

Agenda
Ottawa County Housing Commission
West Olive Administration Building – Conference Room F
12220 Fillmore Street, West Olive, MI 49460
Thursday, October 3, 2024, 10:00 am



1. Call to Order
2. Establish Quorum
3. Approval of the Agenda for the October 3, 2024 Meeting
4. Approval of the [Minutes](#) from the September 5, 2024 Meeting
5. Old Business
 - A. RLF Implementation Update (Standing Quarterly Agenda Item)
 - B. 2025 Ottawa County Housing Needs Assessment
 - C. Grand Rapids Housing Commission
 - D. [Small Footprint Homes Concept](#)
6. New Business
7. Public Comments
8. Other Business/Discussion Items
 - A. [FYI Articles](#) - *the inclusion of the FYI list of articles does not in any way imply endorsement or approval by the Ottawa County Housing Commission of the items contained therein*
 - B. Next Meeting: November 7, 2024 (10:00 a.m.)
9. Adjournment

UNOFFICIAL MINUTES**OTTAWA COUNTY HOUSING COMMISSION**

DATE: September 5, 2024

PLACE: Ottawa County Fillmore Complex, Conference Room F

PRESENT: Holly Cole, Pat Harmon, Klynt Marcusse, Jared Schuitema

ABSENT: Jon Anderson

STAFF: Matt Daub, Paul Sachs, Pam VanderMolen

PUBLIC: Chris Crothers, Dave DeVelder, Ryan Kilpatrick, Nick Rolinski, Don Wilkinson

CALL TO ORDER

President Schuitema called the meeting to order at 10:00 a.m. A quorum was present to do business.

APPROVAL OF AGENDA AND MINUTES

HC 24-31 Marcusse moved to approve the Agenda for September 5, 2024. The motion passed.
UNANIMOUS

HC 24-32 Cole moved to approve the Minutes from July 11, 2024. The motion passed.
UNANIMOUS

OLD BUSINESS

Sachs introduced the recently hired intern, Matt Daub, whom provided a brief overview on his architectural background. Rolinski invited the Commissioners to attend a few upcoming fieldwork opportunities at three locations around the county during the month of September. The Commission discussed design work, site planning, timeline, public outreach, and affordability. A partnership with Lakeshore Habitat for Humanity to obtain cheaper building materials was suggested. President Schuitema suggested putting the partnership idea on the next work group meeting agenda.

NEW BUSINESS

Sachs discussed the cost to activate an update to the County's Housing Needs Assessment Report. The report is scheduled for updates approximately every 5 years. The current Report is from 2021. Sachs explained that HousingNext obtained a quote for \$19,900 from Bowen National Research. Bowen is the same firm that conducted the 2021 report. Sachs further explained that the updated report will include housing needs data for persons with disabilities and that Kent County is also pursuing a similar update. Funding exists in the DSI's FY24 budget to cover half the cost of the report. HousingNext would work to secure the remaining funding to launch the update before end of year. The Commission discussed and determined that a motion to recommend approval of funding for the study be forwarded to the Board of Commissioners.

HC 24-33 Harmon moved to approve a recommendation to the Finance & Administration Committee to assist in funding for the 2025 Housing Needs Assessment. The motion passed.
UNANIMOUS

UNOFFICIAL MINUTES

Sachs presented on the Land Use Vision Pilot Project. Sachs informed the Commission of collaboration efforts by partnering with Macatawa Area Coordinating Council (MACC). The MACC has already established corridors to review for this project. Sachs is applying for grant funding to assist with covering the cost of this project.

PUBLIC COMMENTS

None

OTHER BUSINESS/DISCUSSION ITEMS

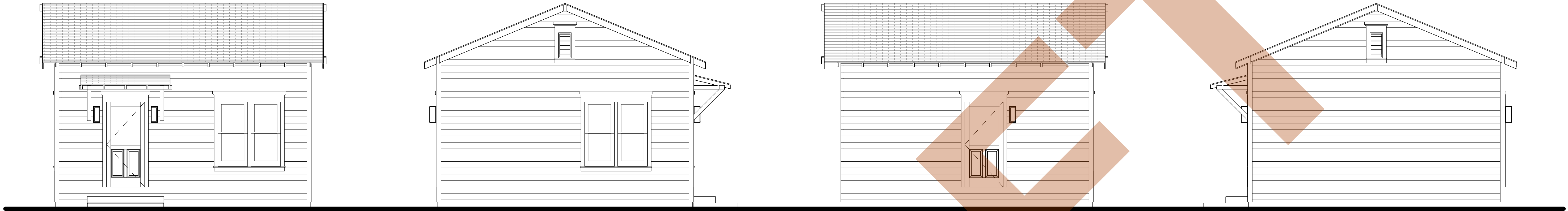
Cole mentioned that the memorandum of understanding (MOU) with Grand Rapids Housing Commission (GRHC) is coming to a close at the end of 2024 and asked if this Commission will be extending the MOU. Sachs informed the Commission of a meeting with GRHC next week and will ask Lindsey Reames about an extension during that meeting. President Schuitema request this topic be included on the next agenda.

