rehabilitation of affordable rental housing projects in Michigan. Under the program, MSHDA issues tax-exempt bonds on behalf of developers or sponsors of affordable housing projects. The proceeds from the bond issuance are then loaned to these developers at favorable interest rates. The program is designed specifically to support the development or preservation of affordable rental housing for low-income individuals and families in Michigan. Eligible projects may include new construction, substantial rehabilitation, or acquisition and rehabilitation of existing properties.

Tax Increment Financing (TIF): The TIF program is designed to incentivize capital investment into low-income communities' nation-wide, which have low capital and a lack of commercial and industrial growth. Under TIF, the government designates specific areas known as "TIF districts" or "redevelopment areas" where property taxes are utilized to fund public infrastructure improvements and other community development projects.

When a TIF district is established, the taxable value of the properties within the district is "frozen" at the current level. Any increase in property taxes resulting from improvements or increased property values



within the district is known as the "tax increment." Instead of the tax increment going into the general fund, it is captured and redirected to the LDFA or DDA to fund specific projects in the context of housing, TIF can support affordable housing initiatives in several ways:

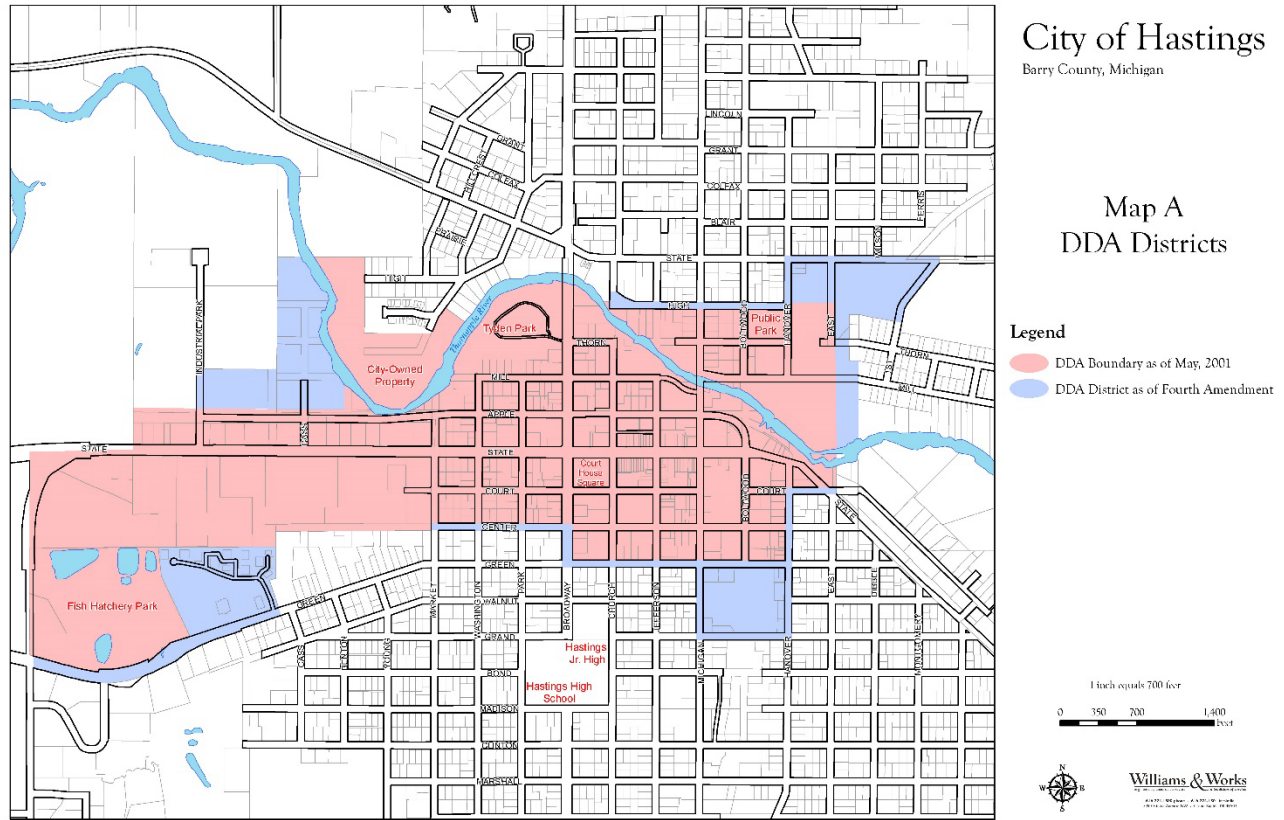
- **Infrastructure Development:** TIF funds can be used to finance the construction or improvement of public infrastructure, such as roads, sidewalks, utilities, and public transportation systems, which can contribute to the overall desirability and accessibility of an area. Improved infrastructure can attract private investment, including housing developers, to build affordable housing projects.
- **Brownfield Redevelopment:** TIF can be utilized to facilitate the cleanup and redevelopment of contaminated or underutilized properties, commonly referred to as "brownfield sites." By using tax increments generated from the increased property values, local governments can assist in the remediation of brownfield sites, making them suitable for housing development, including affordable housing projects.
- **Mixed-Use Development:** TIF can support mixed-use developments that combine residential and commercial spaces. By providing funding for infrastructure improvements, public amenities, and other necessary components, TIF can help create vibrant, walkable neighborhoods with affordable housing units, alongside businesses, retail spaces, and community services.
- **Housing Subsidies and Incentives:** TIF funds can be allocated to provide direct subsidies or incentives to developers who are committed to constructing affordable housing units within the TIF district. This can include grants, low-interest loans, or tax credits to offset the costs associated with affordable housing development, encouraging developers to include affordable housing components in their projects.

By leveraging tax increments generated from increased property values, Tax Increment Financing in Michigan can support housing initiatives by providing financial resources for infrastructure development, brownfield redevelopment, mixed-use developments, and housing subsidies or incentives. This helps create more affordable housing options, revitalizes communities, and promotes economic growth in targeted areas projects within the TIF district.

Communities with readily available information on their Downtown Development Authority and the use of TIF incentives include:

City of Hastings: The DDA has identified certain priority downtown improvement needs that require its attention, participation, support, involvement, and encouragement. It is these priorities that the plan addresses and toward which it is directed. The annual budget reflects the plan's goals. Objectives will be determined yearly to accomplish the implementation of the plan. Staff and the DDA will seek to fund those objectives and complete them within the subject budget year. **Figure 10** below provides the most recently adopted DDA boundaries.

Figure 10. City of Hastings DDA Boundaries (2008)



Source: City of Hastings, Williams & Works, 2008

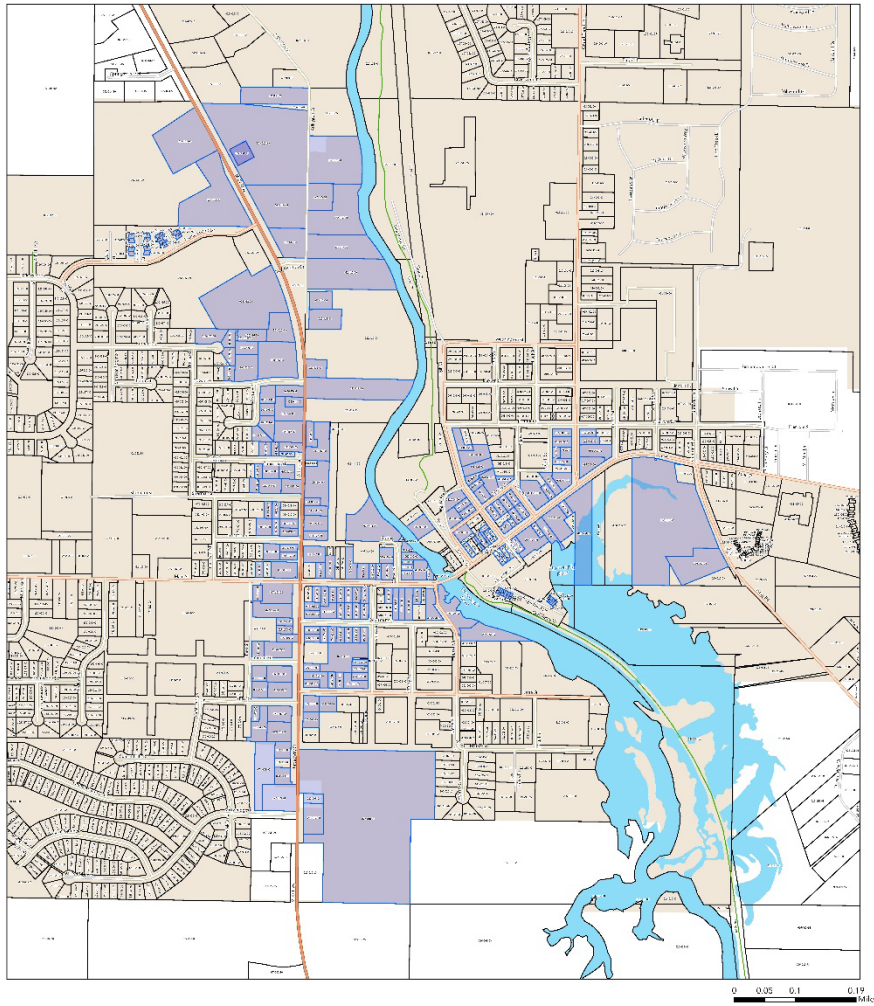
Village of Middleville: The Middleville Downtown Development Authority, in collaboration with local, public, and private entities, strives to take meaningful action to ensure maximum economic growth and development, historic preservation & revitalization, and to serve the community through a wide range of resources and grant opportunities. Founded in 2002, the Middleville DDA has proven to be a vital asset for restoration, redevelopment and healthy economic growth in the village’s historic, downtown district. The DDA Board is comprised of 9 members who meet regularly on the third Tuesday of each month, at 6:00 pm at Village Council Chambers (100 E. Main Street, Middleville). **Figure 11** below shows the current DDA boundaries for the Village of Middleville.

Figure 11. Village of Middleville DDA Boundaries

Village of Middleville DDA

Barry County, Michigan

Parcel Prefix: 41-



This map is a computer-generated representation of legal documents and is not intended to be used as a legal document. For more information, please contact the map document.

Recommended Development Types

The following section provides a number of cut sheets for various types of proposed housing developments. These range from standard single-family homes to tiny homes and several others in between. Cutsheets are intended for use in discussions with communities, potential developers, or potential residents seeking to build homes and diversify the local housing stock.

Select cutsheets include:

- Accessory Dwelling Units
- Affordable Housing Set-Aside
- Brownfield Redevelopment
- Manufactured/Modular
- Multi-Family Homes
- Planned Unit Developments
- Second Story Mixed-Use
- Shuffle Homes
- Single-Family Homes
- Tiny Homes

In addition to the development types listed above and included in cut sheets, the Michigan Municipal League (MML) published *This Used to be Normal: Pattern Book Homes for 21st Century Michigan*. This resource focuses on multi-unit housing solutions to enrich rural communities within existing Michigan neighborhoods. This resource offers a range of policy recommendations particularly surrounding the idea of pre-approved building plans. Furthermore, a financial analysis in the interest of reducing building costs and maximizing quality has been included among other helpful guidance. This Pattern Book has been included in **Appendix D** of this Toolkit. Also summarized below are two descriptions of preapproved plans, which many Barry County communities have elected to adopt.

No particular materials or layouts were included within these patterns, however, recommended setbacks, parking requirements, density and more were outlined to encourage more ready adoption and implementation of duplex and fourplex units.

In general, site assumptions were made regarding the duplex and fourplex patterns provided. This includes an assumption of a common lot size of 50' X 100' as found in many traditional neighborhoods around Michigan. This also assumes a setback of 5 feet, which allows for a front-loading driveway or rear parking if alley access is unavailable. In developments with more than one lot included, shared vehicle access points (e.g., an alleyway) can be used to reduce the space consumed by driveways and curb cuts by reducing the need for individual access driveways. This also reduces the overall cost of development.



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Duplex

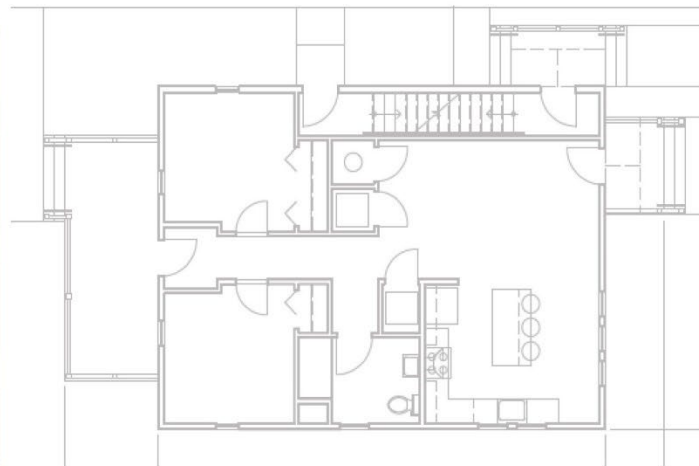
A duplex pattern typically has one primary door on the front of the building, which faces the street for the home located on the first floor. The second door is generally located on the side of the building with a door oriented towards the street. MML recommends that floor area ratio and dwelling unit density standards be avoided in neighborhood contexts, or removed where they currently exist. The following metrics are recommended within this Plan.



Duplex Pattern

Lot Width	Side setbacks needed to enable	Parking locations
40 FT	<ul style="list-style-type: none"> Both sides total of < 12 ft One side < 4 ft Allow un-enclosed porch to encroach in wider side setback. 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard 8 ft. max width driveway
50 FT	<ul style="list-style-type: none"> Both sides total < 22 ft 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard driveway
60 FT	<ul style="list-style-type: none"> Both sides total < 32 ft 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard driveway

Building Coverage by Lot Depth	Density (units per net acre)
40 FT LOT WIDTH	
100 ft: 27%	100 ft: 22
110 ft: 24%	110 ft: 20
120 ft: 22%	120 ft: 18.5
50 FT LOT WIDTH	
100 ft: 22%	100 ft: 17.5
110 ft: 20%	110 ft: 16
120 ft: 18%	120 ft: 15
60 FT LOT WIDTH	
100 ft: 18%	100 ft: 15
110 ft: 16%	110 ft: 13.5
120 ft: 15%	120 ft: 12.5



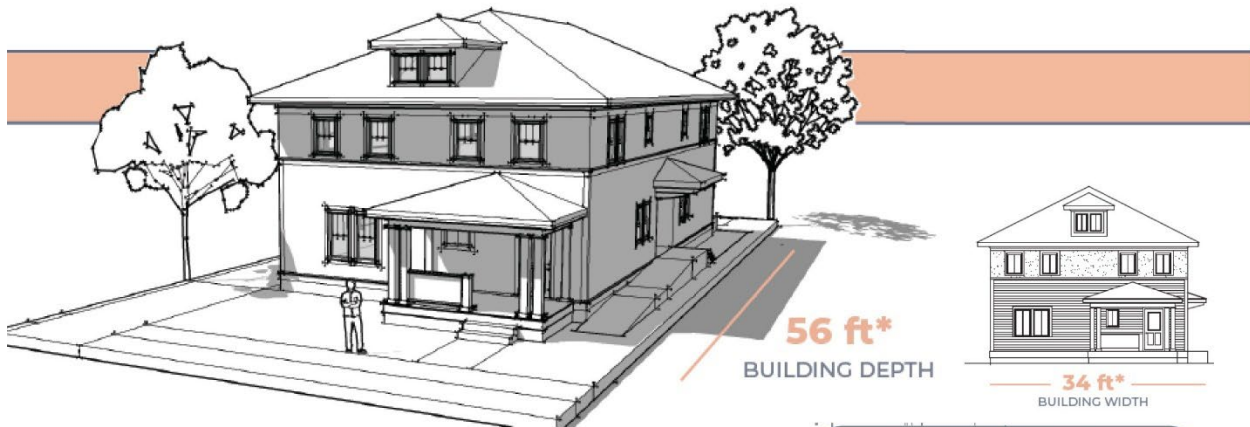
Source: Michigan Municipal League, 2022



Antero Group

Fourplex

A fourplex building typically has a front facing entrance in the front main unit, which conforms with the expected neighborhood setting. Other doors are located on the side of the building allowing a central stairway to provide access to each subsequent unit. MML notes that a duplex may be easily fit on a 40-foot-wide lot, dimensions of the fourplex pattern may make it difficult to place on such a parcel. The following metrics are recommended within this Plan.



4 HOMES **3,660 ft²** TOTAL FLOOR AREA **1,911 ft²** TOTAL FOOTPRINT



Building Coverage by Lot Depth	Density (units per net acre)
40 FT LOT WIDTH	
100 ft: 48%	100 ft: 44
110 ft: 44%	110 ft: 40
120 ft: 40%	120 ft: 36.5
50 FT LOT WIDTH	
100 ft: 38%	110 ft: 35
110 ft: 35%	110 ft: 32
120 ft: 32%	120 ft: 29.5
60 FT LOT WIDTH	
100 ft: 32%	100 ft: 29.5
110 ft: 29%	110 ft: 26.4
120 ft: 27%	120 ft: 24.5

Lot Width	Side setbacks needed to enable	Parking locations
40 FT	• Both sides total < 6 ft	• Rear-load (alley) • Side-load (corner lot)
50 FT	• Both sides total < 16 ft • One side < 6 ft if from driveway is needed	• Rear-load (alley) • Side-load (corner lot) • Side yard driveway
50 FT	• Both sides total < 26 ft	• Rear-load (alley) • Side-load (corner lot) • Side yard driveway

Source: Michigan Municipal League, 2022



This section also includes a brief overview of marketing strategies and sample materials for promoting certain types of housing development within communities. Beyond partnering with area realtors and developers directly to promote and connect sites, periodic efforts related to online promotions are another minimally capacity constraining way to further promote development.

Municipal Website

Many Barry County communities offer informative websites with ready access to zoning, policy, and procedural information. Accessibility of information in addition to clarity of the development process may increase opportunity for future development. Furthermore, if high-priority sites for development or redevelopment have been identified, these should be included on municipal websites. This may include anything from a bulleted list of addresses to an embedded MLS map of the community with available listings. Beyond increasing awareness of the available sites, the community's recognition of the site as a priority creates a more attractive opportunity for potential developers.

Social Media Postings

The use of social media to promote available sites has seen a rise in frequency over the last ten years. Municipalities have an opportunity to emphasize the importance of housing diversity and growth in a public space with a global reach. Such postings may consist of a mix of general pro-housing postings highlighting a policy friendly environment, projected population increases, local growth, among other development incentives and benefits. More site-specific postings can also serve to connect potential developers with available sites. Below is an example of a more general pro-housing posting and an accompanying image as visual postings attract more attention.

Attention housing developers! Looking for an opportunity to build in a thriving rural community? In the era of working from home, many are beginning to flee the hustle and bustle of the big cities in favor of quaint small-town living. Our community, [MUNICIPALITY], offers a high quality of life with a strong sense of community, natural beauty, and an affordable cost of living. We are actively seeking developers who share our vision for a sustainable and prosperous future. With a range of available sites and incentives, and projected population growth, we invite you to join us in creating a vibrant, equitable, and resilient community. Contact us today to learn more! #ruralhousing #housingdevelopment #sustainablegrowth #communitydevelopment

<<Other optional site-specific hashtags: #missingmiddlehousing #affordablehousing #Accessorydwellingunits #Plannedunitdevelopmetns etc.).>>



The strategic use of hashtags can support connection of a post to the appropriate audience. The more specific a hashtag is, the higher likelihood of connecting a post or site with the desired type of developer. For example, using #tinyhomes may connect the post to a developer specializing in constructing tiny homes.

The following sample posting was generated as a site-specific example for social media posting. This allows for more targeted advertising as well as the opportunity to list directly applicable benefits in relation to the site. In this case, this site in Middleville is proposed for a mixed-use commercial and residential development. Generally speaking, make sure to highlight a mix of economic incentives for developers, new large employers, population projections, access to education, and other related geographic benefits to create the case for development.

22 Acres Available!



- DDA Façade Grants
- Sign Grant
- Brownfield Redevelopment Tax Credit
- New Market Tax Credit
- Access to K-12 Schools
- Friendly Policy



Calling all developers! Exciting opportunity in Middleville, Michigan!

Our site, located at 4611 M-37, is the perfect location for a vibrant mixed-use commercial and residential development. Situated within the #DowntownDevelopmentAuthorityDistrict, this site offers a multitude of benefits for your project's success.

#BrownfieldRedevelopmentTaxCredit: Take advantage of the Brownfield Redevelopment Tax Credit to offset eligible environmental and infrastructure costs, making your project financially attractive and environmentally responsible.

#NewMarketTaxCredit: Maximize your return on investment with the New Market Tax Credit, which provides substantial incentives for developments in communities like ours.

#InfrastructureReady: The site is fully equipped with water, sewer, gas, electric, and phone services, making the development process smoother and more efficient.




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Middleville boasts a strong sense of community and a prime location that combines small-town charm with easy access to larger metropolitan areas. The demand for mixed-use developments is growing, and our community is ready to embrace the economic, social, and cultural benefits that your project will bring.

This is your chance to be part of a dynamic community on the rise! Don't miss out on this exceptional opportunity. Contact us today to explore the potential of 4611 M-37 in Middleville, Michigan. Let's build something remarkable together!

#DevelopmentOpportunity #MixedUseProject #CommunityRevitalization #MiddlevilleMichigan
#InvestInOurFuture



Accessory Dwelling Units (ADU)

ADUs can be developed on or near existing single-family houses. While these units are typically a smaller structure, they can provide livable space for an individual or small family. These units are more affordable and are an easy way for property owners to make additional income. Most ADUs are converted garages or additions, making this a much cheaper option than a new construction.



Challenges

- Overcrowding concerns
- Potential for increased traffic
- Concerns regarding structural integrity
- Added costs for utility hookups

Opportunities

- Construction is less expensive than a new construction
- Flexible living spaces
- Ability to choose location on the existing property
- Great for multigenerational households

[Click for More!](#)

Policy

- May be built on single-family residential or agricultural residential properties
- Must be within the same parcel
- ADUs can be attached or a minimum of 10 feet from any other buildings on the property
- Minimum of 400 sq. ft. of floor area

For More Information call:



269-945-0526

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Affordable Housing Set-Aside

In multi-unit housing, leaving some units at a lower cost is an equitable way to assist individuals, families, and seniors in attaining affordable housing. Affordable housing set asides help provide housing in areas that may have been previously unattainable, helps reduce homelessness, helps address housing shortages.



Challenges

- Low housing stock for redevelopment
- More people in need of affordable housing than is available
- Stagnant wages compared to housing costs

Opportunities

- Reduces Homelessness
- Increased revenue and local hiring
- Equitable
- Sustainable communities
- Reduces childhood poverty

[Click for More!](#)

Policy

- Voucher system
- Tax Credits for:
 - Qualified non-profit- not less than 10% allocation
 - Rural housing projects - not less than 5% allocation
 - Housing projects in distressed areas - not less than 30% allocation
 - Housing projects for the elderly - not less than 10% allocation

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Brownfield Redevelopment

Turning unused brownfields into housing reduces blight, improves the environment, and makes underused sites into reusable and needed infrastructure. These redeveloped structures often are more affordable, newly constructed, and revitalizes neighborhoods .



