Proposed Affordable Housing Development

Downtown Holland

Dwellingplace

HOPE CHURCH

First United Methodist Church
Holland, Michigan

DeStigter Architecture
Our Agenda

- Welcome & Introductions
- Review: Feedback from Past Engagement Session
- React To: Exterior Elevations Designs
  - First United Methodist Property
- Timeline
Welcome & Introductions
What We Heard

In the last few weeks we've met with 55 people - some people who came to more than one meeting! Those residents shared that neighbors value historic charm, walkability, close knit neighbors and diversity. Typically neighbors shop for goods outside the area. Parking and public utilities are a concern.

There is a vital neighborhood association and community garden and people love the ability to access downtown and the parks.
What We Heard

Neighbors had questions about:

- Clarity on how people qualify and the application process.
- Clarity on apartment amenities + landscaping
- How the connection between buildings could be improved
- Concerns about public infrastructure including parking, water and electric utilities.
Housing Shortage Facts

Ottawa County Rental Housing Needs, 2020-2025:

- 0-50% AMI - 1,515 units
- 50-80% AMI - 1,065 units

There is a need for not just housing but housing choice.
What We Are Proposing

- 46 total apartments, 2 buildings
- 11 income-based (sliding-scale)
  - Persons with disabilities
- 35 affordable (set rent)
  - Based on 40-80% AMI
  - Avg rents @60% AMI
- Seeking state incentives
  - LIHTC for both buildings
  - 811 vouchers for income-based
- Proposed rezoning, CDT to CENT
  - Less intense, no commercial
### Rental Rates and Income Limits

**Rental Rates**: MSHDA Income & Rent Limits Ottawa County (04-18-22); 2020 American Community Survey, Census Bureau

**2020 Median Income for this Census Tract (Ottawa County, 249.01):** $61,094

<table>
<thead>
<tr>
<th>Income</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>40% AMI</td>
<td>$26,360</td>
<td>$30,120</td>
<td>$33,880</td>
<td>$37,640</td>
</tr>
<tr>
<td>60% AMI</td>
<td>$39,540</td>
<td>$45,180</td>
<td>$50,820</td>
<td>$56,460</td>
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<tr>
<td>80% AMI</td>
<td>$52,720</td>
<td>$60,240</td>
<td>$67,760</td>
<td>$75,280</td>
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</table>

<table>
<thead>
<tr>
<th>Rent</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>40% AMI</td>
<td>$706</td>
<td>$847</td>
</tr>
<tr>
<td>60% AMI</td>
<td>$1,059</td>
<td>$1,270</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$1,412</td>
<td>$1,694</td>
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General Application Process

Eligibility Criteria:
1. Monthly income at least twice the monthly rent
2. Income at or below 40, 60 or 80% AMI

Application Process:
1. Applies to Dwelling Place
2. If more than 46 households apply, lottery will be used
3. Future applications added to waitlist.
811 Application Process

Eligibility Criteria:
1. Low-income
2. Disabled
3. Eligible for Medicaid-waiver services or similar

Application Process:
1. Applies to local 811 Agency
2. MSHDA verifies eligibility
3. MSHDA makes referrals
4. Options in both buildings

Local 811 Agencies: Ottawa County CMH, Reliance Community Care Partners, Senior Resources
Parking & Mobility

- Proposed 50 parking spaces for 46 apartments
  - Meets zoning requirement - 1 per apartment
  - 4 spaces for staff
- Approximately 35 parallel parking spaces along 10th Street & 200 public spaces within the 9th Street Deck
Neighborhood Amenities

Amenities Within 1 Mile

- Grocery Store
- Pharmacy
- Doctor's Office
- Public Library
- Public School
- Major Employer

- Public Park
- Bank
Apartment & Building Amenities

- Washer and Dryer in Apartment
- Energy Efficient Appliances
- Ensure there that there is proper fence screening & well landscaped boarders between apartments and homes
- Community room that meets funding requirement of a minimum of 500 Square feet
Utility Considerations

• The site plan will be revised by city & BPW staff to ensure adequate connections and water, sewer & electric services.
• A new, 12 inch main was just installed along 10th Street
• Pressure concerns connected to individual service lines
First United Methodist Site
Elevation Design Options
OPTION B1

SOUTH ELEVATION
FIRST UNITED METHODIST CAMPUS

SCALE: 1/4" = 1'-0"
Discussion & Questions

• What option do you prefer & why?
• How could the exterior design be improved?
Timeline

June 14: Planning Commission Submittal
July 12: Planning Commission Meeting
July 20: City Council Regular Meeting #1
July 27: City Council Work Session
August 3: City Council Regular Meeting #2
Thank You!

dwellingplacegr.org/hollanddevelopment