President Schuitema stated that the next Housing Commission meeting is scheduled for Thursday, October 3, 2024 at 10:00 am.

ADJOURNMENT

HC 24-34 Schuitema moved to adjourn the meeting at 11:10 a.m. The motion passed.
UNANIMOUS

PROJECT



LOCATION

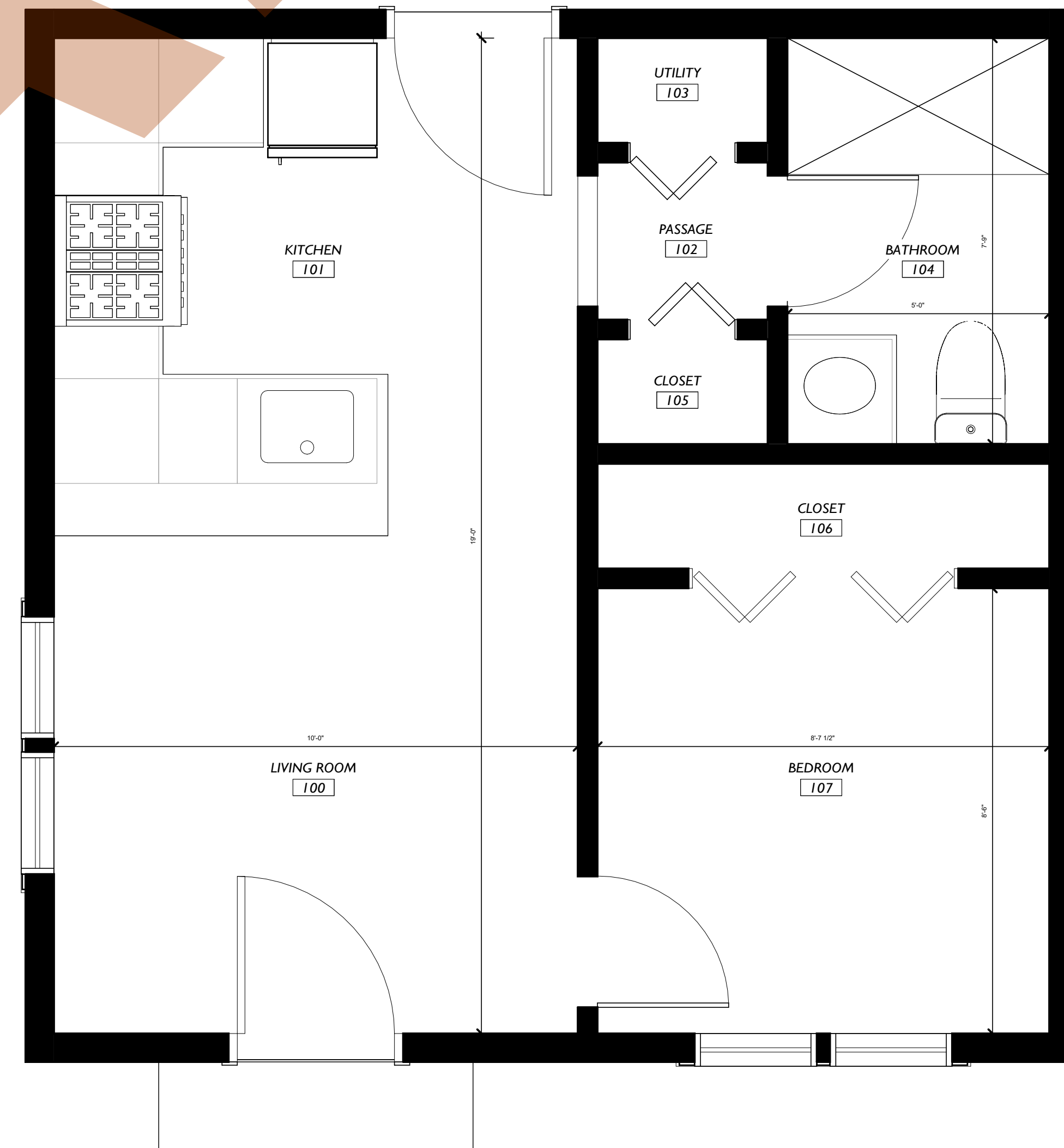
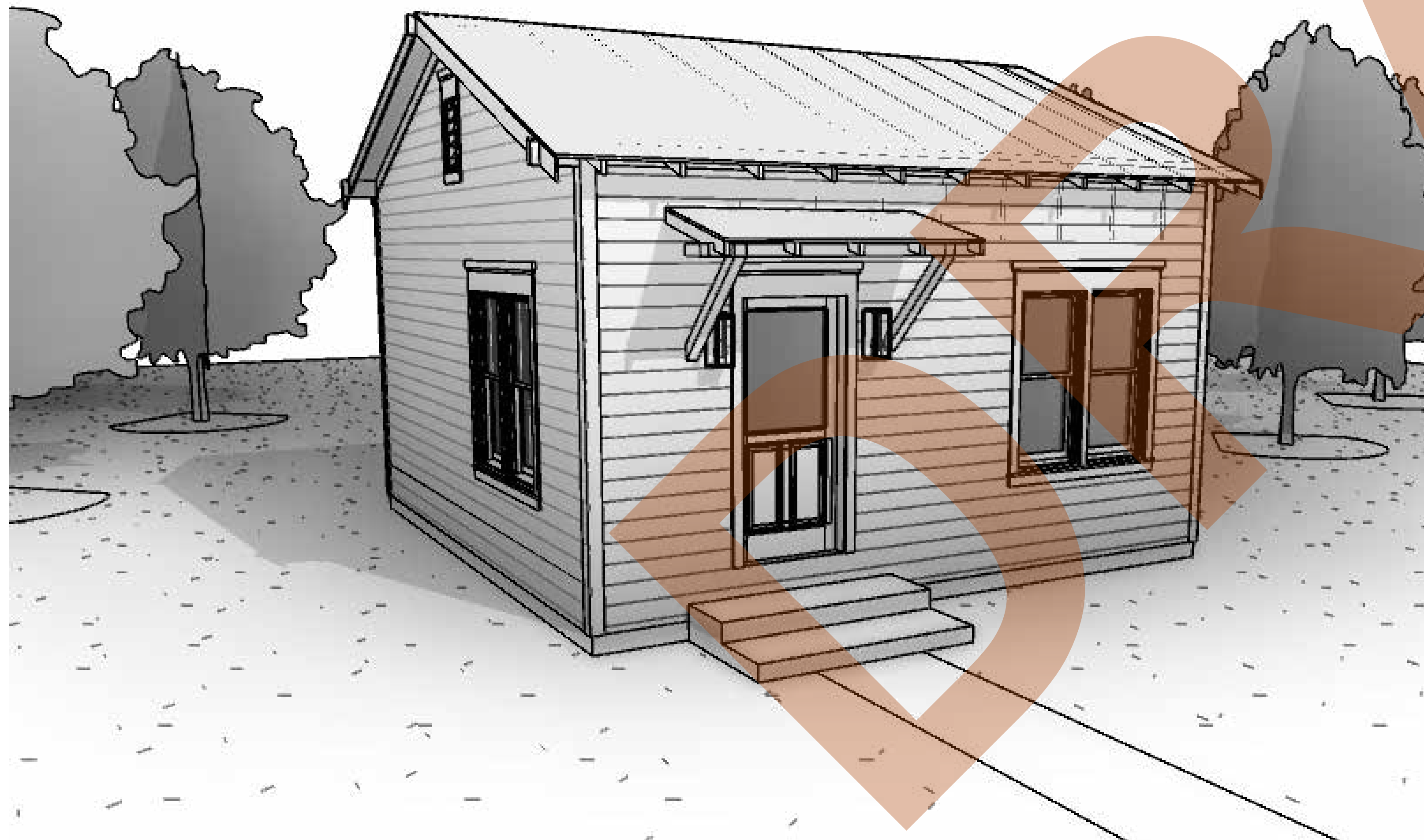
REPAIRED BY

M DAUB
N ROLINSKI

ISSUED

[illegible]

NOTES



SHEET

PRESENTATION SET

SHEET NO.