Challenges

- May need an environmental cleanup prior to reconstruction
- Initial Investment is Higher
- Funding may need to be provided by State or Federal Sources
- Time-consuming process

Opportunities

- Brownfield redevelopment costs can often be funded through grant programs
- Improved health and safety for the neighborhood
- Increased property values
- Promotes sustainability

[Click for More!](#)

Policy

- Tax incentives for redevelopment projects that devote at least 15% of the total development for affordable housing
- Reimbursement Programs
- Offer land at market rate
- Remediation Tax Credits

For More Information call:



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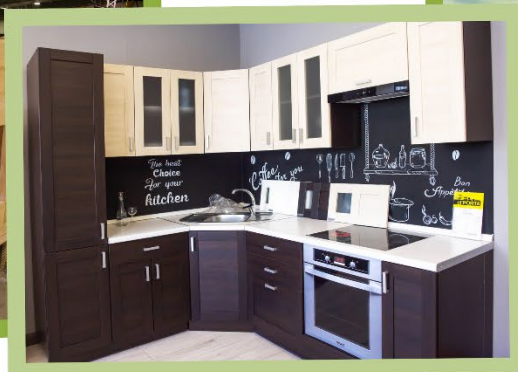
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Modular Housing

Single-family homes provide space from their neighbors, the ability to build equity, and generally have larger lot sizes than townhomes or condominiums. While these homes are more expensive than other multi-unit dwellings, this does grant homeowners the flexibility to alter the property to their preferred living situation.



Challenges

- Lingering stigma of poor quality or value
- Lack of clarity surrounding long-term value
- Some lenders consider modular homes personal property

Opportunities

- Recent designs are highly customizable
- Homes may be constructed more rapidly
- Quality has continued to improve over time
- Designs are consistent

[Click for More!](#)

Policy

- Residential zoning
- Preapproved designs or models
- Planned Unit Developments
- Coordination with ADU zoning and ordinance language

For More Information call:



269-945-0526

<https://www.barrycf.org/>



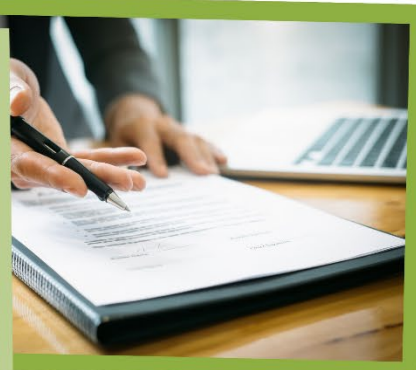
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Multi-Family Home

Multi-family homes like duplexes, townhomes, or fourplexes are a great option for residents that want less home maintenance. Typically these homes are a part of a Homeowners Association and are located in popular areas. Many multi-family homes also have access to communal amenities like pools, walking trails, or clubhouses.



Challenges

- Restrictive HOA policies
- Noise concerns
- HOA Fees
- Less privacy

Opportunities

- Less maintenance
- Communal amenities
- Affordability
- Community
- Good location

Policy

- Must contain more than one separate residential dwelling and up to four individual units
- Multi-family zoning
- Can be rented
- Each unit has a different address

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Planned Unit Development (PUD)

PUDs are small planned communities that typically consist of single-family homes, townhouses, or condominiums that are a part of a Homeowners Association (HOA). PUDs generally offer amenities such as parks, playgrounds, pools, workout facilities, or privately owned roads.



Challenges

- Restrictive policies regarding exterior home décor
- HOA fees
- PUD approval for developers can be complicated
- Lack of public transportation
- Parking restrictions

Opportunities

- Amenities
- No yard or snow maintenance
- Access to green spaces
- Tight-knit community and community activities

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Policy

- Site must be under single ownership to qualify for development
- Must be located where public water and sanitary sewer service can be provided
- Must be compatible with adjacent land use, natural environment, and public services/facilities

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Second Story Mixed-Use

Many Barry County Communities offer downtown areas rich in community character. Storefronts with additional space in second and third stories offer a unique opportunity to create more affordable housing units increasing density, foot traffic downtown, and reducing the need for newly developable land.



Challenges

- Restrictive Policies
- Initial Investment is Higher
- Configuration to Code
- ADA Accessibility
- Parking

Opportunities

- Increased Foot Traffic
- Attractive to Investors
- Accessibility to Residents
- Increased Visibility
- Improved Access to Good and Services

[Click for More!](#)

Policy

- Rezone for Mixed-Use or Multi-Family
- Reduce Minimum Dwelling Unit Size
- Explore Parking Agreements
- Create Pre-Approved Housing Plans

For More Information call:



269-945-0526

<https://www.barrycf.org/>



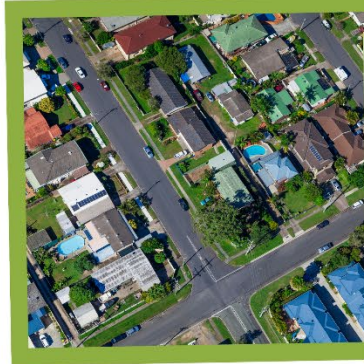
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Single-Family Home

Single-family homes provide space from their neighbors, the ability to build equity, and generally have larger lot sizes than townhomes or condominiums. While these homes are more expensive than other multi-unit dwellings, this does grant homeowners the flexibility to alter the property to their preferred living situation.



Challenges

- May lose value
- Down payment and higher initial costs
- Responsible for exterior maintenance
- Housing taxes
- Responsible for any home repairs

Opportunities

- More space
- No Co-ownership or HOAs
- Build equity
- More opportunities for renovation or expansion
- Personalized design options

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Policy

- Residential zoning
- New construction must adhere to future land use plans
- Appropriate permits are necessary for construction or remodeling

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Tiny Homes

Tiny Homes offer an attainable housing option with less cost on utilities, rent, or mortgage. For those looking to downsize, own their first home, or are interested in a home with less upkeep; then tiny homes are an affordable option. These homes give people the opportunity to own their own land and home with minimal upkeep; this option is ideal for individuals and couples.



Challenges

- Restrictive policies
- Land availability
- Difficult to regulate temperature inside the home
- Financing
- Downsizing

Opportunities

- Lower costs
- Less upkeep
- Lower carbon footprint
- Increased Visibility
- Portability
- Less clutter

[Click for More!](#)

Policy

- Rezone to allow for accessory dwelling units (ADUs)
- Minimum size is 225 sq ft. and maximum size is 500 sq ft.
- Minimum size is 250 sq ft. for a couple and 450 sq ft. for a family of four
- Must follow County building codes

For More Information call:



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Conclusion and Next Steps

This Toolkit was created in the interest of supporting and connecting communities, residents, developers, and other regulatory and service-oriented stakeholders to resources, which support the achievement of housing goals within Barry County. It is recognized that each Barry County community offers a unique sense of community character with varying assets to highlight, integrate, and protect. As such, not all housing solutions within the County can be addressed with a “one-size-fits-all” approach. The resources outlined in this Toolkit are intended to support a range of housing types through policy and process improvements, marketing materials, funding and partnership opportunities, and more, which align with different types of development.

Though each community has varying goals and conditions, which lends itself to different types of housing development, it is critical for the County, communities, residents, and other stakeholders to coordinate efforts. This will ensure housing needs are met in a way which is sustainable, responsive to local needs, and fills gaps for those navigating the housing continuum and those seeking to age in place. Coordinated efforts simplify the process for developers as well as encourage the expansion of desired types of housing development and connects residents with accessible, attainable, and new opportunities for housing.

These resources may support growth for years to come, however, coordinated discussions between communities on at least an annual basis will avoid conflicts or overlap in terms of proposed development while also providing an opportunity for mutual benefit from newly proposed projects. Generally, the following next steps are proposed to be completed on an annual cycle:

1. Review policy and regulatory environment related to housing development;
2. Review prior year’s growth (new construction and renovations);
3. Coordinate outreach and networking with local and regional leadership, developers, real estate agents, and other stakeholders;
4. Coordinate community outreach to facilitate discussions about housing growth;
5. Adjust policy environment based on past performance and goals;
6. Discuss and review proposed projects on a case-by-case basis simplifying where possible; and,
7. Advance priority housing projects.

While not incorporated into next steps directly, it should be noted that affordable and attainable housing has become a nation-wide crisis. Affordability of proposed developments should be a crucial component of stakeholder engagement with all audiences. While lingering stigma may be a challenge, the gap in terms of affordability is only growing and families looking to grow into home ownership, those seeking to age in place, children seeking to return after college or trade school, and many others may have difficulty in finding local housing if affordability is not a consideration as Barry County continues to grow. With strategic and sustainable growth, Barry County will remain a great place to live, work, grow, and play for many years to come.

References

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Appendices

Appendix A: Housing Toolkit Survey

BARRY COUNTY HOUSING SURVEY

Barry Community Foundation and the Barry County Chamber & Economic Development, in partnership with Antero Group, is conducting a survey to gather more local level data and input related to the current housing stock, challenges related to housing expansion, and goals related to housing. The collected information will inform the tools and resources provided in the Barry County Housing Toolkit. Your feedback is very important to us.

Your participation is voluntary, and all answers will be kept private, so please answer honestly. Thank you in advance for your input!

1. What is your primary role in Barry County?

- | | |
|--|---|
| <input type="checkbox"/> Municipality (please specify below) | <input type="checkbox"/> Business |
| <input type="checkbox"/> Resident | <input type="checkbox"/> Other (please specify below) |

2. What do you consider the greatest challenges within your currently available housing stock (e.g., too many vacation homes, not enough housing, high costs, aging homes, lack of population, etc.)?

3. What types of housing units currently exist in your community, or what would you like to see proposed for the future?

	Existing	Proposed
Single Family Homes	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Homes	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-Use Housing	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Homes	<input type="checkbox"/>	<input type="checkbox"/>

4. What are some of the goals that should be considered in your community related to housing (e.g., expanding multi-family units, attainable housing goals, diversified housing types, etc.)?

5. Do you have any feedback on tools or resources you would like to see included in the Barry County Housing Toolkit (e.g., sample ordinance language, localized housing data, sample developer incentives, etc.)?

HOUSING SURVEY

March 30th Survey Summary



TYPES OF RESPONDANTS

35%

Municipality

32%

Business

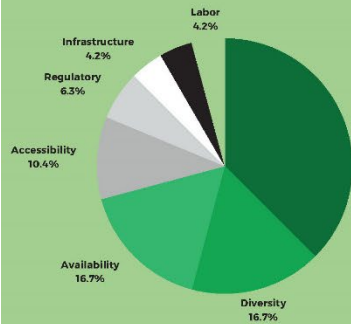
27%

Resident

5%

Other

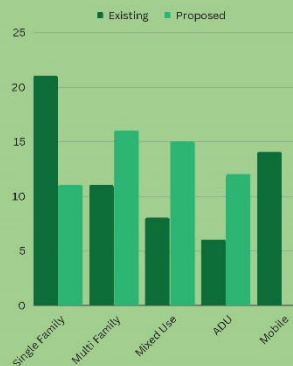
SUMMARIZED CHALLENGES



Affordability



TYPES OF HOUSING



OPPORTUNITIES

- POLICY REFORM
- FINANCING
- DIVERSIFICATION
- WORKFORCE DEVELOPMENT
- EDUCATION
- INFRASTRUCTURE

RESULTS HAVE BEEN SUMMARISED THOUGH ALL COMMENTS PROVIDED WILL BE CONSIDERED IN TOOLKIT DEVELOPMENT

Appendix B: Building Permit Application

Print **Clear**
(Continue to remaining pages and complete before printing this document)

120

Building Permit Application
 Michigan Department of Licensing and Regulatory Affairs
 Bureau of Construction Codes / Building and Permits Division
 P.O. Box 30255, Lansing, MI 48909
 Phone: 517-241-9313
 www.michigan.gov/bcc

B 2015 B

This form can be completed by tabbing to each field and typing in the required information.

Authority: 1972 PA 230	LARA is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.
Penalty: Failure to provide the information may result in denial of your request.	

Project or Facility Information			
PROJECT NAME		ADDRESS	
NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED			ZIP CODE
<input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township OF:		CITY	
COUNTY	BETWEEN	AND	

Applicant				
NAME			E-MAIL	
ADDRESS	CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)

Owner or Lessee			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)

Signature
 I HEREBY CERTIFY ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY COMPLIANCE WITH MCL 125.1510(2).

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE	DATE	ESTIMATED PROJECT COST \$ _____
CERTIFICATE OF OCCUPANCY (\$50.00 FEE) <input type="checkbox"/> YES <input type="checkbox"/> NO	BUILDING PERMIT FEE ENCLOSED (The first \$100.00 of an application is non-refundable) \$ _____	OR STATE ACCOUNT NUMBER _____

Validation - For Department Use Only	VALIDATION AREA
USE GROUP _____ TYPE OF CONSTRUCTION _____ SQUARE FEET _____ APPLICATION FEE (non-refundable) \$ _____ CERTIFICATE OF OCCUPANCY <input type="checkbox"/> YES <input type="checkbox"/> NO \$ _____ NUMBER OF INSPECTIONS _____ \$ _____ TOTAL PERMIT FEE \$ _____ APPROVAL SIGNATURE _____	

Contractor			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
BUILDERS LICENSE NUMBER			EXPIRATION DATE
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)		WORKERS COMP INSURANCE CARRIER (or reason for exemption)	
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			
Type of Improvement			
<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> FOUNDATION ONLY
<input type="checkbox"/> ADDITION	<input type="checkbox"/> REPAIR	<input type="checkbox"/> MOBILE HOME SET-UP	<input type="checkbox"/> RELOCATION
<input type="checkbox"/> PREMANUFACTURE			
<input type="checkbox"/> SPECIAL INSPECTION			
Plan Review Required			
2 sets of construction documents are required with each application for a permit.			
Construction documents must be sealed and signed by an architect or professional engineer in accordance with 1980, PA 299 as amended. The seal and signature is not required for one and two family dwellings less than 3,500 square feet of calculated floor area and public works less than \$15,000 in total construction cost.			
For buildings regulated by the Michigan Building Code, 2 sets of construction documents must be submitted with a separate Application for Plan Examination, the appropriate fee, and approved before a building permit can be issued.			
BCC Plan Review Number _____		School Site Plan Review Number (if different) _____	
Residential - Buildings Regulated by the Michigan Residential Code			
<input type="checkbox"/> ONE FAMILY	<input type="checkbox"/> TOWNHOUSE	<input type="checkbox"/> DETACHED GARAGE	
NO. OF UNITS _____			
<input type="checkbox"/> TWO OR MORE FAMILY	<input type="checkbox"/> ATTACHED GARAGE	<input type="checkbox"/> OTHER _____	
NO. OF UNITS _____			
Buildings Regulated by the Michigan Building Code			
<input type="checkbox"/> (A-1) ASSEMBLY (THEATRES, ETC.)	<input type="checkbox"/> (H-1) HIGH HAZARD (DETONATION)	<input checked="" type="checkbox"/> (M) MERCANTILE	
<input type="checkbox"/> (A-2) ASSEMBLY (RESTAURANTS, BARS, ETC.)	<input type="checkbox"/> (H-2) HIGH HAZARD (DEFLAGRATION)	<input type="checkbox"/> (R-1) RESIDENTIAL 1 (HOTELS, MOTELS)	
<input type="checkbox"/> (A-3) ASSEMBLY (CHURCHES, LIBRARIES, ETC.)	<input type="checkbox"/> (H-3) HIGH HAZARD (COMBUSTION)	<input type="checkbox"/> (R-2) RESIDENTIAL 2 (MULTIPLE FAMILY)	
<input type="checkbox"/> (A-4) ASSEMBLY (INDOOR SPORTS, ETC.)	<input type="checkbox"/> (H-4) HIGH HAZARD (HEALTH HAZARD)	<input type="checkbox"/> (R-3) RESIDENTIAL 3 (1 & 2 FAMILY)	
<input type="checkbox"/> (A-5) ASSEMBLY (OUTDOOR SPORTS, ETC.)	<input type="checkbox"/> (H-5) HIGH HAZARD (HPM)	<input type="checkbox"/> (R-4) RESIDENTIAL 4 (ASSISTED LIVING)	
<input type="checkbox"/> (B) BUSINESS	<input type="checkbox"/> (I-1) INSTITUTIONAL 1 (SUPERVISED)	<input type="checkbox"/> (S-1) STORAGE 1 (MODERATE HAZARD)	
<input type="checkbox"/> (E) EDUCATION	<input type="checkbox"/> (I-2) INSTITUTIONAL 2 (HOSPITALS ETC.)	<input type="checkbox"/> (S-2) STORAGE 2 (LOW HAZARD)	
<input type="checkbox"/> (F-1) FACTORY (MODERATE HAZARD)	<input type="checkbox"/> (I-3) INSTITUTIONAL 3 (PRISONS ETC.)	<input type="checkbox"/> (U) UTILITY (MISCELLANEOUS)	
<input type="checkbox"/> (F-2) FACTORY (LOW HAZARD)	<input type="checkbox"/> (I-4) INSTITUTIONAL 4 (DAY CARE ETC.)		
WILL THERE BE FIRE SUPPRESSION? <input type="checkbox"/> YES <input type="checkbox"/> NO SCOPE OF WORK?			
Type of Construction			
<input type="checkbox"/> 1A - Non Combustible (Protected Structural Elements) 3HR	<input type="checkbox"/> 1B - Non Combustible (Rated Structural Elements) 2HR	<input type="checkbox"/> 2A - Non Combustible (Rated Structural Elements) 1HR	
<input type="checkbox"/> 2B - Non Combustible (Non Rated Structural Elements)	<input type="checkbox"/> 3A - Non Combustibles (Exterior Walls Only)	<input type="checkbox"/> 3B - Non Combustible (Bearing Walls Rated)	
<input type="checkbox"/> 4 - Heavy Timber	<input type="checkbox"/> 5A - Combustible (Structural Elements Rated) 1HR		<input type="checkbox"/> 5B - Combustible (All Elements Not Rated)
C. Dimensions / Data			
FLOOR AREA:	EXISTING	ALTERATIONS	NEW
BASEMENT	_____	_____	_____
1ST & 2ND FLOOR	_____	_____	_____
3RD FLOOR & ABOVE	_____	_____	_____
TOTAL AREA	_____	_____	_____

Plan Review Submittal Form

Professional Code Inspections of Michigan
 110 West Center St.
 Hastings, MI 49058
 Phone 269-948-4088 Fax 269-948-9963
www.pcimi.com

Applicant must complete all items in each section.

Project Information		
Address		Parcel Number
Name Municipality in which job is located <input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township of:		County
Between _____ and _____		Zip Code

Contact Information			
Applicant			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			

Owner			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			

Design Professional			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			
License Number			Expiration Date

Type of Review							
Preliminary Review	<input type="checkbox"/>	Accessibility Review	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	Mechanical	<input type="checkbox"/>
Building Plan Review	<input type="checkbox"/>	Energy Code	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	Other	<input type="checkbox"/>
Fire Alarm	<input type="checkbox"/>	Fire Suppression	<input type="checkbox"/>	Hood System	<input type="checkbox"/>		

Type of Job			
Type of Improvement			
<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Relocation
<input type="checkbox"/> Sign	<input type="checkbox"/> Remodel	<input type="checkbox"/> Misc	<input type="checkbox"/> Repair
Plan Review Required			
Construction documents must be sealed and signed by an architect or professional engineer in accordance with 1980, PA 299 as amended. The seal and signature is not required for public works less than \$15,000.00 in total construction cost.			
Other - Buildings Regulated by the Michigan Building Code			
<input type="checkbox"/> (A-1) Assembly (Theaters, etc)	<input type="checkbox"/> (H-1) High Hazard (Detonation)	<input type="checkbox"/> (M) Mercantile	
<input type="checkbox"/> (A-2) Assembly (Restaurants, bars, etc)	<input type="checkbox"/> (H-2) High Hazard (Deflagration)	<input type="checkbox"/> (R-1) Residential 1 (Hotels, Motels)	
<input type="checkbox"/> (A-3) Assembly (Churches, libraries, etc)	<input type="checkbox"/> (H-3) High Hazard (Combustion)	<input type="checkbox"/> (R-2) Residential 2 (Multiple Family)	
<input type="checkbox"/> (A-4) Assembly (Indoor sports, etc)	<input type="checkbox"/> (H-4) High Hazard (Health Hazard)	<input type="checkbox"/> (R-3) Residential 3 (Child & Adult Care)	
<input type="checkbox"/> (A-5) Assembly (Outdoor sports, etc)	<input type="checkbox"/> (H-5) High Hazard (HPM)	<input type="checkbox"/> (R-4) Residential 4 (Assisted Living)	
<input type="checkbox"/> (B) Business	<input type="checkbox"/> (I-1) Institutional 1 (Supervised)	<input type="checkbox"/> (S-1) Storage 1 (Moderate Hazard)	
<input type="checkbox"/> (E) Education	<input type="checkbox"/> (I-2) Institutional 2 (Hospitals Etc)	<input type="checkbox"/> (S-2) Storage 2 (Low Hazard)	
<input type="checkbox"/> (F-1) Factory (Moderate Hazard)	<input type="checkbox"/> (I-3) Institutional 3 (Prisons Etc)	<input type="checkbox"/> (U) Utility (Miscellaneous)	
<input type="checkbox"/> (F-2) Factory (Low Hazard)	<input type="checkbox"/> (I-4) Institutional 4 (Day Care Etc)		
Project Description			
Provide a detailed description of the work to be completed.			

Project Valuation			
Provide the total construction cost of the project, must include labor and materials (exclude land value). \$ _____			
Building Data			
Type of Mechanical			
Will there be fire suppression? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Construction			
<input type="checkbox"/> 1A – Non Combustible (Protected Structural Elements) 3Hr	<input type="checkbox"/> 1B – Non Combustible (Rated Structural Elements) 2Hr		
<input type="checkbox"/> 2A – Non Combustible (Rated Structural Elements) 1Hr	<input type="checkbox"/> 2B – Non Combustible (Non Rated Structural Elements)		
<input type="checkbox"/> 3A – Non Combustible (Exterior Wall Only)	<input type="checkbox"/> 3B – Non Combustible (Bearing Walls Rated)		
<input type="checkbox"/> 4 – Heavy Timber	<input type="checkbox"/> 5A – Combustible (Structural Elements Rated) 1Hr		
<input type="checkbox"/> 5B – Combustible (All Elements Not Rated)			
Dimensions / Data			
Floor Area:	Existing	Alterations	New
Basement	_____	_____	_____
1 st Floor	_____	_____	_____
2 nd Floor	_____	_____	_____
3 rd – Above	_____	_____	_____
Accessory Building	_____	_____	_____
Total Area	_____	_____	_____
Occupancy Load			
Number of Occupants _____			

Plan Review Submittal Checklist	
Check all below	
<input type="checkbox"/>	Three (3) copies of drawings signed and sealed by a registered design professional
<input type="checkbox"/>	Three (3) copies of all engineering calculations, soil reports, project manuals.
<input type="checkbox"/>	Construction documents shall contain a site plan that is drawn to scale. It shall indicate the location of the building on the site, setbacks from property lines, accessible routes, slopes and grades, accessible parking if provided, easements and utilities.
<input type="checkbox"/>	Construction documents shall detail the location, construction, size and character of all means of egress.
<input type="checkbox"/>	Construction documents shall indicate Construction Type, Occupancy Classification and compliance with height and area requirements.
<input type="checkbox"/>	Construction document shall indicate occupant loads for every floor and in all rooms and spaces.
<input type="checkbox"/>	Indicate all rated walls and assemblies as well as UL design information.
<input type="checkbox"/>	Provide detail for finished interior in accordance with MBC 2012.
<input type="checkbox"/>	Provide door, hardware and window schedules.
<input type="checkbox"/>	Construction documents shall contain the following information related to the exterior wall envelope: Flashing details, intersections with dissimilar materials, corners, end rails, control joints, intersections at roof, eaves or parapets, means of drainage, water resistive membrane and details around openings.
<input type="checkbox"/>	Compliance with the energy conservation requirements set forth in the Michigan Uniform Energy Code 2009 with amendments.
<input type="checkbox"/>	Indicate the Plumbing Fixture count for Water Closets, Lavatories, Drinking Fountains and Service Sink.

Signatures	
Applicant	
I hereby certify that all information contained on this Plan Review Submittal form is accurate and true to the best of my knowledge, and I acknowledge that missing or incomplete information may delay the plan review process until such time that information has been received.	
Name of Applicant _____	
Signature of Applicant _____	Date _____

**Make checks payable
 to the Jurisdiction**

110 W. Center St. Ste A
 Hastings, MI 49058
 Phone: (269) 948-4088
 Fax: (269) 948-9963
 Web: www.pcimi.com

Jurisdiction of _____

PLUMBING APPLICATION

Please send application forms

PERMIT NO. _____

Job Location _____

DATE _____

Owner _____

BLDG. PERMIT NO. _____

Address _____

TYPE OF JOB:

COMMERCIAL: NEW REMODEL

RESIDENTIAL: NEW REMODEL

City _____ State _____ Zip _____

Phone No. (Home) _____ (Bus) _____

Email _____

Commercial and Residential

Permit base fee, non-refundable, no inspections included	40.00	1	40.00
Fixtures, each	5.00		
Stacks, vents and roof conductors	5.00		
Sewers each (city sewer)	10.00		
Subsoil drains, each	5.00		
Water services each, (city water)	10.00		
Utility holes, catch basins, each	5.00		
Sewage sumps, sewage ejectors, each	5.00		
Water distributing pipe (system)			
Up to one inch	5.00		
Over one inch	20.00		
Reduced pressure zone backflow preventer each	5.00		
Water connected appliances, equipment and devices, each	2.00		
All drains and traps, each	2.00		
Laboratory, hospital, clinic fixtures, equipment devices, each	2.00		
Underground inspection	40.00		
Rough-in Inspection fee	40.00		
Reinspection	40.00		
Final Inspection	40.00		
Inspections, hourly rate	50.00		
Inspections not requiring a permit	75.00		
Additional Inspection Fee	40.00		
New Single Family Residence	160.00		
Duplex (Two Family)	210.00		
Pre-Manufactured Dwelling w/o Basement	40.00		

Per Unit	No.	Fee
40.00	1	40.00
5.00		
5.00		
10.00		
5.00		
10.00		
5.00		
5.00		
5.00		
20.00		
5.00		
2.00		
2.00		
2.00		
40.00		
40.00		
40.00		
50.00		
75.00		
40.00		
160.00		
210.00		
40.00		
TOTAL FEE		

Please itemize when using flat rates for
 One & Two Family Residence. (CHECK NO. COLUMN ONLY).

CONTRACTOR		EMAIL	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
CONTRACTOR LICENSE NO.	MASTER LICENSE NO.	EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
		NO EMPLOYEES	<input type="checkbox"/>
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
		NO EMPLOYEES	<input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
		NO EMPLOYEES	<input type="checkbox"/>

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____ Date Paid _____

Check # _____

HOMEOWNERS AFFIDAVIT

I hereby certify the plumbing work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the Local Plumbing Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Plumbing Inspector. I will cooperate with the Plumbing Inspector and assume the responsibility to arrange for necessary inspections.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125, 1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner _____

Keep yellow copy. Return white copy with payment.



Jurisdiction of _____

MECHANICAL APPLICATION

Make checks payable to the Jurisdiction.
 110 W Center St • Hastings, MI 49058
 (269) 948-4088 • Fax (269) 948-9963
 www.pcmi.com

- Please send jurisdiction maps
- Please send permit forms

PERMIT NO. _____
 Job Location _____
 Owner _____
 Address _____
 City _____ State _____ Zip _____
 Phone No. (Home) _____ Email _____

DATE _____
 BLDG. PERMIT NO. _____

TYPE OF JOB:
 COMMERCIAL: NEW REMODEL
 RESIDENTIAL: NEW REMODEL

NOTE: Any equipment to be covered must be inspected before covering.

Mechanical Permit Schedule Single Family, Additions, & Remodeling			
	Per Unit	No.	Fee
Permit Base Fee (non-refundable, no inspections included)	40.00	1	40.00
Final inspections, Additional inspections	40.00		
Underground inspection	40.00		
Rough-in inspection	40.00		
Inspections, hourly rate.	50.00		
Inspections not requiring a permit	75.00		
Furnaces, heat pumps, boilers, fireplaces, solid fuel equipment, complete woodstoves	20.00		
Add on furnaces and water heaters, each	20.00		
Chimney factory built	15.00		
Duct system or hydronic piping	10.00		
Solar equipment, piping fee included	15.00		
Gas piping new installation	5.00		
Exhaust fans, each	3.00		
LPG piping fee	10.00		
Central Air Conditioning	15.00		
Single Family (new)	160.00		
Duplex (new).	210.00		
TOTAL FEE			

Commercial, Industrial			
	Per Unit	No.	Fee
Permit Base Fee	40.00	1	40.00
Final inspections, Additional inspections	40.00		
Underground inspection	40.00		
Rough-in inspection	40.00		
Inspections, hourly rate.	50.00		
Inspections not requiring a permit	75.00		
Gas/oil burning equipment (New or Conversion)	30.00		
Gas piping, each outlet new installation	4.00		
Solar equipment, each panel & tank, piping fee included	15.00		

Air Conditioning and Refrigeration heat pumps, self contained:			
Under 15 HP a/c each,	15.00		
Evaporator coils, each	25.00		
Under 5 HP, Split System, each	25.00		
5HP and over, split system, each	35.00		
Chiller, each	80.00		
Fireplace	30.00		
Chimney factory built	15.00		
Cooling towers, each	35.00		
Compressor, 15 HP to 50 HP, each	30.00		
Over 50 HP, each	50.00		
Air handlers, self-contained units			
Ventilation & Exhaust fans under 1500CFM, each	5.00		
1500 CFM to 10,000 CFM each	25.00		
Over 10,000 to CFM, each	50.00		
heat recovery and wall fan coils, each	10.00		
unit heaters, each	15.00		
Ducts, insulation, piping, fire suppression/protection systems, baseboard			
Based on bid price			
under \$3000	30.00		
\$3000 to \$7999	40.00		
\$8000 to 10,999	50.00		
Over \$11,000 (\$ 10.00 for each \$ 3,000.00 in addition to above rate) (\$ 10.00 for each \$ 3,000.00 in addition to above rate)			
Fire suppression plan review fee	100.00		
Incinerators, each	15.00		
Crematories, each	15.00		
Humidifiers, each	10.00		
Electronic air cleaner with washer, each	30.00		
TOTAL FEE			

Please itemize when using flat rates for One & Two Family Residence.
 (CHECK NO. COLUMN ONLY).
 If work is started before permit is applied for, an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
LICENSE NO.		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		NO EMPLOYEES	<input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
		NO EMPLOYEES	<input type="checkbox"/>

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____

Date _____

Homeowners Affidavit

Check/Cash _____

I hereby certify the electrical work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the local Electrical Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Electrical Inspector. I will cooperate with the Electrical Inspector and assume responsibility to arrange for necessary inspections.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125, 1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner

Keep yellow copy. Return white copy with payment



Jurisdiction of: _____

ELECTRICAL APPLICATION

Make checks payable to the jurisdiction

110 W. Center St. • Hastings, MI 49058
 Ph (269) 948-4088 • Fax (269) 948-9963
 www.pcimi.com

Great Lakes Energy Consumer's Energy
 ER# _____

PERMIT NO. _____
 Job Location _____
 Owner _____
 Address _____
 City _____ State _____ Zip _____
 Phone No. (Home) _____ Email _____

TYPE OF JOB:
 COMMERCIAL: NEW REMODEL
 RESIDENTIAL: NEW REMODEL

COMMERCIAL & RESIDENTIAL REMODEL

BLDG. PERMIT NO. _____

ELECTRICAL PERMIT FEE SCHEDULE	Per Unit	Number	FEE
Permit base fee (non-refundable, no inspections included)	40.00	1	40.00
Final Inspection	40.00		
Rough In Inspections	40.00		
Re-inspection	40.00		
Underground/Pool Bonding	40.00		
Additional Inspection	40.00		
Inspections, hourly rate	50.00		
Electrical Services thru 600 amp Permanent and Temp	20.00		
600 amp – 800 amp	20.00		
Over 800 amp	25.00		
Sub Panel	5.00		
Circuits, each	4.00		
Light fixtures per 25 and fraction thereof	5.00		
Dishwasher, garbage disposal, and range hood, each	4.00		
Furnace, unit heaters	5.00		
Electrical heating units (baseboards), each	4.00		
Power outlets (including ranges, dryers, etc.), each	4.00		
Exhaust and ventilation fans	5.00		
Signs, per circuit	5.00		
Feeders, bus ducts, etc per 50 ft & fraction thereof	6.00		
Mobile home park site, each	6.00		
Recreational vehicle park site, each	4.00		
TOTAL FEE			

Please send jurisdiction maps.
 Please send permit forms.

	Per Unit	Number	FEE
K.V.A. & H.P., each up to 20 K.V.A. or H.P.	4.00		
over 20 K.V.A. or H.P.	8.00		
Fire alarms up to 10 stations and horns	50.00		
11 to 20 stations and horns	100.00		
over 20 stations and horns, each	5.00		
TOTAL FEE			

NEW RESIDENTIAL

New Single Family Dwelling	160.00		
Duplex	210.00		
Special inspections not requiring permits	75.00		
TOTAL FEE			

Please itemize when using flat rates for One & Two Family Residence. (CHECK NO. COLUMN ONLY).
 If work is started before permit is applied for, an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
LICENSE NO.		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
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 Signature of Licensee or Homeowner

Keep pink copy. Return other copies with payment

Professional Code Inspections 110 West Center St. Hastings, MI 49058	Jurisdiction:	Phone : (269) 948-4088 Fax : (269) 948-9963 Website: www.pcini.com
--	---------------	--

•• APPLICATION FOR BUILDING PERMIT ••

1.) LOCATION OF BUILDING			
ADDRESS			
CITY/VILLAGE	TOWNSHIP	COUNTY	ZIP CODE
BETWEEN <small>(cross street)</small>		AND <small>(cross street)</small>	
a. IDENTIFICATION: OWNER OR LESSEE			EMAIL
NAME			TELEPHONE NO.
ADDRESS	CITY	STATE	ZIP CODE

2.) CONTRACTOR			
NAME		TELEPHONE NO.	FAX NO.
ADDRESS	CITY	STATE	ZIP CODE
EMAIL			
BUILDERS LICENSE NO.			EXPIRATION DATE
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION			SELF EMPLOYED NO EMPLOYEES <input type="checkbox"/>
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION			SELF EMPLOYED NO EMPLOYEES <input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION			SELF EMPLOYED NO EMPLOYEES <input type="checkbox"/>

3.) SUB-CONTRACTORS:	
(a) ELECTRIC: _____	TELEPHONE NO. _____
ADDRESS: _____	
(b) HEATING/AC: _____	TELEPHONE NO. _____
ADDRESS: _____	
(c) PLUMBING: _____	TELEPHONE NO. _____
ADDRESS: _____	

4.) PROJECT DESCRIPTION: COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/>					
(a) <input type="checkbox"/> NEW BUILDING	(b) <input type="checkbox"/> ADDITION	(a) <input type="checkbox"/> ALTERATION	(d) <input type="checkbox"/> DEMOLITION	(e) <input type="checkbox"/> RELOCATION of BUILDING	<input type="checkbox"/> SIGN
<input type="checkbox"/> DET. GAR	<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> POLE BARN	<input type="checkbox"/> MODULAR	<input type="checkbox"/> MOBILE HOME (include year) _____	
(a) <input type="checkbox"/> SINGLE FAMILY	(b) <input type="checkbox"/> TWO FAMILY	(c) <input type="checkbox"/> MULTI-FAMILY	(d) <input type="checkbox"/> ATTACHED GARAGE/CARPORT	(e) <input type="checkbox"/> ACCESSORY STRUCTURE	
BRIEF DESCRIPTION OF PROJECT: _____					

5.) BUILDING DIMENSIONS					
WIDTH _____ Ft.	x LENGTH _____ Ft.	x HEIGHT _____ Ft.	TOTAL SQ. FT. _____	NUMBER OF STORIES _____	
Square Footage by Floor: 1st Floor _____ 2nd Floor _____ Basement _____ Garage _____ Porch/Deck _____					

6.) IS ANY PART OF THE PROPOSED PROJECT WITHIN THE 100 YEAR FLOOD PLAIN? YES: <input type="checkbox"/> NO: <input type="checkbox"/> IS ANY PART OF THE PROPOSED PROJECT LOCATED IN A REGULATED WETLAND? YES: <input type="checkbox"/> NO: <input type="checkbox"/>			
7.) IS THE EXCAVATED AREA LARGER THAN ONE ACRE, WITHIN 500 FT. OF A LAKE, RIVER, STREAM OR COUNTY DRAIN? YES: <input type="checkbox"/> NO: <input type="checkbox"/>			
8.) PROJECT VALUATION \$ _____ (Include labor, exclude lot value.)			
9.) APPLICANT INFORMATION: Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:			
NAME		TELEPHONE NUMBER	
ADDRESS	CITY	STATE	ZIP
<p>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125. 1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of sections 23a are subjected to civil fines.</p> </div>			
SIGNATURE OF APPLICANT		APPLICATION DATE	
10.) HOMEOWNER'S AFFIDAVIT: I hereby certify the construction work described on this permit application will be installed by myself in my own single-family dwelling in which I am living or about to occupy. All work will be installed in accordance with the building code adopted by The Municipality, and will not be enclosed, covered up, or put into use until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume responsibility to arrange for the necessary inspections.			
SIGNED: _____		DATE: _____	

11.) LOCAL GOVERNMENT AGENCY TO COMPLETE THIS SECTION ENVIRONMENTAL CONTROL APPROVALS					
	REQUIRED	APPROVED	DATE	NUMBER	BY
A – ZONING	<input type="checkbox"/> Yes <input type="checkbox"/> No				
B – SOIL EROSION	<input type="checkbox"/> Yes <input type="checkbox"/> No				
C – FLOOD ZONE	<input type="checkbox"/> Yes <input type="checkbox"/> No				
D – WATER SUPPLY	<input type="checkbox"/> Yes <input type="checkbox"/> No				
E – SEWER OR SEPTIC	<input type="checkbox"/> Yes <input type="checkbox"/> No				
F – OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Notes and Date – For Department Use: _____					
VALIDATION					
BUILDING PERMIT NUMBER:			APPROVED BY:		
ISSUE DATE:			SIGNATURE		
PERMIT FEE:			TITLE		



Civil Engineering
Planning + Design
Strategic Consulting

Appendix C. Sample Engagement Materials



HOUSING COMMUNITY FORUM

Community Engagement and Comment Session

BACKGROUND

This presentation was created by Antero Group, LLC as a part of the Barry County Housing Toolkit. This project was funded by the Barry Community Foundation with support from the Barry County Chamber and Economic Development Alliance.

This group of resources was created with input from over 80 stakeholders from a range of backgrounds and perspectives (e.g., municipalities, regulatory agencies, non-profits, developers, real estate agents, residents, and more).

To view all resources compiled as a part of this project, please visit:



PURPOSE

- Establish a shared vision and goals for residential growth.
- Generate a list of housing-related issues affecting community members.
- Identify agreed upon strategies to ensure a balance between affordability, accessibility, and community-support.



OVERVIEW

1. Housing in Barry County
2. Challenges
3. Opportunities
4. Community Input
5. Next Steps



HOUSING IN BARRY COUNTY

HOUSING OVERVIEW

Demographics

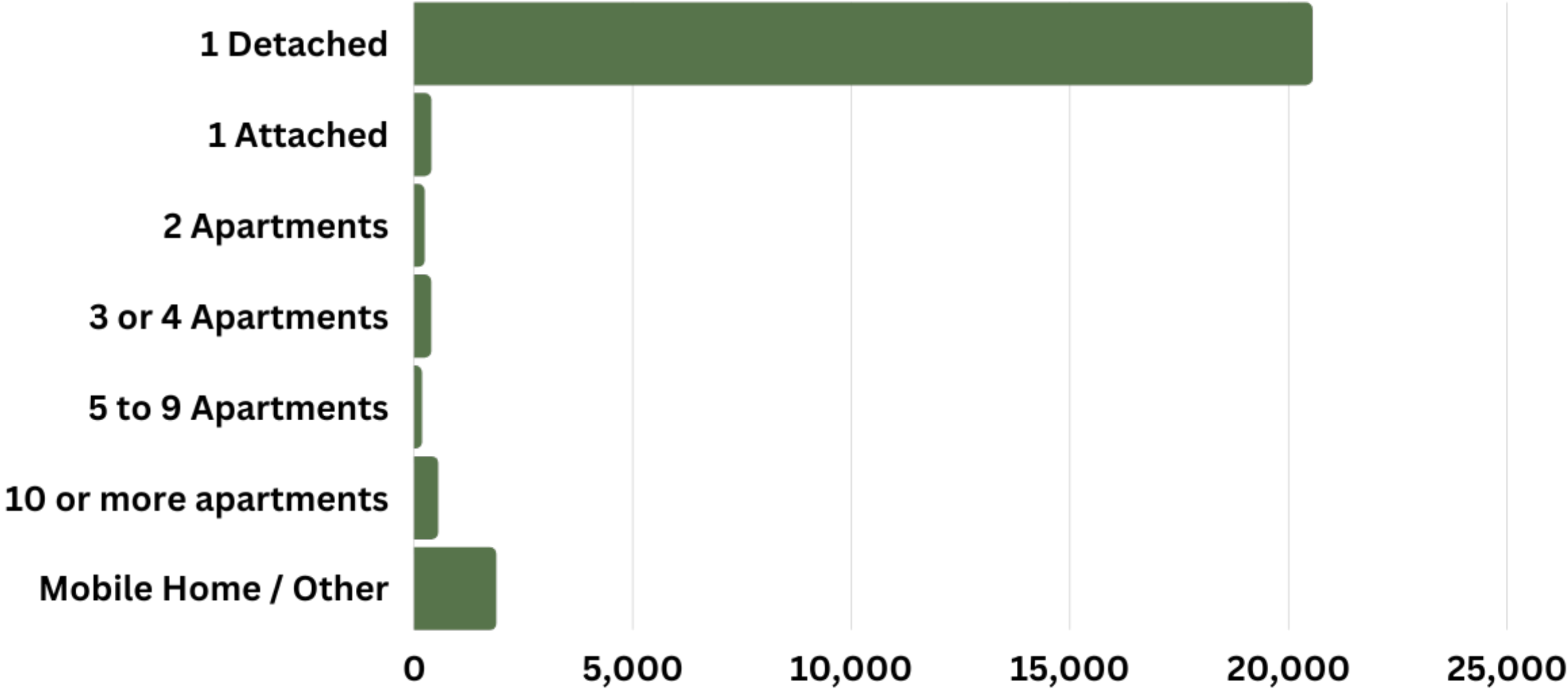
Population: 62,014
Ten Year Population Change: +4%
Median Age: 42.1
Median Income: \$68,779



Housing

Median Value: \$192,700
Median Monthly Cost (Owner): \$962
Median Monthly Cost (Renter): \$928

Barry County Housing Types (2020)



Source: U.S. Census Bureau, 2010-2020

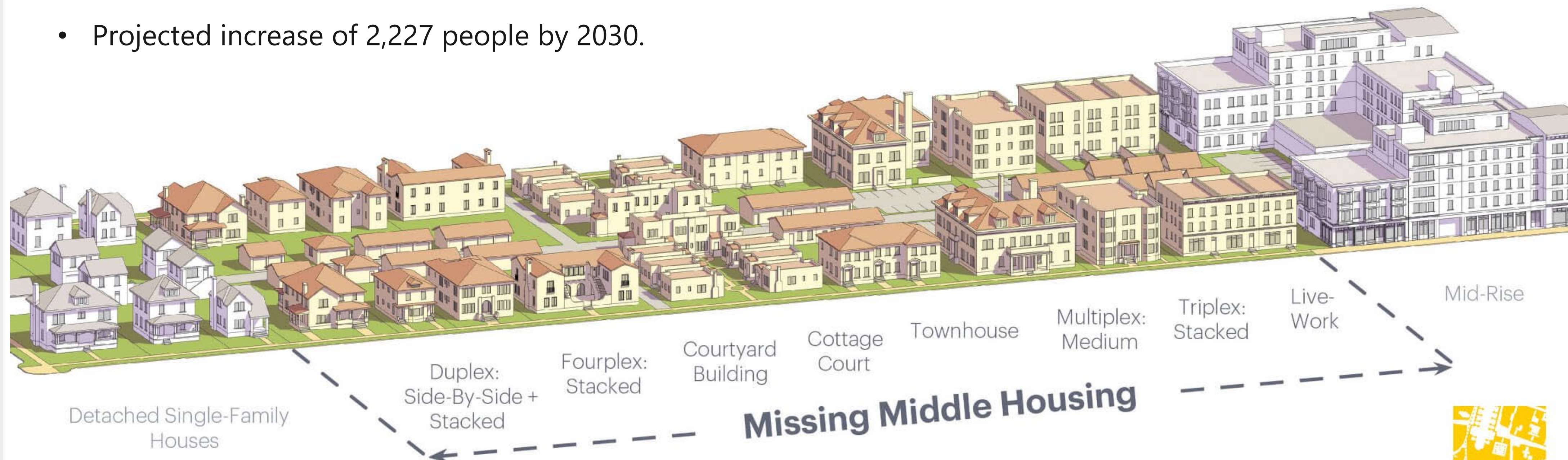
81% of housing units built prior to 2000

PROJECTIONS

Key County Population Changes

- Nearly 20% outmigration of those under 20.
- Increase of over 10% for those 20-39.
- Over 20% outmigration of those 40-49.
- Increase of over 70% for those 60-79.
- Projected increase of 2,227 people by 2030.