A141

Developer breaks ground on 'missing middle' rental project in Hudsonville

Rachel Watson - September 19, 2024



Prospect Flats will span two buildings with a mix of one- and two-bedroom units. Credit: Create3 Architecture

A 3-year-old real estate development firm has started construction on its first apartment project in an effort to reach the “missing middle” income bracket in Hudsonville.

Grand Rapids-based Moxie Real Estate and Development broke ground today on the 41-unit Prospect Flats, located on five parcels at and around 3233 Prospect St., about a block east of downtown Hudsonville.

Moxie was founded by Trevor Petroelje, Max Grover and Eric Finnigan in 2021 and offers brokerage and real estate development services. This will be the group’s first multifamily housing development under the Moxie banner.

The firm first proposed the nearly \$9 million Prospect Flats project last year, and the Hudsonville Planning Commission approved a planned unit development for the project in June.

Keep up with all things West Michigan business. Sign up for our free newsletters today.

Petroelje said the location appealed to his team because it’s in a growing bedroom community between Holland and Grand Rapids with a need for more multifamily housing.

“It’s an up-and-coming city ... (that’s) very safe, secure, with a very good school district — Hudsonville High School just did an almost \$30 million new field house — and the city itself has been very pro-development, adding new stuff to the downtown, growing the downtown, and trying to revitalize and bring people down there. ... It seemed like a good spot to work with the city to get a project approved,” Petroelje said.



Credit: Create3 Architecture

Paul Sachs, director of the Department of Strategic Impact for Ottawa County, which also oversees the county housing commission, said the project fits well into the area's housing goals.

Ottawa County's **2021 housing study** found the county needs about 15,700 more units by 2026, including 4,385 more rental units.

"Overall, the more housing units we get into the market, the better the market costs will be over time," he said. "As a county housing commission, the focus is on for-sale housing units, not necessarily apartments, but ... projects like this are integral to the whole ecosystem."

Project details

Grand Rapids-based Create3 Architecture is the architect on the project. Wyoming-based CD Barnes Construction, in which Petroelje also is a partner, is the construction manager.

The developers are building Prospect Flats on about 1.45 acres of a 1.7-acre site, leaving room for a possible future second phase of housing.

Prospect Flats will have two buildings — one with 30 units and a second with 11 — with 22 one-bedroom and 19 two-bedroom units, according to Petroelje.

All units will be equipped with smart home technology, including key fob and smartphone access to the units, and the apartments will include 24/7 security, smart thermostats and high-end appliances.

"They're going to be very nice units, and the walkability to the downtown — I think that's the big thing," Petroelje said, noting they'll be close to the Hudsonville Pickleball Courts, coffee shops, restaurants and the high school, with a Meijer and Aldi about 2 miles away.

Plans call for 64 on-site parking spaces, an electric vehicle charging station, a public bike-share, a community hub with a cafe and co-working space, a fitness center, package room and a landscaped outdoor patio and turf area dubbed "The Yard."

Rents will start at about \$1,575 for a one-bedroom unit and \$1,875 for a two-bed, Petroelje said.



The development site at and around 3233 Prospect St. is near Hudsonville's downtown. Credit: Google Street View

The units will be reserved for households making 80% to 120% of area median income, which is about \$65,840 to \$98,760 for a two-person family in Ottawa County in 2024, according to the U.S. Department of Housing and Urban Development.

In total, the project is receiving about \$2.85 million in state and local incentives.

The Hudsonville City Commission last week approved a commercial rehabilitation exemption certificate that will freeze the taxable value of the development for the first 10 years.

Additionally, the Ottawa County Brownfield Redevelopment Authority and Michigan State Housing Development Authority have approved a brownfield tax increment financing housing reimbursement plan worth about \$2.38 million over a 17-year period.

Moxie is funding the remaining development costs from its own budget, other undisclosed investment partners and debt financing from West Michigan Community Bank.

Petroelje said the project partners, and especially Hudsonville staff and elected officials, were "absolutely amazing" to work with in bringing the development to this point.

"(City officials) were very involved in what the project looks like and very driven to grow this downtown core and make it somewhere that people want to live and continue bringing citizens to the downtown so they can continue to grow the commercial side of the downtown," he said.