An estimated **356** new acres of land is needed for residential development to support projected growth.



INCOME AND AFFORDABILITY

Industry	Median Earnings	Monthly Income	Cost Burden
Health Diagnosing and Treating	\$71,534	\$5,961.17	16%
Computer, Engineering, and Science	\$71,152	\$5,929.33	16%
Management, Business, Financial	\$64,608	\$5,384.00	18%
Law enforcement including supervisors	\$65,263	\$5,438.58	18%
Natural Resources, Construction, Maintenance	\$47,439	\$3,953.25	24%
Health Technologists and Technicians	\$41,071	\$3,422.58	28%
Production, Transportation, Material Moving	\$39,840	\$3,320.00	29%
Sales and Office	\$37,562	\$3,130.17	31%
Community and Social Services	\$37,000	\$3,083.33	31%
Educational Instruction, and Library	\$27,051	\$2,254.25	43%
Healthcare Support Occupation	\$20,030	\$1,669.16	58%
Service Occupations	\$17,879	\$1,489.92	65%
Firefighting and prevention, and other protective service workers including supervisors	\$17,396	\$1,447.42	66%

Source: US Census Bureau, ACS, 2021

Assuming Barry County Median Housing Cost of \$962

CHALLENGES

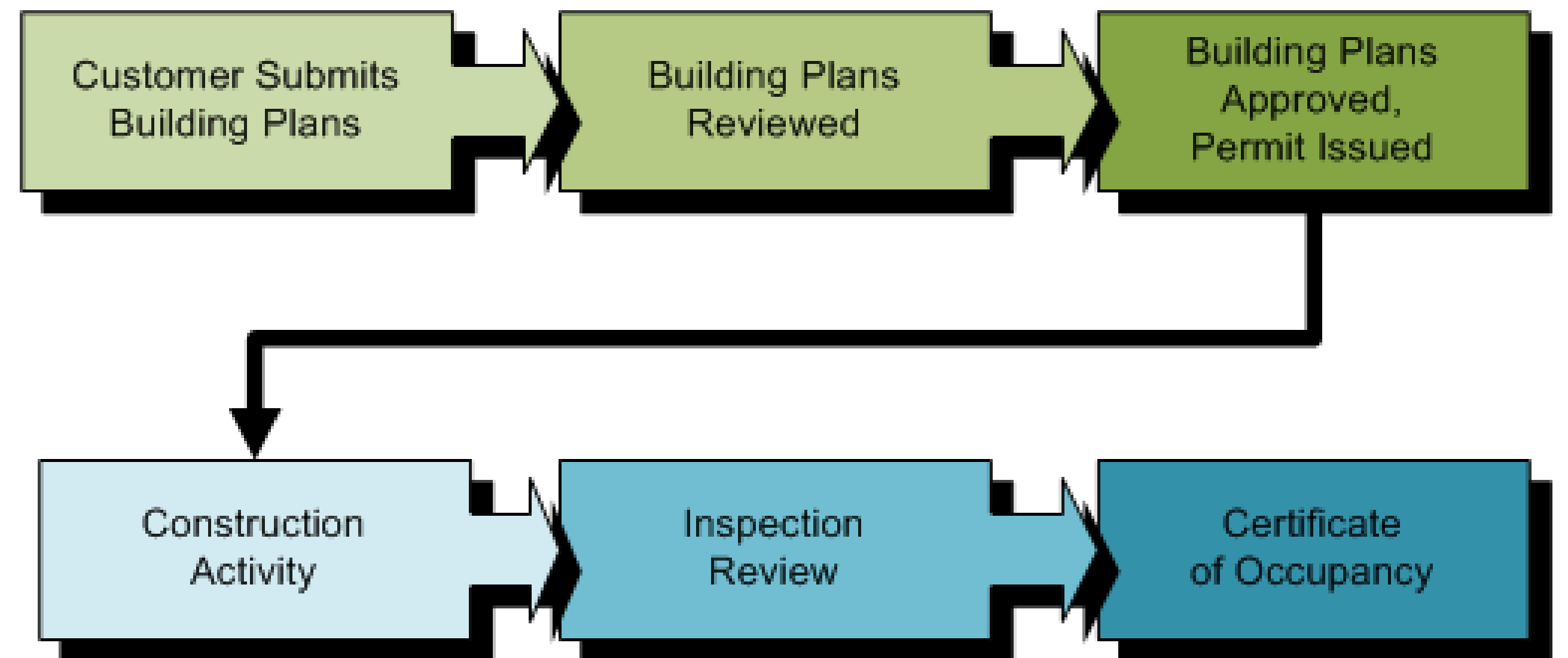
CAPACITY AND FUNDING

- Partnerships
 - HUD;
 - Invest Barry;
 - United Way; and,
 - Barry County Land Bank, etc.
- Funding Opportunities
- Incentives
- Simplified Process



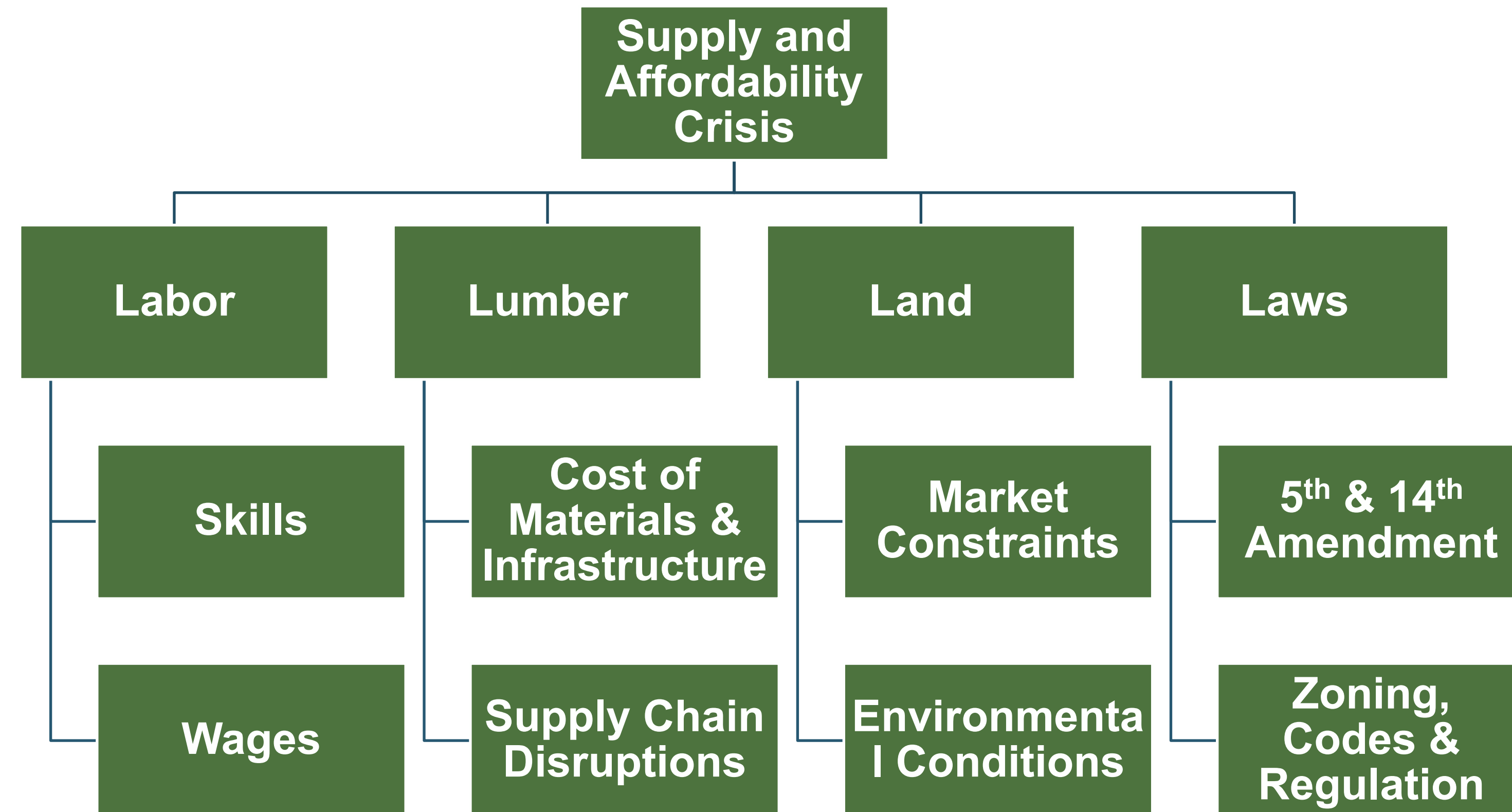
COMPLEX REGULATORY STRUCTURE

- Plan review processes;
- Variance processes;
- Community engagement; and,
- Related studies and more.



Source: City of Phoenix, 2022

SUPPLY AND AFFORDABILITY CRISIS



ASSUMPTIONS

- Concern about preserving agricultural and open space lands
 - Cluster Housing is an option to combat this while growing
- Stereotypes of Affordable Housing Units and Residents
 - Involve Community Members and other stakeholders
- Affordable Housing is a broad term
 - Identifying specific types of projects, which respond to local needs, goals, and desires is crucial



OPPORTUNITIES

THE HOUSING CONTINUUM

Emergency, affordable, attainable, and middle mile housing options can support residents in advancing through the housing continuum, increasing the likelihood of home ownership.



Source: Michigan Statewide Housing Plan, 2022

POTENTIAL CONSIDERATIONS

- Streamline the development approval process
- Encourage predictable infill development
- Expand the range of approval paths
- Eliminate or reduce elected body approvals
- Expand administrative reviews
- Pre-approve planned developments



ACCESSORY DWELLING UNIT

Benefits

- Construction is less expensive than a new construction
- Flexible living spaces
- Ability to choose location on the existing property
- Great for multigenerational households

Challenges

- Overcrowding concerns
- Potential for increased traffic
- Concerns regarding structural integrity
- Added costs for utility hookups



Source: A4 All About Ann Arbor, May 3, 2022

CASE STUDY: ANN ARBOR ADU



AFFORDABLE HOUSING SET ASIDE

Benefits

- Reduces Homelessness
- Increased revenue and local hiring
- Equitable
- Sustainable communities
- Reduces childhood poverty

Challenges

- Low housing stock for redevelopment
- More people in need of affordable housing than is available
- Stagnant wages compared to housing costs



Source: MiBiz, February 14, 2023

IMPACTS OF AFFORDABLE HOUSING



BROWNFIELD REDEVELOPMENT

Benefits

- Brownfield redevelopment costs can often be funded through grant programs
- Improved health and safety for the neighborhood
- Increased property values
- Promotes sustainability

Challenges

- May need an environmental cleanup prior to reconstruction
- Initial Investment is Higher
- Funding may need to be provided by State or Federal Sources
- Time-consuming process



Source: The Herald-Palladium, June 25, 2021

MANUFACTURED / MODULAR

Benefits

- Customization Options
- More Rapid Construction
- Improved Designs

Challenges

- Lingering Stigma
- Long-Term Value – Equity
- Lender Requirements



PLANNED UNIT DEVELOPMENT

Benefits

- Amenities
- No yard or snow maintenance
- Access to green spaces
- Tight-knit community and community activities

Challenges

- Restrictive policies regarding exterior home décor
- HOA fees
- PUD approval for developers can be complicated
- Lack of public transportation
- Parking restrictions



CASE STUDY: SOUTH HAVEN PUD

Relief Requested:

- Setback reduction
- Parking reduction
- EIS waiver

Public Benefits Provided:

- 118 New Affordable Rental Homes
- 26 New Affordable For-Sale Homes
- Consolidated Green Space
- Walking Paths between Trail and Elkenberg Park



SECOND STORY MIXED-USE

Benefits

- Attractive to Investors
- Attractive to Businesses
- Accessibility to Residents
- Increased Visibility

Challenges

- Initial Investment is Higher
- Configuration to Code
- ADA Accessibility



SHUFFLE HOMES

Benefits

- ADA Compatibility
- Great senior home
- No Co-ownership or HOAs
- Build equity
- Personalized design options

Challenges

- Long-term value remains unclear
- Down payment and higher initial costs
- Responsible for exterior maintenance
- Housing taxes
- Responsible for any home repairs



TINY HOMES

Benefits

- Lower costs
- Less upkeep
- Lower carbon footprint
- Increased Visibility
- Portability
- Less clutter

Challenges

- Restrictive policies
- Land availability
- Difficult to regulate temperature inside the home
- Financing
- Downsizing



COMMUNITY INPUT

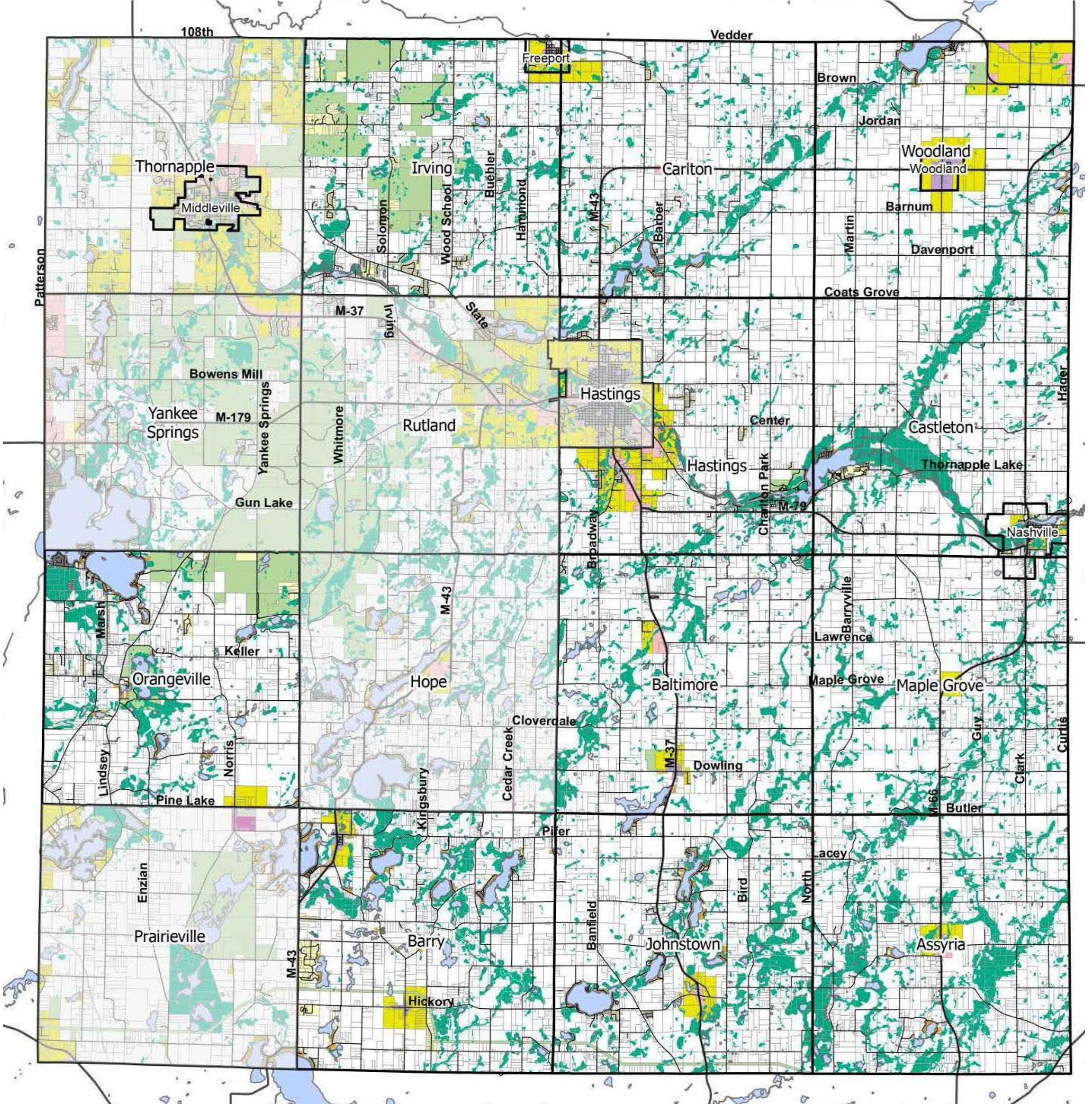
**WHAT CHALLENGES DO
YOU SEE RELATED TO
THE EXISTING HOUSING
STOCK?**

**WHAT TYPES OF NEW
HOUSING WOULD FIT
EXISTING COMMUNITY
CHARACTER?**

**CONCERNS RELATED TO
AFFORDABLE HOUSING
DEVELOPMENT?**

**WHERE ARE THERE GAPS
IN OUR HOUSING
MARKET?**

WHERE ARE HOUSING NEEDS GREATEST?



Future Land Use

Barry County, Michigan

- Preserve
 - Agriculture
 - Recreation
 - Natural Preservation
- Enhance
 - Neighborhood Preservation
- Grow
 - Lakefront Community
 - Historic Town Center
 - Neighborhood Growth
 - Business Growth
 - New Town Center

Source: Barry County Master Plan, 2023

**WHAT OTHER HOUSING
RELATED CONCERNS DO
YOU HAVE?**

STAY ENGAGED

PARTICIPATE IN A COMMUNITY FORUM

<< By creating an online community forum for discussion, this can allow residents who may not have the time or resources to participate in the discussion. Some level of moderation is recommended to ensure discussions remain constructive and on-topic.>>

TAKE OUR SURVEY

<<Creating a survey is another means to solicit feedback from a wider range of community members. This does not allow for continued discussion but can be a means of seeking more specific feedback.>>

CONNECT WITH US

<<Creating a community comment box or call line allows for a more direct means of communication. This provides community members with option to contact local leadership directly to provide input.>>

THANK YOU!

RESOURCES

- “2022 State of the Nation's Housing Report: 4 Key Takeaways for 2022.” Cost of Home, Habitat for Humanity, <https://www.habitat.org/costofhome/2022-state-nations-housing-report-lack-affordable-housing>.
- Affordable Housing Guide, Colorado Department of Local Affairs, <https://drive.google.com/file/d/13XsrDol6TKo24DBTji6L62kYWBycOM2r/view?%2Cauthuser=0%3F>.
- Bureau, U.S. Census. “US Census American Community Survey.” Census Data Tables, US Census, <https://data.census.gov/table?g=0500000US26015&tid=ACSDT5Y2021.B05010>.
- Nakintu, Stacy, and Jonathan Harris. “Affordable Housing: Toolkit for Counties.” NACO, 23 Mar. 2023, <https://www.naco.org/resources/featured/affordable-housing-toolkit-counties>.
- “Statewide Housing Plan.” SOM - State of Michigan, Michigan State Housing Development Authority, <https://www.michigan.gov/mshda/developers/statewide-housing-plan>.
- USDA Home Loans, USDA, <https://www.usdaloans.com/lp/>.
- Vansen, Amy M. Zoning Reform, Michigan American Planning Association, <https://www.planningmi.org/zoning-reform-for-housing>.

A woman with long hair is running through a doorway, carrying a stack of cardboard boxes. She is smiling and looking back over her shoulder. In the background, a woman and a man are also carrying boxes, suggesting a moving or relocation scene. The scene is set in a bright, modern interior with large windows and a warm, golden light. A dark green semi-transparent banner is overlaid on the bottom half of the image, containing the text.

HOUSING POLICY FORUM

Local Government and Staff Policy Workshop

BACKGROUND

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HOUSING IN BARRY COUNTY

HOUSING OVERVIEW

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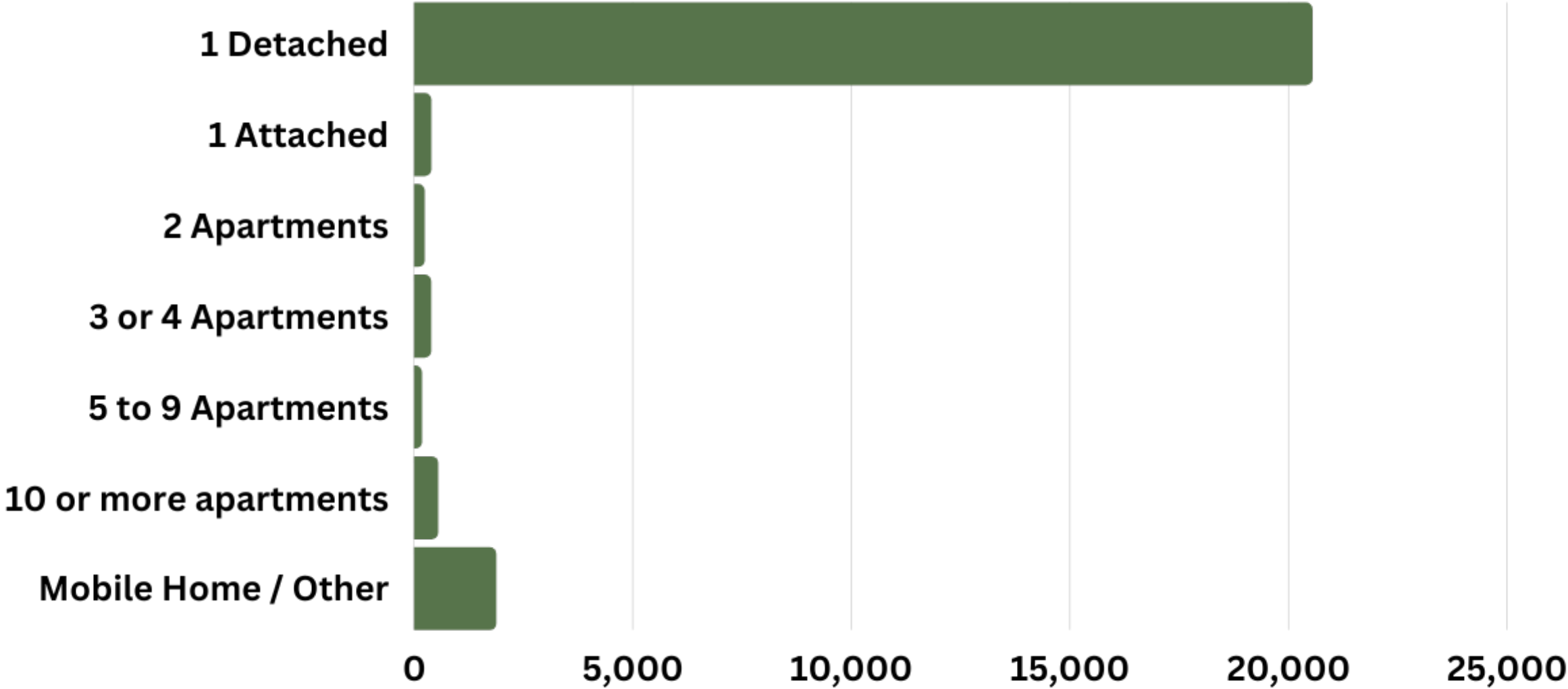
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Source: U.S. Census Bureau, 2010-2020

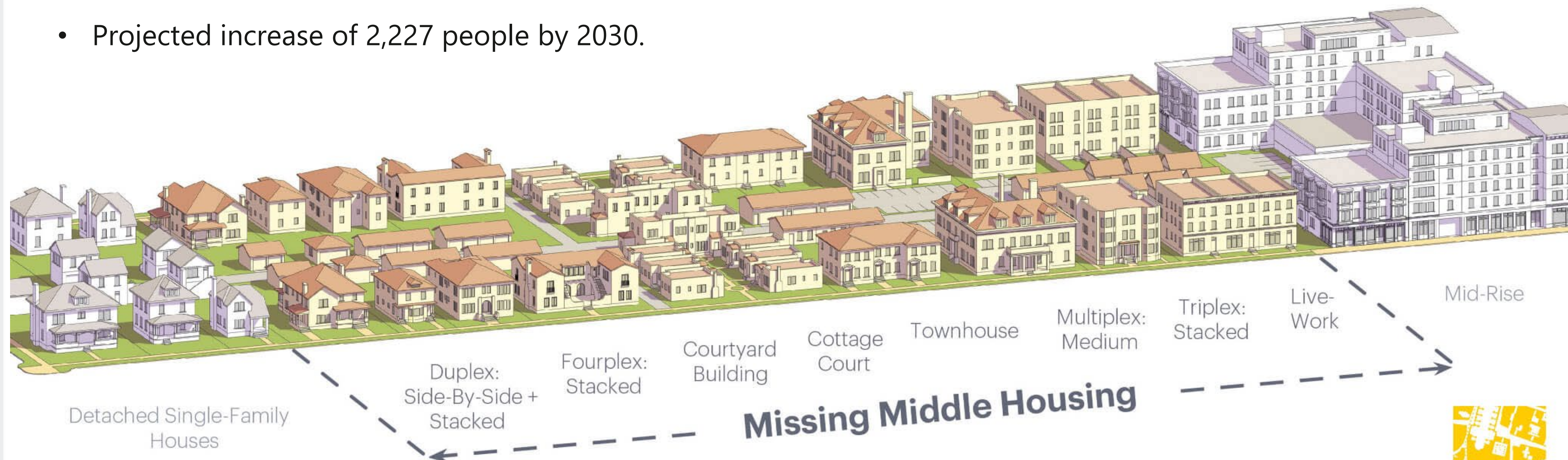
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Production, Transportation, Material Moving	\$39,840	\$3,320.00	29%
Sales and Office	\$37,562	\$3,130.17	31%
Community and Social Services	\$37,000	\$3,083.33	31%
Educational Instruction, and Library	\$27,051	\$2,254.25	43%
Healthcare Support Occupation	\$20,030	\$1,669.16	58%
Service Occupations	\$17,879	\$1,489.92	65%
Firefighting and prevention, and other protective service workers including supervisors	\$17,396	\$1,447.42	66%

Source: US Census Bureau, ACS, 2021

Assuming Barry County Median Housing Cost of \$962

CHALLENGES

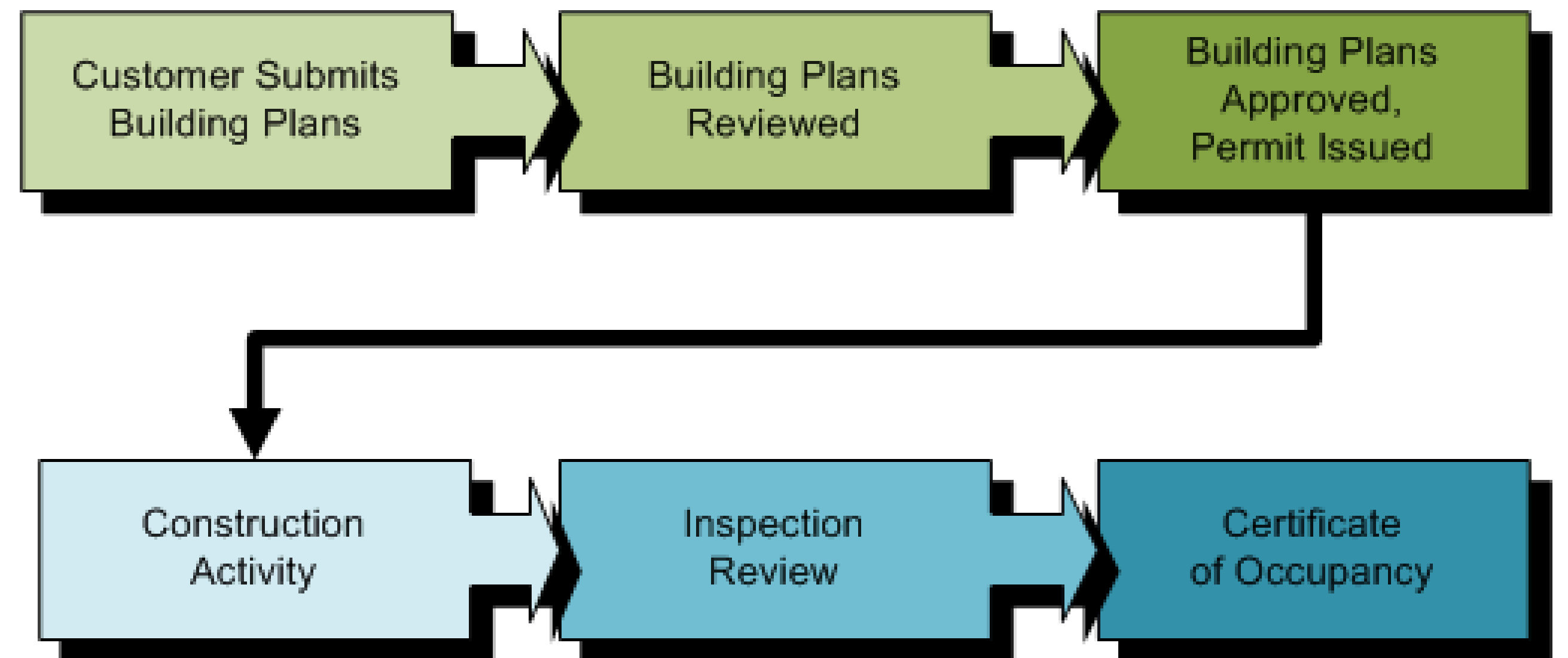
CAPACITY AND FUNDING

- Partnerships
 - HUD;
 - Invest Barry;
 - United Way; and,
 - Barry County Land Bank, etc.
- Funding Opportunities
- Incentives
- Simplified Process



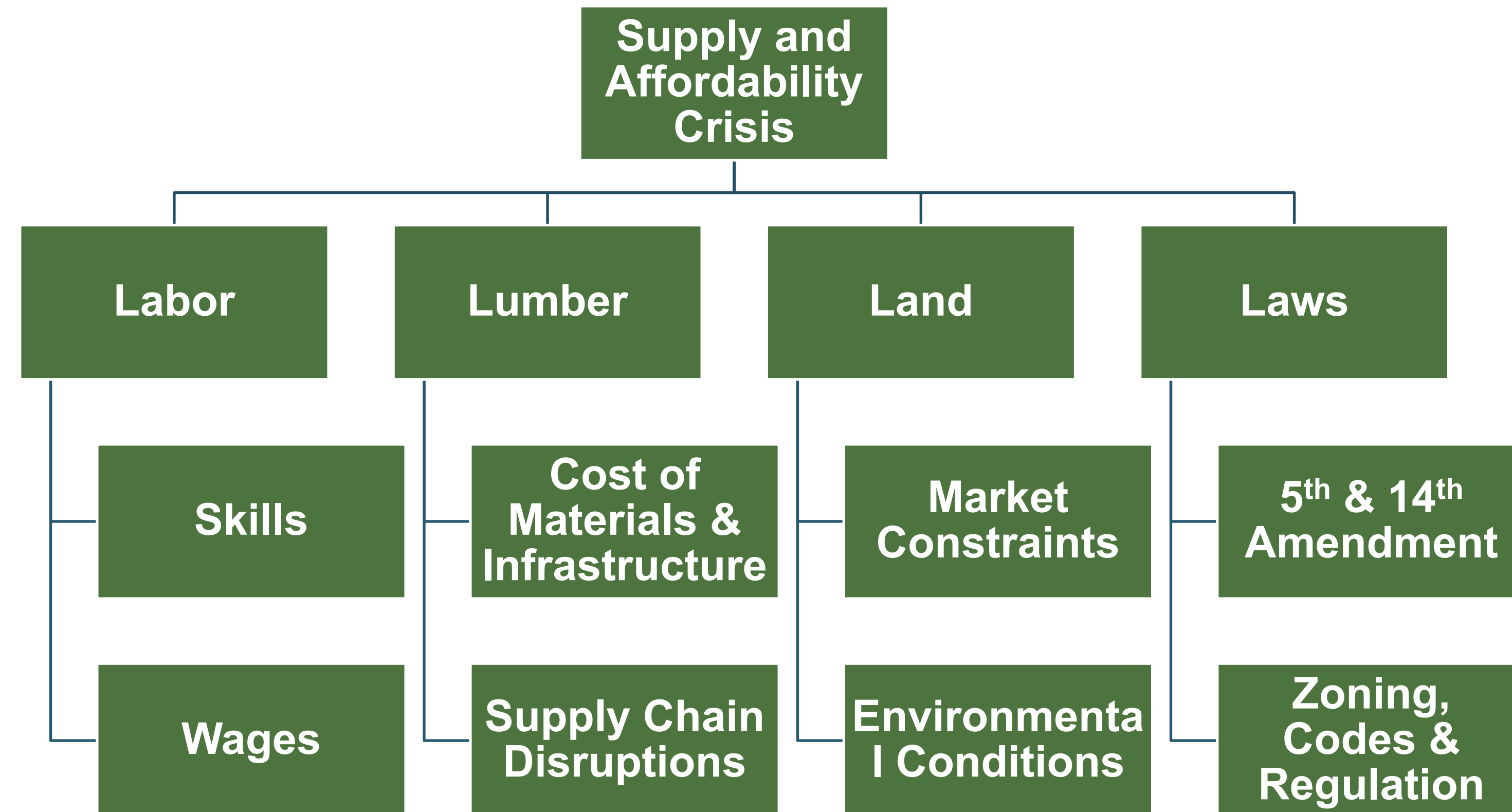
COMPLEX REGULATORY STRUCTURE

- Plan review processes;
- Variance processes;
- Community engagement; and,
- Related studies and more.



Source: City of Phoenix, 2022

SUPPLY AND AFFORDABILITY CRISIS



ASSUMPTIONS

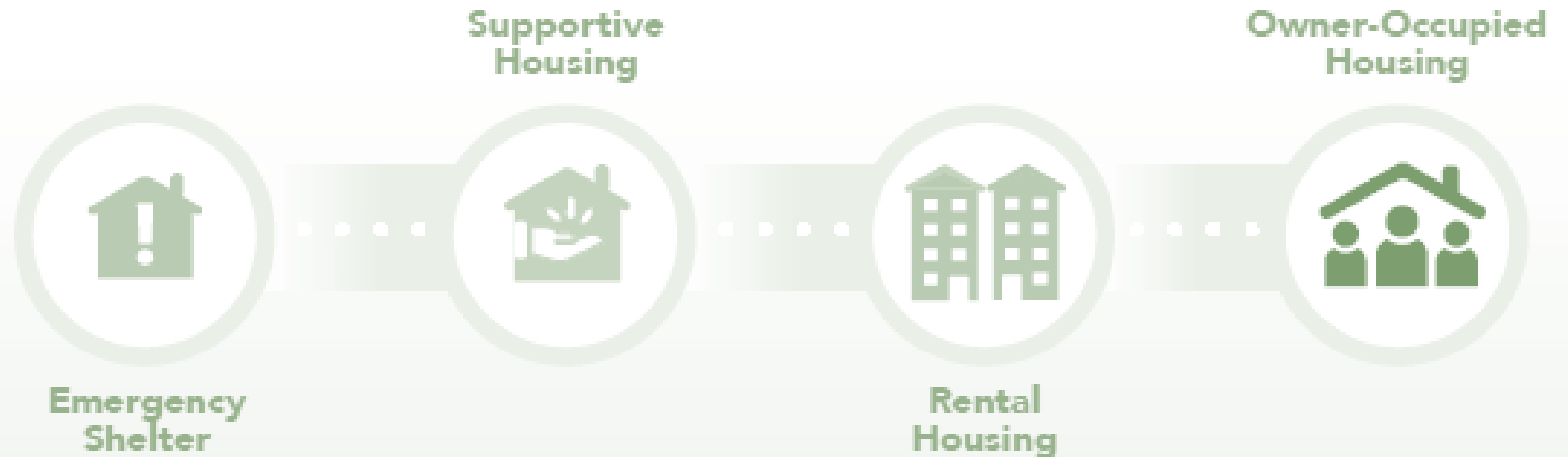
- Concern about preserving agricultural and open space lands
 - Cluster Housing is an option to combat this while growing
- Stereotypes of Affordable Housing Units and Residents
 - Involve Community Members and other stakeholders
- Affordable Housing is a broad term
 - Identifying specific types of projects, which respond to local needs, goals, and desires is crucial



OPPORTUNITIES

THE HOUSING CONTINUUM

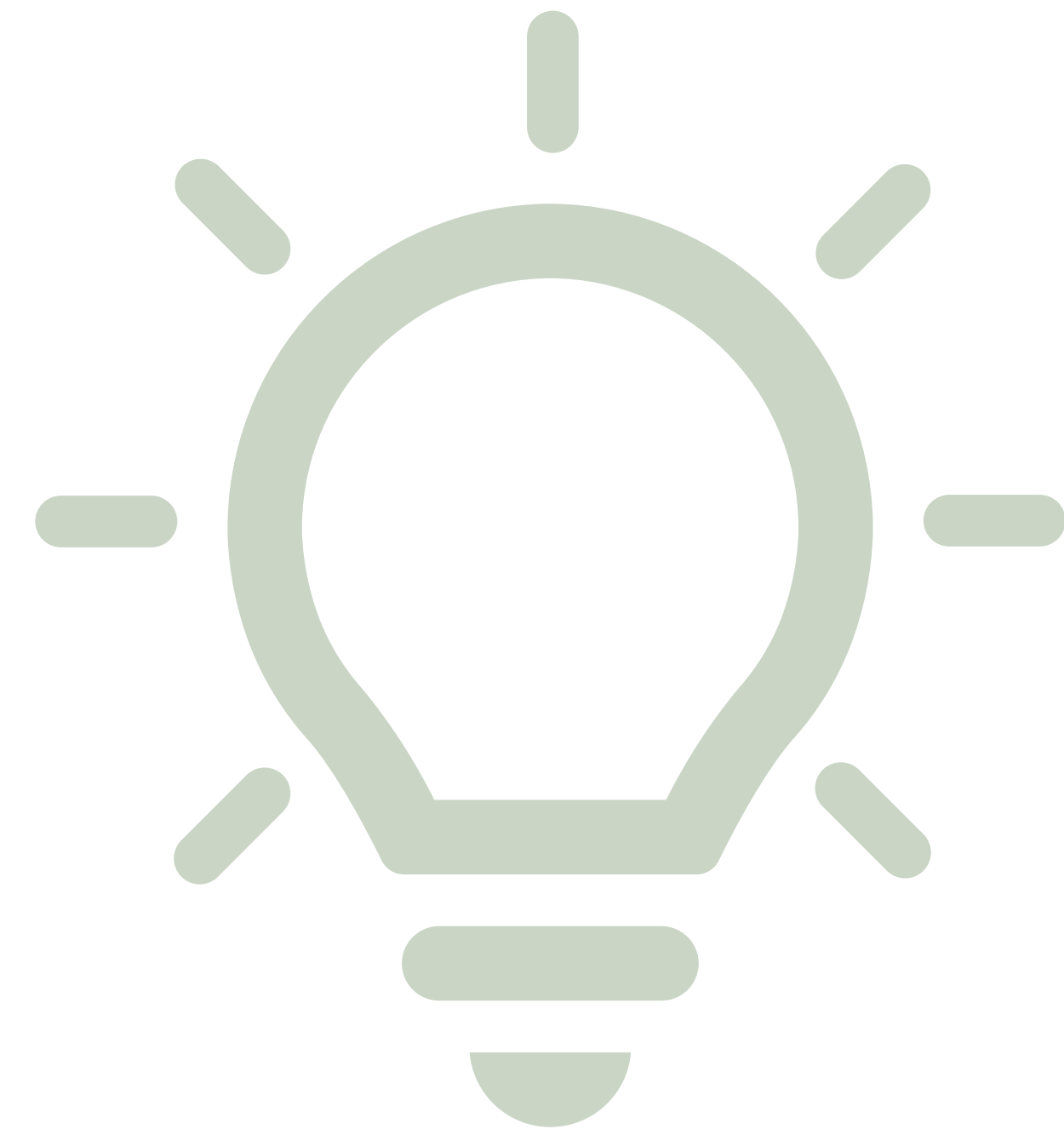
Emergency, affordable, attainable, and middle mile housing options can support residents in advancing through the housing continuum, increasing the likelihood of home ownership.



Source: Michigan Statewide Housing Plan, 2022

POTENTIAL CONSIDERATIONS

- Streamline the development approval process
- Encourage predictable infill development
- Expand the range of approval paths
- Eliminate or reduce elected body approvals
- Expand administrative reviews
- Pre-approve planned developments



ACCESSORY DWELLING UNIT

Benefits

- Construction is less expensive than a new construction
- Flexible living spaces
- Ability to choose location on the existing property
- Great for multigenerational households

Challenges

- Overcrowding concerns
- Potential for increased traffic
- Concerns regarding structural integrity
- Added costs for utility hookups



Source: A4 All About Ann Arbor, May 3, 2022

CASE STUDY: ANN ARBOR ADU



AFFORDABLE HOUSING SET ASIDE

Benefits

- Reduces Homelessness
- Increased revenue and local hiring
- Equitable
- Sustainable communities
- Reduces childhood poverty

Challenges

- Low housing stock for redevelopment
- More people in need of affordable housing than is available
- Stagnant wages compared to housing costs



IMPACTS OF AFFORDABLE HOUSING



BROWNFIELD REDEVELOPMENT

Benefits

- Brownfield redevelopment costs can often be funded through grant programs
- Improved health and safety for the neighborhood
- Increased property values
- Promotes sustainability

Challenges

- May need an environmental cleanup prior to reconstruction
- Initial Investment is Higher
- Funding may need to be provided by State or Federal Sources
- Time-consuming process



Source: The Herald-Palladium, June 25, 2021

MANUFACTURED / MODULAR

Benefits

- Customization Options
- More Rapid Construction
- Improved Designs

Challenges

- Lingering Stigma
- Long-Term Value – Equity
- Lender Requirements



PLANNED UNIT DEVELOPMENT

Benefits

- Amenities
- No yard or snow maintenance
- Access to green spaces
- Tight-knit community and community activities

Challenges

- Restrictive policies regarding exterior home décor
- HOA fees
- PUD approval for developers can be complicated
- Lack of public transportation
- Parking restrictions



CASE STUDY: SOUTH HAVEN PUD

Relief Requested:

- Setback reduction
- Parking reduction
- EIS waiver

Public Benefits Provided:

- 118 New Affordable Rental Homes
- 26 New Affordable For-Sale Homes
- Consolidated Green Space
- Walking Paths between Trail and Elkenberg Park



SECOND STORY MIXED-USE

Benefits

- Attractive to Investors
- Attractive to Businesses
- Accessibility to Residents
- Increased Visibility

Challenges

- Initial Investment is Higher
- Configuration to Code
- ADA Accessibility



SHUFFLE HOMES

Benefits

- ADA Compatibility
- Great senior home
- No Co-ownership or HOAs
- Build equity
- Personalized design options

Challenges

- Long-term value remains unclear
- Down payment and higher initial costs
- Responsible for exterior maintenance
- Housing taxes
- Responsible for any home repairs



TINY HOMES

Benefits

- Lower costs
- Less upkeep
- Lower carbon footprint
- Increased Visibility
- Portability
- Less clutter

Challenges

- Restrictive policies
- Land availability
- Difficult to regulate temperature inside the home
- Financing
- Downsizing



POLICY

INTERGOVERNMENTAL AGREEMENT

Potential Uses

- Clarifying the roles of each level of government in the review and approval process;
- Reducing the number and levels of approval for certain pre-approved types of developments;
- Identifying specific parcels mutually agreed upon for proposed housing developments; or,
- More simply, establishing a mutual agreement to support housing development efforts.