Hudsonville City Manager Tyler Dotson said he sees Prospect Flats as a win for the community and a great example of state and local entities working with developers to reshape downtown into a destination.

"Attainable housing is in high demand throughout the area right now," he said. "As such, this location and the 41 units that are coming in, we're looking forward to the positive impact they'll make when it comes to workforce housing in the community."

More from Crain's Grand Rapids Business:

[Health care, IT top Michigan's 50 'hottest' in-demand careers](#)

[Grand Haven picks developer to repurpose riverfront Chinook Pier site](#)

[Administrative law judge orders Trinity Health to restore union at Grand Haven hospital](#)

Rachel Watson

Rachel Watson is a Crain's reporter covering residential real estate in West Michigan, as well as the state's tourism and insurance industries. Email Rachel at rachel.watson@crain.com.

Innovative Housing Showcase tests new design and construction methods in Fort Wayne

JESSICA MONTALVO | WEDNESDAY, AUGUST 14, 2024



Jessica Montalvo

Innovative Housing Showcase features four types of builds.



four new housing types are being constructed in Fort Wayne's East Central neighborhood as part of the Innovative Housing Showcase project from the City of Fort Wayne. The project will test new approaches to how houses are built and used in the Fort Wayne housing market.

According to the City's website, the project is also a chance for the builders to "navigate zoning regulations, building codes, and permit requirements to evaluate the feasibility and scalability of each construction type in real-world applications."

The homes are scheduled to be completed by the fall, after which the community will be invited to explore the homes during an open house event.

Each of the four housing prototypes are distinct, but will integrate innovative designs, sustainable materials, and unique construction methods all while potentially make homeownership possible for people who once thought it to be unattainable.

The New Energy Model is primarily focused on building more efficient structures. New Energy Homes, the Indiana-based company behind the New Energy Model combines over 55 years of experience in the construction field with principles of energy conservation to create a structure built from precision and research. Their completed home in the showcase will be 1,200 square feet and includes three bedrooms and two full bathrooms on East Berry Street.

According to their website, New Energy Homes uses a post-frame building technique that features wood columns on the exterior and emphasizes the use of insulation. Traditionally, houses have always been built with studs, often called "stick-frame homes," which prevent an even distribution of insulation and result in having more gaps where the outside elements can get in. This approach is said to significantly reduce the heating and cooling bills, which are a significant part of energy efficiency.



Jessica Montalvo

Innovative Housing Showcase features four types of builds.



Jessica Montalvo

Modular Solutions, another Indiana-based company, is building the Volumod . . . , on East Wayne Street. According to their website, this building method uses prefabricated modules that are crafted in their factory headquarters, delivered to the construction site, and then assembled on-site which allows for speed and lower costs. This completed home will be 1,488 square feet and includes four bedrooms and two bathrooms.



Jessica Montalvo

The house by Volumod Modular Solutions in the Innovative Housing Showcase.

house in the showcase is a home made from shipping containers. Three Squared, a Detroit-based company behind the container home, opts for steel shipping containers rather than wood when it comes to the main structural elements of housing construction. Item 8 A

The completed home on East Berry Street will be 1,600 square feet. The two-story home is made from five shipping containers and is designed with four bedrooms and two and a half baths, an open kitchen, living and dining space. Three Squared has developments around the county, but this is their first in Fort Wayne.

Jessica Montalvo

The home made from shipping containers by Three Squared.

In partnership with Three Squared, Houm will also be featured in the housing showcase. Their innovative method uses digital fabrication and industrial-scale production to eliminate inefficiencies in the housing construction process. Their completed home will be 1,800 square feet with four bedrooms and two bathrooms.

Scott Shall, one of the innovators behind Houm, says they also select their building materials carefully.

“We use sustainable materials that are manufactured using processes that guarantee a high-quality product,” he says. “From the natural cedar boards used on our porches to the durable metal panels used as our siding, each material used is chosen for its value, durability, and low environmental footprint.”

Located on the corner of East Berry Street and Harmar Street, this is only the second Houm model house to ever exist. The first is in Detroit.

“By building one of our first models on display, Fort Wayne not only allows one lucky family to realize the full value of these innovations, but the city places itself at the cutting edge of housing design,” he says.

Part of their model includes a quicker build time. Shall says their project will be complete by September, making the total build time four months. In comparison, a traditional build typically takes 11 to 12 months.