ZONING AND LAND USE

Potential Considerations

- Collapse Zone Districts
- Rezone for Mixed-Use / Multi-Family in Commercial Districts
- Expand Allowable Uses
- Performance Standards for Uses

LOW DENSITY RESIDENTIAL (R-1)	
Lot Occupation	Standard
Minimum Lot Width	100'
Minimum Lot Area	15,000 sq. ft.
Maximum Lot Coverage	35%
Main Building	Standard
Front Setback	30'
Side Setback	10'
Rear Setback	25'
Maximum Height	35'
Accessory Building	Standard
Permitted Location	Side or rear yard
Front Setback	N/A
Side Setback	10'
Rear Setback	25'
Setback From Buildings on Lot	10'
Maximum Height	30'
Parking	Standard
Permitted location	Front, side, or rear yard
Front Setback	10'
Side Setback	10'
Rear Setback	10'

ORDINANCE LANGUAGE

Types of Housing

- Planned Unit Developments
- Accessory Dwelling Units
- Tiny Home

Other Considerations

- Reduced Parking Requirements
- Setback Requirements
- Minimum Size
- Permitted Uses



PERMITTING AND APPROVALS

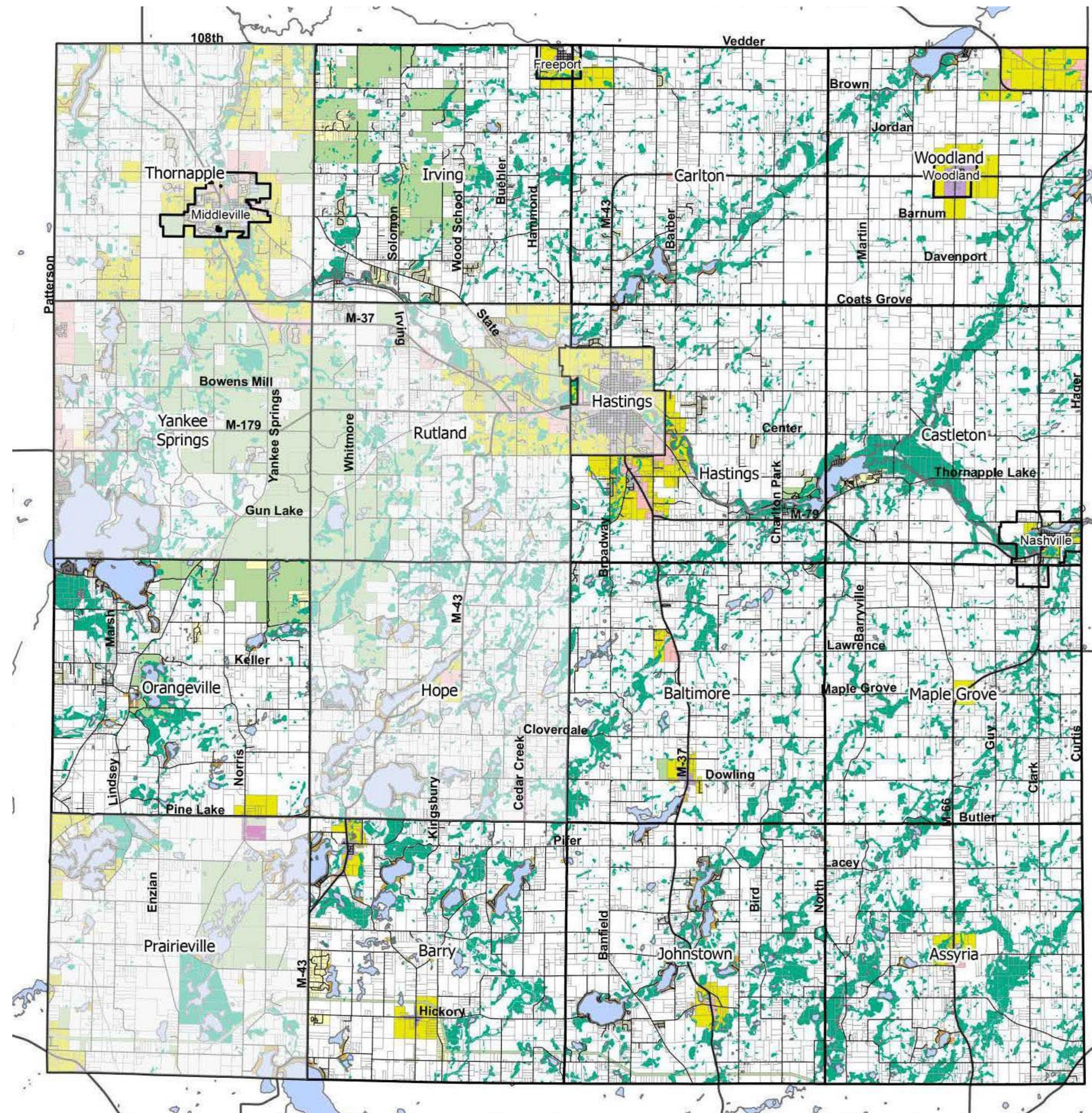
General Process

- Pre-Application Consultation
- Review Process
- Addressing Feedback
- Public Notice or Hearings
- Permit Issuance
- Completion and Certificate of Occupancy

Consistency is key, establishing a standard permitting and approval process for Barry County communities would support an increased likelihood for development.



OTHER REGULATORY GUIDANCE



Future Land Use

Barry County, Michigan

- | | | |
|---------------------------|-------------|----------------------|
| Preserve | | Lakefront Community |
| Agriculture | White | Historic Town Center |
| Recreation | Light Green | Grow |
| Natural Preservation | Dark Green | Neighborhood Growth |
| Enhance | | Business Growth |
| Neighborhood Preservation | Yellow | New Town Center |

QUESTIONS & DISCUSSION

THANK YOU!

RESOURCES

- “2022 State of the Nation's Housing Report: 4 Key Takeaways for 2022.” Cost of Home, Habitat for Humanity, <https://www.habitat.org/costofhome/2022-state-nations-housing-report-lack-affordable-housing>.
- Affordable Housing Guide, Colorado Department of Local Affairs, <https://drive.google.com/file/d/13XsrDol6TKo24DBTji6L62kYWBycOM2r/view?%2Cauthuser=0%3F>.
- Bureau, U.S. Census. “US Census American Community Survey.” Census Data Tables, US Census, <https://data.census.gov/table?g=0500000US26015&tid=ACSDT5Y2021.B05010>.
- Nakintu, Stacy, and Jonathan Harris. “Affordable Housing: Toolkit for Counties.” NACO, 23 Mar. 2023, <https://www.naco.org/resources/featured/affordable-housing-toolkit-counties>.
- “Statewide Housing Plan.” SOM - State of Michigan, Michigan State Housing Development Authority, <https://www.michigan.gov/mshda/developers/statewide-housing-plan>.
- USDA Home Loans, USDA, <https://www.usdaloans.com/lp/>.
- Vansen, Amy M. Zoning Reform, Michigan American Planning Association, <https://www.planningmi.org/zoning-reform-for-housing>.



Antero Group

Civil Engineering
Planning + Design
Strategic Consulting

Appendix D. Michigan Municipal League Pattern Book




THIS USED TO BE NORMAL

***PATTERN BOOK HOMES
FOR 21ST CENTURY
MICHIGAN***



GREEN FACTORS

- a. Covered rainwater cistern, with spigot
 - b. Composting drum near Kitchen
 - c. Solar panels on South-facing roof
- 

ACKNOWLEDGMENTS

This publication was made possible by a partnership between the Michigan Municipal League and the Michigan Economic Development Corporation. Project ideation and narrative content were authored by Melissa Milton-Pung, MHP, EDFP, with Richard Murphy, AICP. Architectural drawings and design considerations are the work of Daniel E. Bollman, AIA, and Amanda Harrell-Seyburn, Associate AIA of East Arbor Architecture. Graphic design and layout were carried out by Piper & Gold Public Relations. Special thanks to Dr. Rebecca Price of the Art, Architecture and Engineering Library at the University of Michigan for her invaluable assistance in primary research and for the use of the historical context research conducted by her student team (Anthony Erebor, Rachel London, and Lyse Messmer) for their 2021 Clark Library Exhibit, "Buying Home, Selling America: the House Catalog, 1906-1966." Additional thanks to the support and encouragement received from the Michigan State Land Bank Authority and the many practitioners in the field who were generous with their time, experience, and advice.

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HOLD HARMLESS STATEMENT

This Pattern Book for new infill construction is focused on multi-unit housing solutions based on built historic precedents and primary documentary research. In presenting replicable, context-sensitive designs for use in creating new infill construction of duplexes and fourplexes, our goal is to enrich the urban fabric of neighborhoods within existing downtown-adjacent Michigan neighborhoods.

In championing infill and the concentration of new housing units within existing infrastructure, our focus is on vacant lots laid bare by blight removal or the utilization of lots never built upon. **The building concepts, sample interior layouts, and open-source construction documents presented in this publication are intended for construction on vacant parcels in existing neighborhoods or redevelopment sites.** In no way is this manual or the recommendations contained herein an endorsement for tear-downs of existing historic housing units.

Visual and written recommendations are provided for housing form/massing, lot placement, and exterior finishes complementary to existing neighborhoods. Sample construction documents are presented without official seal. Surveying, Landscape Architecture, Structural Engineering, and Site Engineering are outside of the scope of this endeavor. Each building site and its accompanying circumstances are unique. Statewide public distribution necessitated cautionary omissions in the final set. These omissions must be addressed by design professionals familiar with the chosen site. **Verification of local conditions, including lot irregularities, soil conditions, snow loads, and numerous other factors, will need to be confirmed by professionals who will address the many regional variations.** In conclusion, it is incumbent on the groups or individuals who proceed with one or more of the model plans presented in this publication to conduct their own due diligence.

INTRODUCTION

Michigan has a rich housing stock, spanning in origin from the early nineteenth century to the present day, offering a diverse array of forms and styles. Many homes are “vernacular” styles, the common, everyday building language adapted to the climate of the Great Lakes region. Some examples echo national housing styles popularized by pattern books and mass marketing, with Victorian-era styles, pre-Depression kit homes, and post-World War II tract developments occupying a substantial portion of this portfolio and mid-century modern suburban homes currently enjoying a popular revival. Absent from this brief story is evidence of our multi-family homes once abundant in Michigan cities.

This manual touches upon the history of housing development in the United States and Michigan, including the duplexes and fourplexes commonly constructed until the mid-twentieth century. It offers models for intertwining smaller-scale housing options into the existing urban fabric. It is inspired by the patterns of historic precedents that worked well before Federal housing policy and local zoning ordinances shifted public opinion to the primacy of single-family housing.



***THIS APPROACH IS FAR FROM REVOLUTIONARY.
IN FACT, IT IS A FORM OF REVIVAL.***

This work is informed by the desires of Michigan’s increasingly diverse population, shrinking average household size, and shifting housing market demands influenced by aspirations for walkability, housing affordability, and climate action.

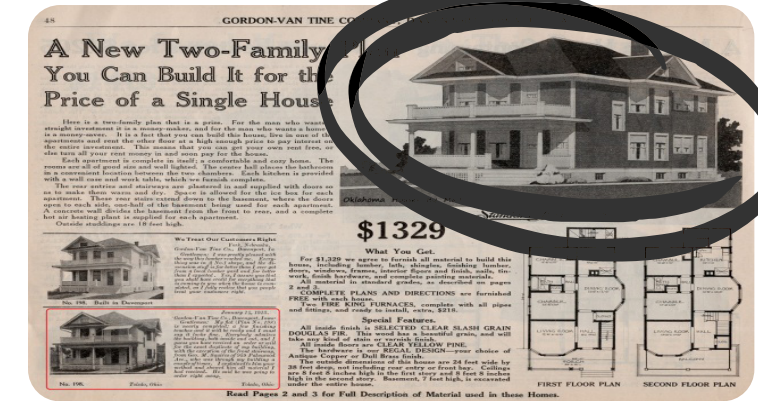
Many Michigan neighborhoods were built based on the pattern books and kit home manuals studied during our research. When considering what Michigan cities and villages will tolerate or embrace versus the current trends of other places, we place this work within the context of national trends and experiments presently underway across the United States. In breaking new ground while these (re)emerging trends are happening around them, local leaders and developers can rely on a menu of options tailored to our state’s landscape and our communities’ unique identities. Our approach of critical regionalism is calibrated to empower Michigan municipalities to feel like they can do this work without going off into left field, to build new in a manner that shares genetic material with the housing stock already familiar.

PART I

THIS USED TO BE NORMAL

THE GREAT URBANIZATION

During the early twentieth century, Michigan shifted from an agrarian economy to one heavily reliant on industrialization, particularly the auto industry. **People migrated to Michigan from all over the country for Ford's "\$5 a day" deal and similar draws by other auto manufacturers, occupying all manner of "double houses" and "rooms to let."** Demand for safe, clean housing led to the creation of multi-family units and apartments.



During the early twentieth century, as part of the Great Migration and other pre-WWII demographic shifts, millions of workers and their families moved from the rural South to the industrial North.

The housing markets in growing city centers were strained by the need to accommodate the rapid growth of affordable housing.

Thousands of units were constructed quickly and densely to provide shelter and form community.

In Detroit and other automotive manufacturing cities across the state, six-unit buildings of “cold water flats” were built, so named because they had basic plumbing but not the luxury of hot water. These flats were constructed as large houses, often with wide, shared porches and common hallways. Still others were made from converted aging mansions. Such smaller-sized unit housing choices provided a sense of community among tenants and yet also offered privacy and affordability.

Out of necessity, most of these multi-family dwellings were located within walking distance from employers or the nearest streetcar. Many were used as flexible ways for families or extended relations to live together. Today, we would call them duplexes, triplexes, “quads” or fourplexes, and small apartment buildings.

People migrated to Michigan from all over the country for Ford’s “\$5 a day” deal and similar draws by other auto manufacturers, occupying all manner of “double houses” and “rooms to let.” Demand for safe, clean housing led to the creation of multi-family units and apartments.

MAIL-ORDER SOLUTIONS

The kind of manufacturing that drew migrants to cities during this era also scaled up to meet the residential sector. Several mail-order companies, such as Bay City, MI-based Aladdin Homes and the Chicago department store Sears, Roebuck & Co., appeared in the market. **People could save up the cash to purchase or access financing through the manufacturer for an entire home, which would arrive on a railcar ready for construction by the buyer or locally hired skilled trades.** Casually and without fanfare, these manufacturers also offered a modest array of “two-family houses” or small apartment fourplexes alongside small cottages, mid-sized models, and spacious single-family homes.

In 1913, the Sears Model “No. 130” was described as “a four-family apartment house with four rooms for each family that can be built at a very low cost and will make an exceptionally good paying investment.” The floorplan was neatly arranged as if two sets of mirrored shotgun houses were stacked upon one another with common wet walls, connected by a central hall, skinned with a confidence-garnering brick exterior, and accessed by a singular entry door on a shared porch.



According to *Buying Home, Selling America: the House Catalog, 1906-1966*, an exhibit on view at the Clark Research Library at the University of Michigan in 2021, there were many Michigan connections to the mail order housing industry. In the pre-Depression years, “evidence of Michigan’s building boom” could be found

in house models and the companies designing them. Some models were laid out for lots only 30 feet wide. This narrow width is unusual in most towns, but typical in Detroit and other heavily urbanized cities, whereas the majority were envisioned for more expansive lots of 50 feet or more.


Aladdin Homes, based in Bay City, was a large kit home producer with model names like “The Detroit,” “The Woodward,” and “The Michigan.” **The University of Michigan exhibit went on to state:**

Bay City, [Michigan,] situated at the mouth of the Saginaw River, was a hub of the mail-order house industry. This was not by chance, because Bay City was by the mid-19th century a national center of shipbuilding, home to and supported by an infrastructure of lumber yards, sawmills, and skilled workers. Three of the major national kit house companies, Aladdin company, Liberty Homes, and Sterling Homes, operated out of Bay City. Together these three companies sold almost four times as many homes as the Sears, Roebuck and Company.

A popular model offered by Aladdin Homes was simply named “The Duplex.” Created in response to significant demand for two-family houses, this floorplan enabled its owners to “live in one part [of the house] and secure a good rental from the other” with a “return which is consequently much greater than if [they] had built two separate houses.”

Once constructed, most duplexes or four-family homes blended seamlessly with their neighbors. While the value of accommodating two or four households in one urban lot was sold as a sound investment, the visuals of unobtrusively fitting into the residential landscape were accomplished with form, massing, and siting nearly indistinguishable from single-family homes.

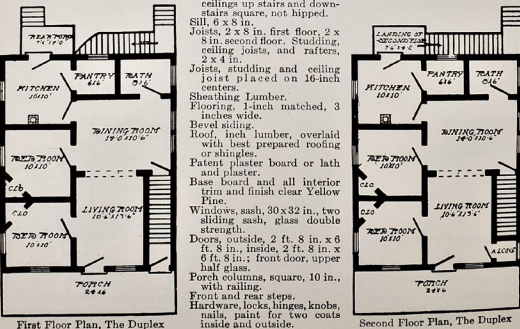
ALADDIN DWELLINGS



THE DUPLEX

THE “Aladdin” two-family house, The Duplex, is produced as the result of a large demand we have had for a double house. The double house has some very attractive features. It enables its owner to live in one part and secure a good rental from the other — and his return is consequently much greater than if he had built two separate houses. The Duplex is a big, strong, conveniently arranged house, and its completed cost will be several hundred dollars less than it could possibly be built for by any other method. Note the double front and back porches, with rear stairways.

SPECIFICATIONS
 Size, 24 x 30 ft. Price, \$1,210. Cash Discount, 5%. Net Price, \$1,149.50. See Terms.
 All lumber selected Yellow Pine, Red Cedar, and Huron Pine. Height of ceilings, 9 ft. first floor; 8 ft. second floor. All ceilings up stairs and down-stairs square, not hiped.
 Sill, 6 x 8 in.
 Joists, 2 x 8 in. first floor, 2 x 8 in. second floor. Studling, ceiling joists, and rafters, 2 x 4 in.
 Joists, studling and ceiling joist placed on 16-inch centers.
 Sheathing Lumber.
 Flooring, 1-inch matched, 3 inches wide.
 Bevel siding.
 Roof, inch lumber, overlaid with best prepared roofing or shingles.
 Patent plaster board or lath and plaster.
 Base board and all interior trim and finish clear Yellow Pine.
 Windows, sash, 30 x 32 in., two sliding sash, glass double strength.
 Doors, outside, 2 ft. 8 in. x 6 ft. 8 in., inside, 2 ft. 8 in. x 6 ft. 8 in.; front door, upper half glass.
 Porch columns, square, 10 in., with railing.
 Front and rear steps.
 Hardware, locks, hinges, knobs, nails, paint for two coats inside and outside.



First Floor Plan, The Duplex

Second Floor Plan, The Duplex

[58]

WRITTEN OFF THE MAP

With the arrival of Euclidean zoning in many American towns by the mid-to-late 1920s and the connoted moral superiority of R1 neighborhoods, the ability to slide multi-family units into urban and suburban lots was written out of the playbook. In subsequent decades, the adaptation of larger single-family housing units to multi-unit housing has continued to occur naturally and sometimes covertly in both urban and suburban landscapes.

Despite their pragmatic approach, these kinds of functional adaptations to market needs are still, with rare exceptions, essentially outlawed. While some have been permitted to remain as non-conforming uses pre-dating current zoning code, others have been grudgingly allowed by zoning boards on a case-by-case basis. These factors, combined with loan products focused on single-family housing and the high cost of new multi-family construction unsupported outside of the luxury market, have created a vacuum in housing choice options for a substantial portion of Michiganders.

WHAT WE NEED NEXT

Michigan's cities continue to grapple with vacant lots yielded from Recession-era blight demolitions, blank parcels never developed within municipal boundaries, and a lack of activity for creating by-right accessory dwelling units (ADUs). Such undercapitalized land assets present the opportunity to develop new housing units – and create future taxable revenue with increased density – while availing of municipal investments already sunk into public transit and non-motorized corridors, as well as standard roads, water lines, and sewer infrastructure.

Currently, most of Michigan's housing stock – approximately 70% – is single-family housing, the ideal of the post-World War II era. Meanwhile, the average household size continues to shrink – from 4.5 individuals in the 1960s to 2.5 individuals in the 2020s. The need for expansive, multi-bedroomed

residences has waned. **With 47% of all housing units constructed prior to 1970, it's also clear that new construction has not kept pace with the kinds of housing types needed by our population.** Related to this shift is the demand for a specific type of housing – smaller (2,000 sf or less) missing middle – in the workforce price range of 80% to 120% of Area Median Income (AMI).

Parallel to these conditions, of pressing concern, is the **reality that household incomes have dropped or failed to realize net gains over time.** Meanwhile, demand for housing units within the affordable or attainable cost range has markedly increased. The need for varied and diverse housing options – beyond the default of single-family housing – is being expressed by an increasing number of households. Market appetite is far outpacing the current supply in cities. Reasons for the desirability

One option for what we need again is, in fact, hidden in plain sight, in the form of these multi-family housing solutions to age-old housing needs.

of smaller scale, attainable housing are varied – from a pragmatic desire to keep housing overhead low to the struggle to find accommodations within reach for a broader range of income levels. Such lifestyle choices are also often attached to reliance on public transit (by need or by choice), limited funds for a new household, intentional downsizing, the establishment of multi-generational housing arrangements, or simply the desire to reduce a carbon footprint.

Michigan communities are also becoming more diverse, with heightened demand for a more comprehensive menu of housing choices fueled by economic mobility, intentionally inclusive public policies empowered by increasing demands for social justice, and the persistence and success of multi-ethnic households. These trends are in direct contrast to the history of redlining and racism still evident on our landscapes. In the early twentieth century, and even more visibly in the Post-World War II Era, the messaging of housing catalogs, both implicitly and explicitly, focused solely on the white householder. When people of color entered the housing market, they faced opposition, discouragement, and hostility. While unfair housing practices were legally challenged and rolled back by the

Civil Rights Act of 1968 (Fair Housing Act), segregation and discrimination persisted for decades and remain visible on the landscape. They remain evidenced in marginalized communities and artificially stagnant housing markets in many Michigan communities. **Creating new multi-unit housing units within existing neighborhoods will contribute to the variety of housing choices, increase financially attainable options, and foster the persistence of residents of all backgrounds and socio-economic statuses.**

Two decades into the twenty-first century, a fraction of Michigan's historic multi-family units remain standing. It was not that these pragmatic housing solutions fell out of fashion; they were written off of the landscape by the perceived superiority of single-family housing. While the big house on a large lot may work for some, it is not the solution for everyone. **One option for what we need again is, in fact, hidden in plain sight, in the form of these multi-family housing solutions to age-old housing needs.** Shifting zoning up to allow for the kind of neighborhoods which already exist and function well could, perhaps, begin to allow the housing sector to respond to current needs.



PART II

ENABLING THE NEIGHBORHOODS *WE DESIRE*

“IN THE UNITED STATES, IT WOULD SEEM THAT DIVERSITIES OF STYLE AND STRONG CONTRASTS OF ARCHITECTURAL DESIGN ARE A PERFECTLY NATURAL OCCURRENCE.”

– Calvert Vaux, architect and landscape designer, co-creator of New York’s Central Park

In keeping with the philosophy of Michigan’s Redevelopment Ready Communities program, this guide focuses on making the development you want in your community the development that’s easy to do in your community. Many of our current zoning codes still show their roots in the suburban construction boom after World War II. These codes were focused on managing the rapid construction and first life cycle of large-scale, generally uniform residential subdivisions and shopping centers. **Unfortunately, these codes reinforced the standardization of homes within a neighborhood, limiting both diversity of choices and the ability to adapt homes over generations and discouraging the inclusion of duplex and quadplex homes.**

These codes were also applied retroactively to many existing traditional neighborhoods, where they were ill-suited to the range of home types already present, and to the fine-grained scale of these neighborhoods. **By preventing new construction of these options and pushing existing examples towards conformity, our codes have constrained the options available to residents.** Approaches to re-enabling our traditional neighborhood patterns can take three forms: neighborhood zoning repair, coding to permit desired home patterns, and pre-approved building plans.

NEIGHBORHOOD CODE REPAIR

A neighborhood repair approach can be taken in areas where the homes predate the codes currently regulating them. This strategy focuses on pruning back incompatible codes that have grown over and constricted the neighborhood over time. In addition to enabling infill construction of a range of home types that fit the history of the space, this approach has the added benefit of bringing existing examples back into conformity, making investments to preserve or rehabilitate those homes.

In communities with these older neighborhoods, the code repair option can be an easy first step: it prioritizes the existing built fabric of the community over the current regulations, and residents generally tend to like their neighborhood better than their zoning ordinance.

To identify the restrictions or pain points in your code that conflict with traditional patterns, use a mix of consultation with your building and zoning staff, neighborhood residents, and local builders or architects; a review of assessing and GIS parcel data; or a visual survey of properties in the neighborhood.

COMMON PROBLEMS TO LOOK FOR IN YOUR CODE, AND POTENTIAL NEIGHBORHOOD-SCALE FIXES, INCLUDE:

MINIMUM LOT WIDTH AND AREA

Traditional neighborhoods include a mix of lot sizes, many of which are smaller than current minimums in zoning. Consider reducing lot width and area minimums in the code to match the smaller lots in the neighborhood. Alternately, if your code declares that all originally platted lots are considered conforming, make sure that language does not include an adjacent-ownership restriction or limit the property's use to a single unit detached house.

SETBACKS

Post-war front and side setbacks are often inappropriately large for traditional neighborhoods and

a frequent source of variance requests or denied permits. Review side setbacks against existing homes to determine whether smaller setbacks are more appropriate to existing neighborhood patterns. Allow new construction to match the front setback of existing homes by setting a build-to zone based on adjacent homes, such as the average of the existing front setbacks on the block +/- five feet.

DENSITY AND DWELLING SIZE

Lot size, height, setback, and lot coverage standards address building bulk, and building and fire codes handle health and safety concerns within buildings. Remove redundant standards that limit housing flexibility without improving development character, such as per-lot density standards (including minimum lot area per unit) and minimum per-unit floor area requirements.

PERMIT A MIX OF HOME TYPES

Use neighborhood precedents to consider what home types to permit by-right, such as ADUs, duplexes, fourplexes, or small townhome blocks. Re-enable these traditional uses throughout the neighborhood, on particular street frontages, or on corner lots.

FIX PARKING REQUIREMENTS

Zoning standards often cause parking to dominate a parcel, especially for multi-home development. To prevent unnecessary excess parking, eliminate residential parking minimums, or reduce them to 1 off-street parking space per home.

Focus standards on the location, not amount, of parking to support the neighborhood: require parking access via alleys or side streets, where parcels have access to these; prohibit front yard parking; and

require that the front façade of garages be set back at least 20 feet from the front façade of the home.

PERMIT ADDITIONAL RESIDENTIAL BUILDINGS ON LARGER PARCELS

In some cases, a parcel may be large enough to host two or more of the pattern home buildings offered here. Depending on the site, these may be side-by-side twins or mirror images; a front/back pair; or a "duplex court" of three or more buildings arranged in a U-shape around a central green shared.

Identify barriers to these arrangements in your code, such as requirements of only one residential structure per property, prohibitions against placing one residential structure behind another on a site, or build-to language that would require all homes to be within a certain distance of the front lot line (versus only the frontmost home).

CODING TO SUPPORT DESIRED PATTERNS

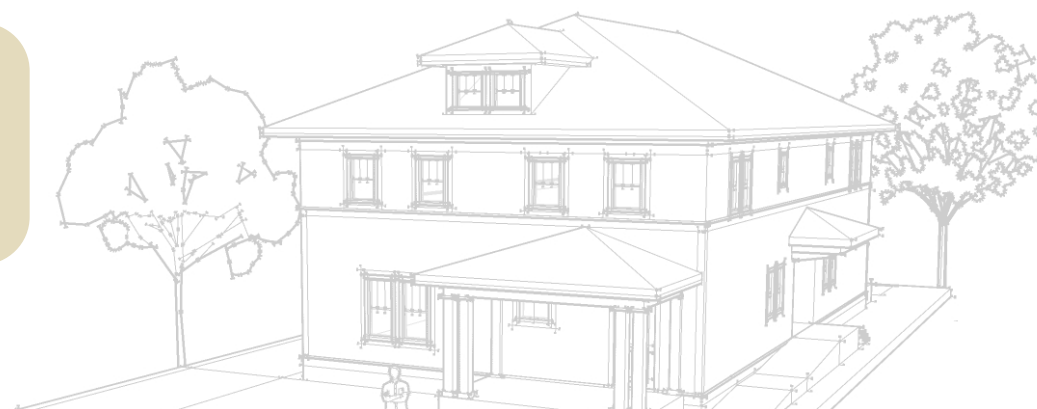
Each duplex and fourplex home pattern presented in this guide can be used as a target for code updates in any neighborhood. Building these may be the next step after code repair in a historic neighborhood to encourage compatible infill on individual vacant lots or can be applied to any area where additional home types are desired. We have examined many of the same code standards discussed in the repair approach addressed in the Users' Guide to Code Reform, but with specific targets of desired new-build home types in mind, rather than relying only on existing buildings.

The home patterns are presented with dimensional information that can be used to "stress test" an existing code—to identify and correct obstacles in the current zoning before a homebuilder encounters them. This can be a valuable exercise for local staff to perform with the Planning Commission and ZBA or with neighborhood residents to show precisely why the existing code needs adjustment, rather than simply presenting changed numbers.

In North America, a duplex is a building divided into two separate living spaces. Most duplexes are built with the two homes side by side, although you can also live in a duplex with apartments on two floors. The Latin duplex means "twofold," from duo, "two," and -plex, "to intertwine." The word was coined in the U.S. around 1922.

In that step of updating the code, the goal is to establish the desired home patterns as permitted / by-right construction that can be approved administratively in the same fashion as a single-unit house. Removing only some barriers while still requiring the home to receive variances, special land use approval, or a similar step does not achieve the goal of making desired development easy.

Additionally, this stress test process should be focused on the purpose of enabling identified home types. **While there may be the temptation to add new constraints or limitations simultaneously, that brings the risk of trading off old barriers for new, rendering additional homes non-conforming.**



To stress-test a local zoning code:

- 1. Select the home patterns desirable in a particular neighborhood.**
- 2. Identify several sample parcels in that neighborhood.** Ideally, these would include a few different parcel sizes and corner and mid-block options, as well as parcels with and without alleys, if these exist. A focus on currently vacant parcels or side lots is reasonable, but the process should also consider whether these represent the neighborhood as a whole.
- 3. Attempt to site each of the home patterns on each sample lot in a sketch plan,** documenting any points at which the existing zoning standards would block construction or require a variance or other discretionary approval.
- 4. Amend the code to remove those barriers.**

OFFER PRE-APPROVED BUILDING PLANS

Some communities are taking the step of pre-approving specific building plans for neighborhood construction. **Under this approach, the municipality offers a library of construction plans that have already undergone review by the local code official and designates areas where those specific plan sets may be used.** This designation may be simply highlighting neighborhoods with compatible zoning and dimensional standards or may potentially be written into the zoning code. For example, the city of Bryan, TX, specifically lists their pattern buildings as permitted uses in an overlay district applied to the area where this development is desired.

A builder may then use one of the pre-approved plansets for their project rather than incurring the time and financial expenses of having new plans drawn up and reviewed by code officials.

This does not completely eliminate code review, but it does provide significant savings—both on the developer’s side and in the municipal administration of plan review.



Some steps still remain for review:

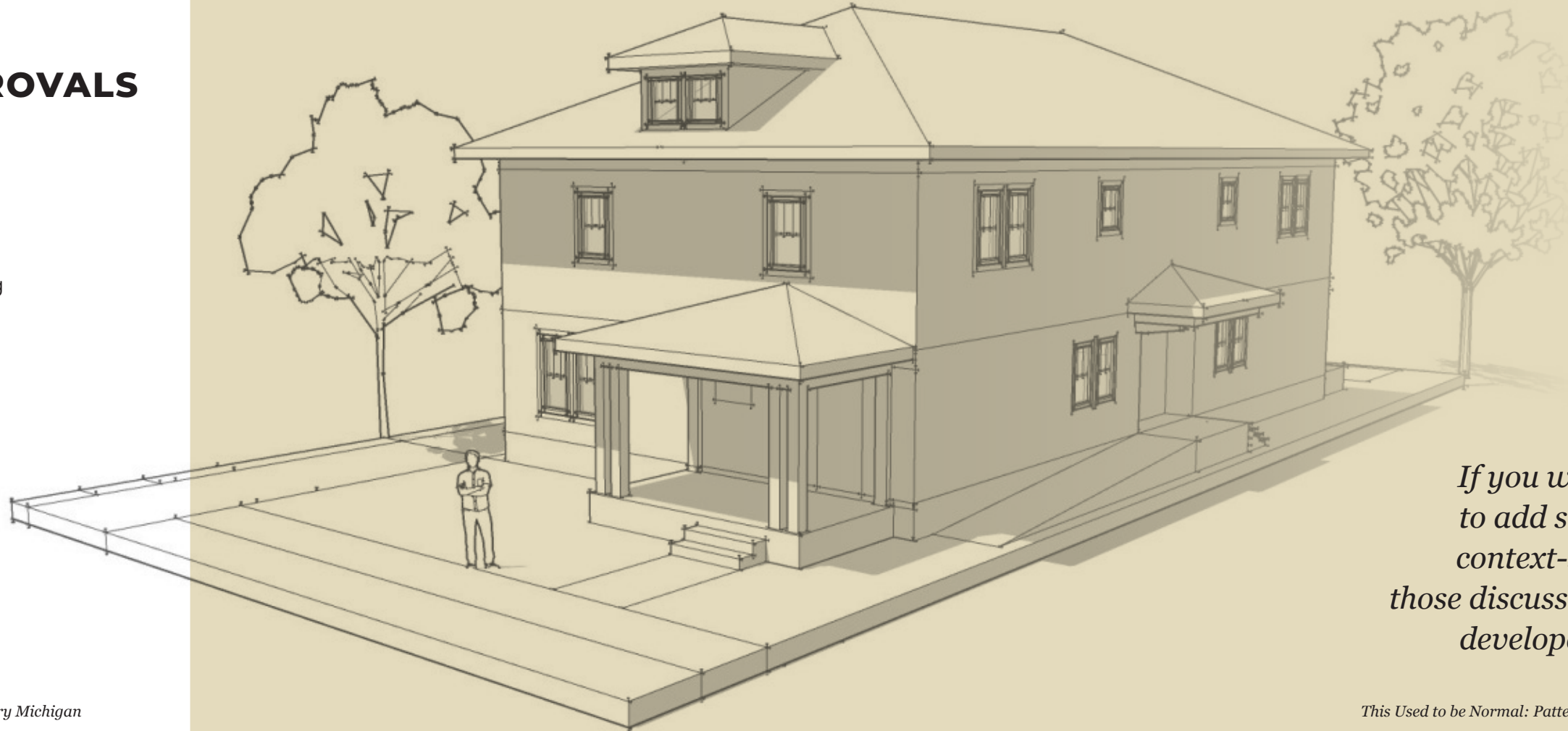
1. The builder may still need to have their **individual copy of the plans stamped by an architect**; this can either be an individual builder’s responsibility or a service the municipality contracts with a designated architect to provide.
2. The placement of a **pre-approved building on a specific site must still have setbacks, etc., verified.**
3. Controls like **wetland or steep slope protections or stormwater management requirements should be maintained.**

In addition to the patterns included in this guide, **communities may also consider adopting plans created independently by other municipalities** (such as those linked in the “Additional Resources” section) or having their own prepared.

PROVIDE BY-RIGHT ADMINISTRATIVE APPROVALS

Regardless of what combination of the above methods is used, the desired homes should be able to receive approval through an administrative process, without the need to seek variances from the ZBA, site plan reviews by the Planning Commission, or any action by the local elected body. All of those processes add both time and uncertainty to the task of creating new homes, which reduces the number of homes built, increases the cost of every new home created, and cuts smaller, neighborhood-scale developers out of the process.

Again: Every additional review process or body engaged keeps your community further from that goal.



If you want your neighborhoods to add small-scale, fine-grained, context-sensitive new homes like those discussed here, make it easy for developers to build those homes.

EYES ON THE PRIZE

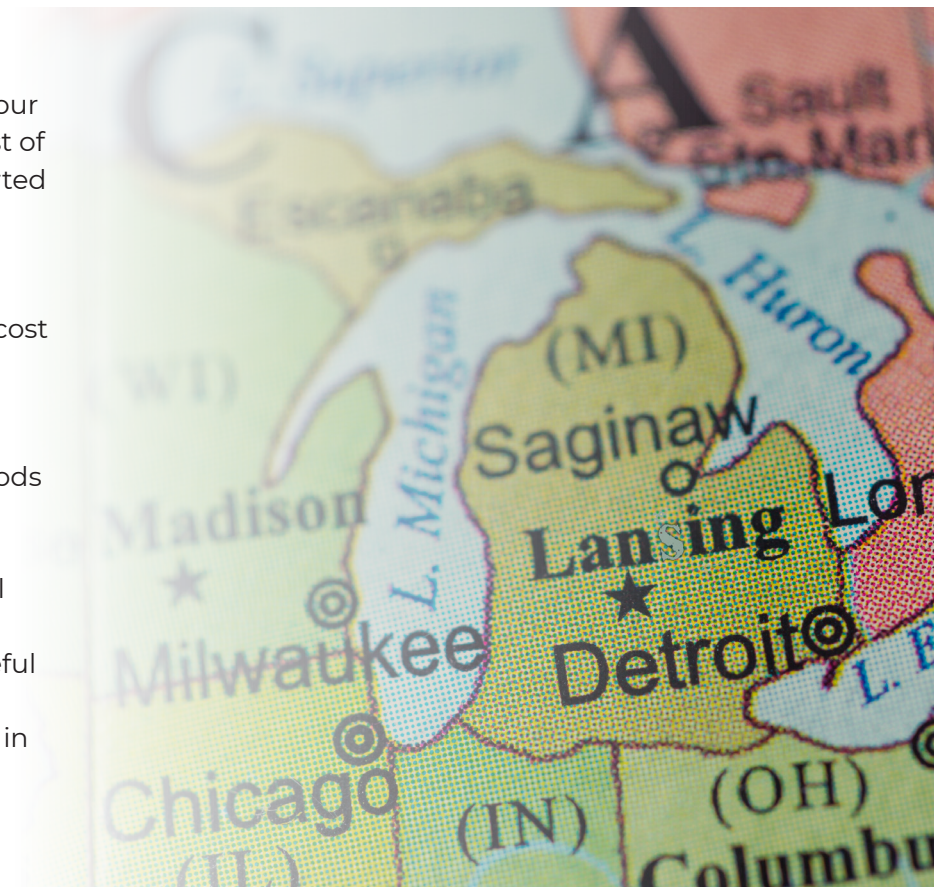
Thoughtfully designed landscapes don't occur by accident. Walkability is central to contemporary conversations on community and economic redevelopment in neighborhoods of all sizes across the state. This is also true in peer communities around the United States. The ability to easily pop into the local craft brewery, bike to the market, or for your kids to walk to school is prized by those who are also in the market for newly constructed housing options. Well-managed population density leads to sought-after communities with a strong economic core that improves property values over time. The drawback is that when cities invest in residential construction in their downtown areas, it is often compounded by a costly permitting and site plan approval process that adds significantly to the cost of construction of higher-density housing units.

Many of the same reasons that Michigan is ill-equipped to handle growth are the very same reasons that the costs of new construction are so high in this state compared to others. Michigan's classic strategy over the past decades has been to expand outwards with new greenfield construction on an auto-oriented landscape – whether we're growing on net or not.

Michigan has expanded its developed land area by 50% in 30 years, a greater than 5:1 ratio of infrastructure expansion to population growth.

Adding infrastructure so much faster than growing our population of people to pay for it means that the cost of that infrastructure is drastically increased. Unsupported and often unnecessary outward expansion directly impacts the cost of doing business in Michigan. The growing scarcity of land leads to increased costs for buildable lots, which, in turn, increases the baseline cost to build new.

Making small changes to enable the introduction of gentle density in our already developed neighborhoods is a thoughtful and low-cost strategy to concentrate reinvestments in our communities and utilize infrastructure already in place. Layering in additional housing units and relying upon the precedents of form, massing, height, lot placement, and other careful design elements can accomplish what was done decades ago: welcoming in more neighbors, hidden in plain sight.





PART III

DESIGN & FINANCIAL CONSIDERATIONS



CRITICAL REGIONALISM FOR MICHIGAN

When approaching the idea of home, we acknowledge that housing comes in many formats. Referencing the broad array of manuals available for Accessory Dwelling Units (ADUs) and the need already met in that sub-set of housing formats, the design problem for this project has centered specifically on Duplexes and Fourplexes.

Grounding in block-level context is critically important when building new housing that blends seamlessly within a single-family format dominated landscape. How a house presents itself visually is of eminent importance for its lasting impact on the landscape. How does a building touch the sky? How does it connect to the ground? How is it accessed from the street? Are there easily comprehensible entries, and does it invite sociability?

*In the case of this project, we also asked:
Does it look like it's in Michigan?*

For each model shown in this manual, several optional skins of varying styles are presented for customization on the building site. The design team's intention has been to illustrate a selection of options and design choices that can be applied to each floor plan. For those exterior appearances, the design team set forth intent on authentic emulation of historic pattern books and kit homes. This work is also done with a healthy dose of respect for the building traditions found in existing neighborhoods; a contextual approach is often called critical regionalism. The idea of critical regionalism in architecture is rooted in the modern tradition, and it is tied to geographical and cultural historical context. **In observing these elements, we identified key components which make a dwelling functional, comfortable, and visually compatible with the common housing types in this region.** We have employed a progressive approach to design that seeks to mediate between the global and the local languages of architecture.

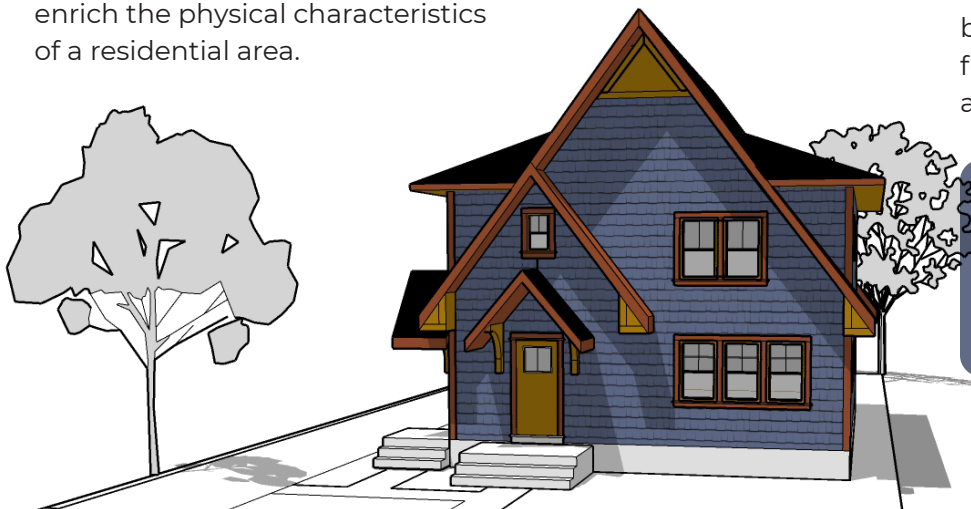
We also acknowledge that the current housing stock was created through historic design influences and shifts in building technology. At the turn of the twentieth century, manufacturing led to streamlining house construction. The Victorian Era and its complex hallmark, Queen Anne/Folk Victorian, gave way to more restrained derivations, including the balloon-framed Free Classic, built with more readily available dimensional lumber milled with industrial equipment. Ornamentation slimmed down or disappeared. Commonly seen in an upright and wing or gable-fronted or gable-dominant ell format, this housing form was so ubiquitous that it was thus named “The Michigan” by Aladdin Homes in 1914.

While Tudor Revivals, Craftsman Bungalows, Georgians, and Dutch Colonial Revivals made a heavy showing in Michigan neighborhoods during the early decades of the twentieth century, with a few notable exceptions, a relatively small number of exotics, such as Mediterranean Revivals or Art Deco style made

their way into Michigan’s middle-class domestic architecture. In contrast, Midwest born and bred, the Prairie style is native to the region.

These dominant styles and related forms have colored the plans presented in this manual.

The models presented here are intended primarily as discrete infill for vacant lots laid bare by blight removal or lots never built up. They can also be built as part of a more significant undertaking for many new housing units constructed at once. In either case, the construction of these new housing units will enrich the physical characteristics of a residential area.



In considering the existing conditions of neighborhoods in Michigan communities, the design process for these models has also given careful deference to the Secretary of the Interior’s Standards for Rehabilitation. This set of guidelines is recognized at the national level as the measure by which most historic district commissions evaluate alterations to historic properties or new infill in designated districts. To be clear, if a lot is selected for building one or more of the models presented in this manual and is located in a local historic district covered by a local ordinance, the design review process is conducted at that community level by the local historic district commission.

Regardless of the local historic district status of future building sites, the design process has held close to the fundamental principles of compatible building form and careful lot placement.

Per Secretary’s Standard #3, “Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

The models outlined in this manual are artifacts of their time. Once constructed, they will be visibly new construction that reflects historic antecedents.

Per Secretary’s Standard #9, “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

The models in this manual echo current housing forms, size, scale, and massing. Once built, they will increase density and strengthen walkable, downtown adjacent neighborhoods. In doing so, they will perpetuate visual cues consistent with residential building stock in Michigan and the Great Lakes Region.

HACKING THE COSTS OF CONSTRUCTION

The need for more housing units of all types remains palatable in nearly every Michigan community and is hindered by increasing costs.

New construction is expensive in not only the case of private housing but also in the public and corporate housing sectors. According to the Michigan Statewide Housing Plan, affordability remains a significant barrier in Michigan. Before the Covid-19 Pandemic, 48% of Michigan renters and 18% of homeowners paid more than 30% of their monthly income for housing. Between January 2013 and October 2021, the average sales price for a home in Michigan increased by 84%. During that same period, the asking rent for a Michigan apartment increased by 20%, with the highest increases registered in mid-market properties most likely to contain affordable units.



Rising and fluctuating costs of materials create uncertainty. Even when new housing options are approved and encouraged, the most desirable housing choices come with a high price tag that pushes costs into the luxury market. The scarcity of a skilled labor force to build and rehab housing also comes into play, with insufficient capacity to meet demand. And, with a few notable exceptions, attempts to increase the labor force are faced with struggling or stagnating trades and apprenticeship programs. Nevertheless, current housing market reports show that the supply and demand curve remains in full effect. When supply is low and demand is high, then prices increase. Thus, in Michigan, we have an increased unmet need for skilled labor and supply chain challenges for material, leading to higher construction costs.

This is not a new problem to address. Land and materials costs, labor supply, and the permitting and site plan approval process add significantly to the construction cost of higher-density housing units.

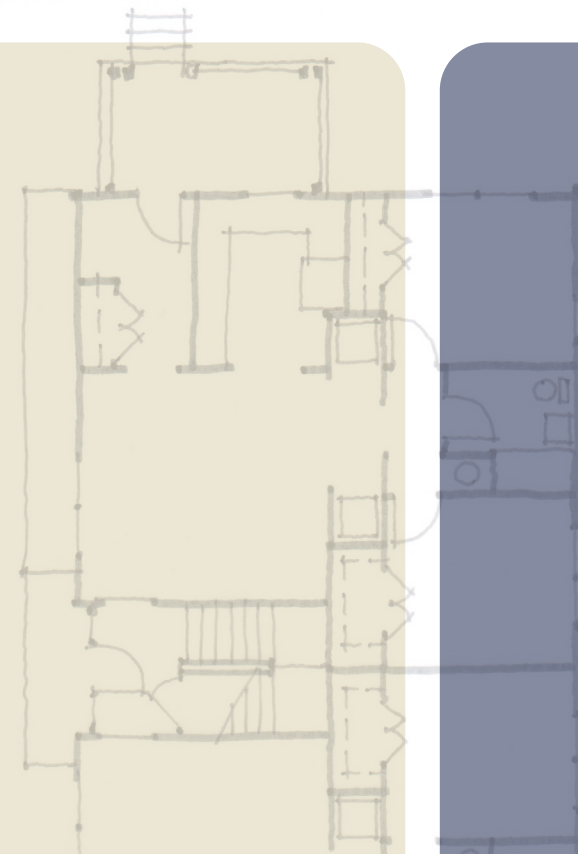
These three core variables create barriers to success for the kinds of projects ostensibly needed by Michigan residents. The trick is understanding exactly what the costs are and the impacts contributing to this high-cost environment in Michigan, then addressing what can be changed head-on.

DESIGNING-IN COST REDUCTIONS

The models in this publication embody a pragmatism focused on attainable building costs. However, the plans and materials proposed are not cheap. **Early on, design sacrifices were made to generally keep costs down where possible and focus resources on maximizing square footage and efficiency of the layout.**

1. REDUCED PARKING MINIMUMS

The site plans presented in this publication provide minimal parking accommodations. Working in coordination with our best practices zoning recommendations, off-street parking is offered for only one car per unit. If the chosen lot has alley access, a rear-loaded access point would be preferable, not only for design considerations and lot maximization but also to reduce the cost of concrete in pouring parking pads. Similarly, no garages are depicted in these site plans. While garage(s) can most certainly be constructed at the discretion of local implementors, either during initial construction or as a later site addition, this type of structure does not figure into our designs, and substantial costs are saved as a result.



2. BUDGET-CONSCIOUS FOUNDATIONS

None of our presented designs are depicted on a basement foundation. While basements are common in Michigan, their excavation and construction are additional costs that can be reduced by choosing a raised foundation of concrete blocks. This alternative provides height comparable to adjacent existing housing without incurring the price of a full basement. It also creates an accessible crawl space that can be insulated for energy efficiency and can house separate HVAC units if additional storage space is desired in each unit. Of course, a basement can be built at extra cost if desired.

3. MODEST INTERIOR FEATURES

Fireplaces and built-in shelving, traditionally associated with many pattern book and kit homes from the pre-World War II era, are missing from these models. Such features are nice to have and, in some cases, can be fitted into the space at a later date, and they are not necessary at the initial outset in setting up functional living spaces.

OTHER COST CONTAINMENT STRATEGIES

The cost for constructing these models can be somewhat contained through the following strategies.

1. SAVVY LAND ACQUISITION & READY ZONING

Keeping costs within an attainable range is predicated on the expectation of low or no-cost land acquisition, the reduction of permitting fees, and the preparation or identification of likely development sites by implementing zoning updates, as discussed in Part II of this guide. Municipalities can reduce or eliminate land costs by utilizing vacant lots created by blight removal, brownfield remediation, or historic undercapitalization. Sale by the municipality, landbank authority, or non-profit entity for little or no cost could substantially reduce the overall project costs.

2. OPTIONAL FINISH LEVELS

Housing units can be constructed at various finish levels. A pared-down building gets built. It can be upgraded over time. Cheapest is not best, however, and guidance is offered in the Options Sheet on choosing durable exterior and interior detailing of moderate quality that will be a wise investment in the long run.

3. INCREMENTAL EXPANSION

Getting the core block of the building constructed is the first step to providing the basics of shelter. Like the existing neighborhoods these models seek to emulate, contextually sensitive and naturally occurring additions of additional bedrooms, bathrooms, and other living spaces are entirely valid options. Such incremental growth is typical of many housing types, persisting because they break down the cost of construction over time and can be initiated as household needs grow and change.

4. LOCAL INCENTIVES FOR CREATIVE FINANCING PACKAGES

Despite the cost containment strategies outlined here, due to rising materials and labor costs, the average total capital outlay to build these models still far exceeds the attainability range for residents of nearly every community in Michigan. In the face of such discouraging odds, community leaders can take action to reduce overall project costs by partnering

with non-profit and private developers and employing their toolkit of financial incentives at the local level. Local leaders can also lend their endorsement of projects and advocate with lenders to utilize or create loan products that enable this form of new housing creation.

By layering additional incentives within the developer's complex capital stack, the overall per-unit cost can be reduced, thus reducing the minimum sales or rental price point. These tools include, but are not limited to, the use of the following:

- Tax Increment Financing (TIF)
- Local Bonds & Millages
- Strategic Funds
- Brownfields & OPRA (obsolete property rehabilitation act)
- CDBG (community development block grants)
- Neighborhood Enterprise Zones
- Community Land Trusts

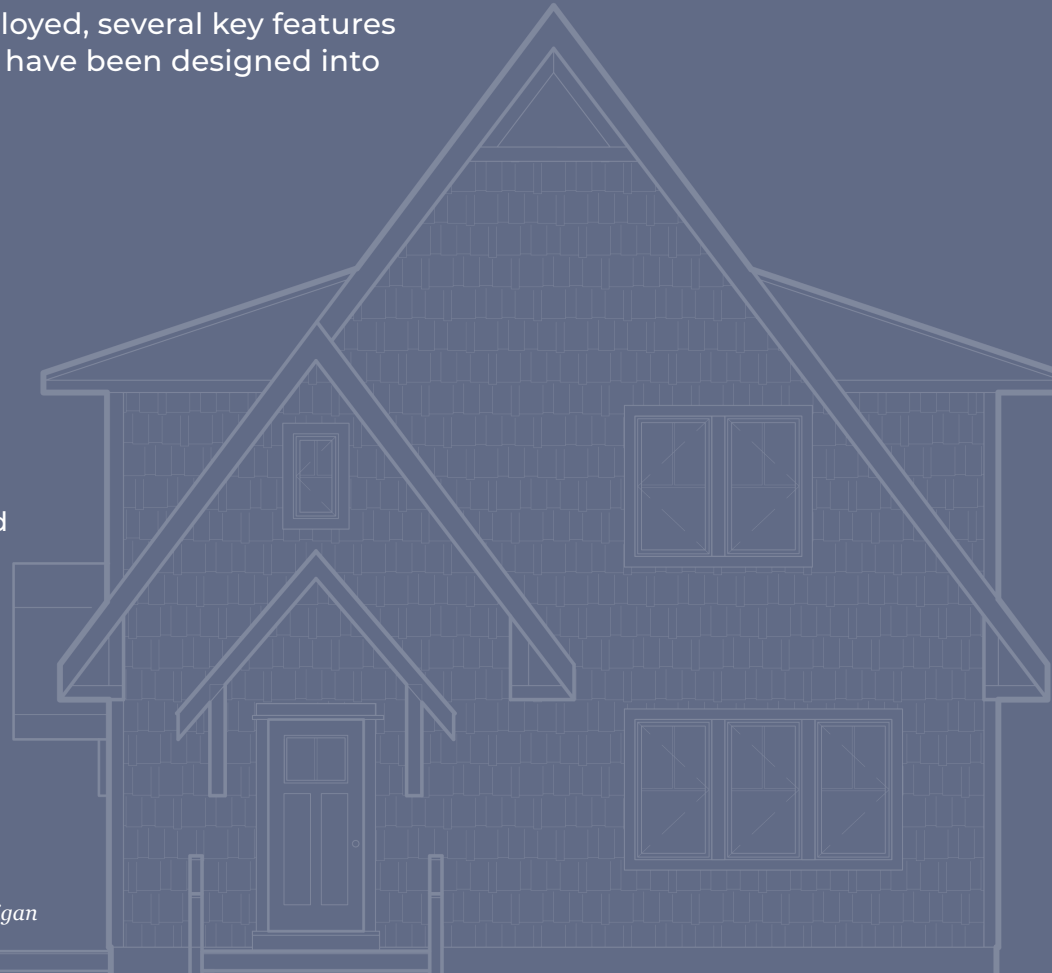
By placing housing as a high priority and leveraging multiple tools in both zoning and creative financing, community leaders can assist builders and developers with bringing the costs of construction closer to the range of attainability for Michigan households. In the end, an investment in creating new housing units is a win for local tax revenues. More importantly, it has a lasting impact on a community's ability to welcome and retain residents.

ELEMENTS OF DIGNITY AND COMFORT

In contrast to the cost reduction measures deployed, several key features that contribute daily to residents' quality of life have been designed into these models.

SEPARATE ENTRIES

Covered entry for each unit to shelter from the elements, provide a landing place for residents and guests, and create a separation between exterior and interior with a natural rain/snow/wind sifting. For each model shown, a formal entry has been planned for at least one unit from the front of the home, supporting visual fit with neighboring residences.



ACCESSIBILITY

The patterns presented are all stacked flats rather than side-by-side or townhome units. This allows the first-floor units to be fully accessible without stairs, adding much-needed options for residents with mobility-limiting conditions or seeking aging-in-place options. All doorways are compatible with universal design standards. Where possible, accommodations have been made to leave open the optional installation of ramps at outdoor entrances and grab bars in bathrooms.

FIRE SEPARATION

The unit is built with complete fire separation, including rated walls in both duplex and fourplex. The fourplex includes the addition of sprinklers in compliance with current IBC: while this could be avoided with townhome-style units, that interior layout did not address other design constraints.

SOUND BAFFLING

Sound buffering between units has been accomplished by careful stacking of service areas. Firewalls/fire separations have been created and enhanced with additional insulation.

SEPARATE HVAC UNITS

The design team placed the highest value on the assurance of complete air circulation separation for comfort and code compliance and the ease of individual billing ability per unit.

IN-UNIT WASHERS/DRYERS

Nearly standard in all contemporary new construction is the amenity of a clothes laundry. Each unit has an individual, not community shared, washer/dryer unit.

INTERIOR AND EXTERIOR MATERIALS SELECTIONS

The design process and considerations endeavored to set forth a menu of options to visualize a few floorplans with a variety of interchangeable skins. While the level of detail presented is more complex, the user can peel back finish levels to result in a more pared-down version of the design without sacrificing the bones of the building.

Generally, materials selections are provided at a grade level that will not adversely affect the attainable cost approach of the model yet still have fidelity to the core belief that durable, repairable materials will last longer and be a better investment over time. Alternate exterior materials are illustrated on the Options Sheet but are not detailed comprehensively within the drawing set. Given other design sacrifices made in the modeling process, it is implied that

the cheapest materials should be avoided. More explicitly, cladding choices such as HardiPlank clapboards or shingles, stucco, and/or masonry veneer are far preferable to vinyl or other low-end finishes due to their durability, repairability, and environmental impact. Roofing should be dimensional asphalt shingles.

Similarly, the construction documents generally assume interior selections from a mid-range list for counters, floors, trim, and molding types.



PRICING ASSUMPTIONS

During the programming phase, it was determined that, given the construction cost at the time of publication in mid-2022, the residential units would be market-rate products, possibly reaching attainable pricing in some markets with simplified details and careful material selection.

While it is possible to reduce or increase costs due to variances in materials choices, fluctuations

in labor costs, or other financing constructs, we established a baseline for the sake of estimation. We used a unit cost of \$250/sf for mid-grade materials, resulting in building costs of approximately \$500,000 for the Duplex and \$915,000 for the Fourplex. We remain sensitive to fluctuating materials and labor costs – these numbers are current estimates as of May 2022.

<i>Duplex</i>					<i>Fourplex</i>				
	ESTIMATE	ACTUAL	UNIT COST	COSTS		ESTIMATE	ACTUAL	UNIT COST	COSTS
UNIT AREA	1,000 SF	999 SF	\$249,500		UNIT AREA	900 SF	833 SF	\$228,750	
BUILDING AREA	2,000 SF	1,998 SF	\$250/SF	\$499,500	BUILDING AREA	3,600 SF	3,660 SF	\$250/SF	\$915,000

PART IV

SCHEMATICS

BUILDING ASSUMPTIONS

Our goal was to coordinate the appearance of the buildings with the anticipated context of single-family, detached residences. The buildings have been designed to reflect construction details found in the Great Lakes region. We composed or detailed the buildings where feasible to suggest that the building has developed over time to fit its neighborhood's context.

Schematic designs were developed with a basement or partial lower level for mechanical equipment. However, accommodations have been anticipated for slab-on-grade or crawl space construction with in-unit mechanicals.

- **The Options Sheet notes where barrier-free entry ramps may be located within the 50'x100' design parcel.** The assumption of rear-yard parking includes ramps aligned for convenient access from that direction.



- **Some items are indicated as blanks for local calibration—some aspects of the plans cannot be one-size-fits-all, especially in a state with 400 miles of north-to-south variability in climate.** This calibration includes items such as footing depth, R-value of insulation, and roof truss sizing for snow load—individual communities may opt to perform this calibration once for their local copy of the construction plans rather than leaving it to be repeated by each builder.

Duplex

The duplex pattern was organized with one primary door on the front façade, facing the street, for the first-floor home. The secondary door is located on the side but near the front of the building and is also oriented toward the street. It is detailed to offer equal dignity to the upstairs resident.

The table shows how this pattern may interact with various standards found in zoning codes, including the minimum values needed to enable this home on different lot sizes, including lots both smaller and larger than the design assumption.

As noted in the zoning recommendations section, some standards may be found in local zoning ordinances that are redundant with the form and placement standards discussed here, that conflict with the goal of enabling housing, and that are too abstract to provide meaningful regulatory value. We recommend that FAR (floor area ratio) and dwelling unit density standards in particular be avoided in neighborhood contexts, or removed where they currently exist.

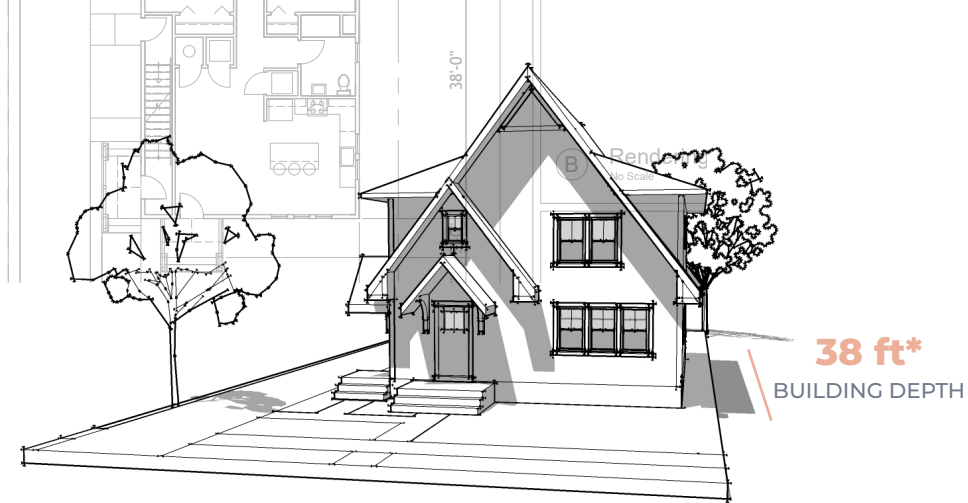


28 ft*
BUILDING WIDTH

2
HOMES

1,998 ft²
TOTAL FLOOR AREA

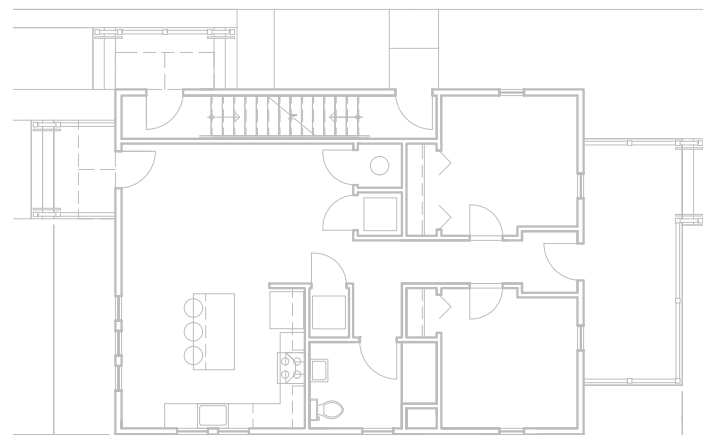
1,064 ft²
TOTAL FOOTPRINT



38 ft*
BUILDING DEPTH

Building Coverage by Lot Depth	Density (units per net acre)
40 FT LOT WIDTH	
100 ft: 27%	100 ft: 22
110 ft: 24%	110 ft: 20
120 ft: 22%	120 ft: 18.5
50 FT LOT WIDTH	
100 ft: 22%	100 ft: 17.5
110 ft: 20%	110 ft: 16
120 ft: 18%	120 ft: 15
60 FT LOT WIDTH	
100 ft: 18%	100 ft: 15
110 ft: 16%	110 ft: 13.5
120 ft: 15%	120 ft: 12.5

Duplex Pattern



Lot Width	Side setbacks needed to enable	Parking locations
40 FT	<ul style="list-style-type: none"> Both sides total of < 12 ft One side < 4 ft Allow un-enclosed porch to encroach in wider side setback. 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard 8 ft. max width driveway
50 FT	<ul style="list-style-type: none"> Both sides total < 22 ft 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard driveway
60 FT	<ul style="list-style-type: none"> Both sides total < 32 ft 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard driveway

Fourplex

The fourplex building features a front-facing entrance in the front main unit to fit with the expected neighborhood setting and presents a façade similar to nearby single-unit houses. The primary entrance for other units is on the side façade, allowing a central stairway to access all of the homes in the building.

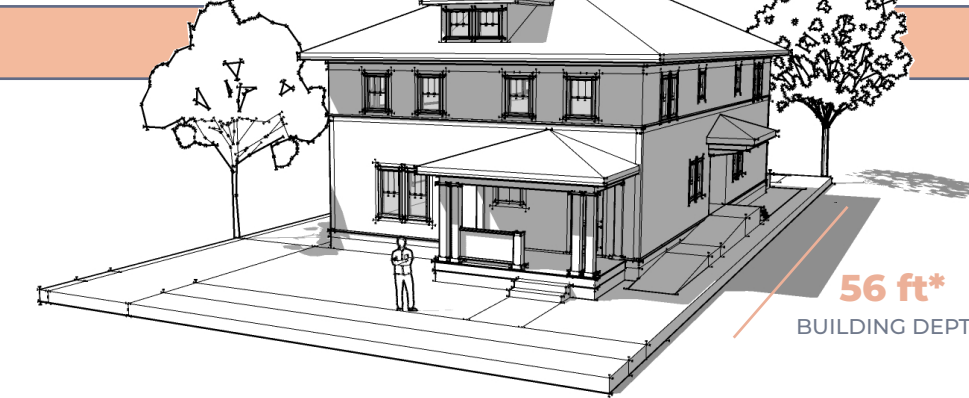
The table shows how this pattern may interact with various standards found in zoning codes, including the minimum values needed to enable this home on different lot sizes, including lots both smaller and larger than the design assumption. Note that while the duplex pattern can easily be fit on a 40-foot-wide lot, the dimensions of the fourplex pattern make it difficult to place on such a parcel.

4
HOMES

3,660 ft²
TOTAL FLOOR AREA

1,911 ft²
TOTAL FOOTPRINT





56 ft*
BUILDING DEPTH

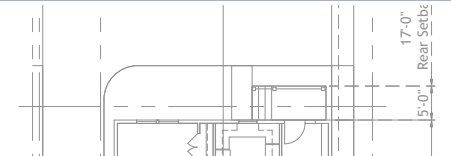
Fourplex Pattern

Lot Width	Side setbacks needed to enable	Parking locations
40 FT	<ul style="list-style-type: none"> Both sides total < 6 ft 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot)
50 FT	<ul style="list-style-type: none"> Both sides total < 16 ft One side < 6 ft if from driveway is needed 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard driveway
50 FT	<ul style="list-style-type: none"> Both sides total < 26 ft 	<ul style="list-style-type: none"> Rear-load (alley) Side-load (corner lot) Side yard driveway



34 ft*
BUILDING WIDTH

Building Coverage by Lot Depth	Density (units per net acre)
40 FT LOT WIDTH	
100 ft: 48%	100 ft: 44
110 ft: 44%	110 ft: 40
120 ft: 40%	120 ft: 36.5
50 FT LOT WIDTH	
100 ft: 38%	110 ft: 35
110 ft: 35%	110 ft: 32
120 ft: 32%	120 ft: 29.5
60 FT LOT WIDTH	
100 ft: 32%	100 ft: 29.5
110 ft: 29%	110 ft: 26.4
120 ft: 27%	120 ft: 24.5



(A) Rendering
No Scale

SITE ASSUMPTIONS

Single Site Infill

The duplex and fourplex patterns included in this manual were prepared with an assumption of 50' x 100' lots as a common lot size in traditional neighborhoods around the state. With careful attention to setbacks, the duplex will fit on a 40' wide lot.

A minimum side setback of 5 feet allows a 50' parcel to have a front-loading driveway on the wider side of the lot leading to rear parking if alley access is unavailable. Where possible, rear access via an existing or new alley reduces the paving needed on the site, decreasing construction cost and stormwater runoff and heat absorption.

The provided plans can be mirrored to place the site entrance towards either the left or right lot line. Ideally, the site plan should provide the home with a

larger setback on the side with the door for entry access from a driveway or to a larger side yard. This deeper side yard should be placed facing south or west, depending on lot orientation, to maximize natural light availability to the homes.

While specific measures were undertaken to simplify the building footprints, some adjustments, including site grading, may be necessary to accommodate the building. As with other local variations, the local design professional will need to undertake these adjustments.

Tackling Larger Sites

While this guide focuses on a single-parcel infill as the primary use case, these patterns could also be used on larger lots, whether they are a few adjacent infill parcels on a block or a larger site. Having a handful of similar homes in a row is itself a typical historical building pattern and provides some opportunities that a one-off site lacks:

- Use shared vehicle access points to minimize the amount of space consumed by driveways and curb cuts or create new side street or alley access points.

- Maximize usable green space by mirroring or rotating buildings relative to each other so that entries relate to each other and face a well-designed common yard area.
- Employ incremental construction of homes rather than building all at the same time. This method may allow a homeowner-developer to live in the first building and construct the others as financing allows or provide opportunities for the use of these patterns in cooler local housing markets where only a few homes can be absorbed at a time.

Consider adding architectural variations, such as through color, finish materials, or entry design, when using more than two or three of the same building on a site.



ADDITIONAL RESOURCES

CONTEMPORARY BUILT EXAMPLES IN THE US

Bryan, TX, <https://www.bryantx.gov/midtownpatterns>

Chattanooga, TN, <https://www.incrementaldevelopment.org/chattanooga>

Norfolk, VA, <https://www.norfolk.gov/DocumentCenter/View/66555/MissingMiddlePatternBook>

Seattle, WA, “ADUniverse” <https://aduniverse-seattlecitygis.hub.arcgis.com>

Fayetteville, AR, <https://www.3vdevelopment.net>

DESIGN RESOURCES

Building Technology Heritage Library of the Association for Preservation Technology, Int., <https://archive.org/details/buildingtechnologyheritagelibrary>

Flintlock Lab, <http://www.flintlocklab.com>

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