Jessica Montalvo

leveraging several promising technologies in order to develop a more efficient and sustainable process of housing design and construction which significantly brings down the cost of homeownership for families and the planet,” Shall says.

J.T. King, CEO of Royal Development, the showcase’s developer, says that each of the models in this project could position Fort Wayne as a leader in sustainable urban development.

“This innovative model promises significant benefits for residents and the broader community, positioning Fort Wayne as a leader in sustainable urban development,” King says.

Additionally, this project could help address housing problems within Fort Wayne. Kelly Lundberg, Deputy Director of the Office of Housing and Neighborhood Services for the City of Fort Wayne says projects focused on housing innovation are crucial because of the growing disconnect between housing supply and demand.

“As populations increase and change, the demand for affordable, adequate, and accessible housing outpaces the available supply,” she explains. “Traditional housing models and construction methods often fail to meet the needs of diverse and changing demographics, leading to shortages, rising prices, and increased pressure on the market.”

The goal is to find new ways to increase housing stock within the city– especially affordable housing stock. Fort Wayne, while consistently noted as having one of the best housing markets across the nation, lacks affordable housing options.

Jessica Montalvo

The house by Volumod Modular Solutions in the Innovative Housing Showcase.

As George Guy, CEO of the Fort Wayne Housing Authority, told Input Fort Wayne in early 2024, the demand for housing drives up the price, but wages here don’t align with that price, which creates a challenging situation to address. (Fort Wayne’s median income sits around \$16,000 less than the national median income.)

Breck Crandell and Scott Shall, the innovators behind the Houm Model, explain on their website that homes have been built the same way for over 450 years.

“We’re still smacking sticks together with rocks piece by piece to build homes when we have the machines and industries to scale production at mass without needing to sacrifice on beauty,” Crandell says in an interview.

of that traditional building model keeps many from achieving homeownership.

Item 8 A

“Costs have rendered home ownership an impossibility for many, forcing huge swaths of the country into rentership – a situation which has driven up rental costs, making it nearly impossible for those who rent to save enough funds to stop doing so,” Shall explains.

Lundberg says that finding ways to build housing stock through affordable and effective methods could significantly improve housing affordability and stability. Thus making the process better for home buyers and the environment.

Jessica Montalvo

The home being built by Three Squared.

“When there is a sufficient supply of homes at all price points, it can help reduce the pressure on housing prices, making it easier for families with limited incomes to find places they can afford,” Lundberg says. “We believe that building both affordable and market-rate housing will create better housing affordability by reducing the mismatch between supply and demand. This stability is critical for families who might otherwise face frequent moves, overcrowding, or even homelessness due to the lack of affordable housing.”

The overall impact on the community is big too. Lundberg explains that increasing housing stock can contribute to the well-being of individuals and the long-term economic stability of the community.

“It can lead to more diverse and vibrant neighborhoods, reduce the concentration of poverty, and promote social cohesion,” she says. “With more housing options, low-income families have a better chance to live in safe, healthy environments with access to good schools, transportation, and services.”

As the developer for the showcase, Royal Development’s mission aligns with the goals of affordability, sustainability, and innovation. King says while the homes in the showcase aren’t complete just yet, long-term goals could include building these types of homes in neighborhoods across the city and in broader urban development projects, as well as working with local authorities to promote more sustainable housing solutions.

Jessica Montalvo

J.T. King, CEO of Royal Development, at the Houm Model House.

Sign Up Today is he feels excitement and gratitude to be able to be involved in all four of the instruction and to ensure that these prototypes will be the example that will take

When it comes to the cost of homes like the ones featured in the showcase, King says the price tag will vary depending on preferences and the building method, but the cost will be significantly less than that of a traditional build. More details on the price will be available at the project's open house this fall.

Once the houses are complete they'll be put to use. Habitat for Humanity will help four families achieve home ownership with the four model homes from the showcase.

For more information on the Innovative Housing Showcase, visit the city's webpage.

This story is made possible by support from AARP Indiana.

Editor's Note: We updated this story to correct the location of the Innovative Housing Showcase. We originally said it was in West Central, but it is in East Central.

Enjoy this story? Sign up for free solutions-based reporting in your inbox each week.

Read more articles by Jessica Montalvo.

Jessica Montalvo is a native of Fort Wayne. She graduated with a Bachelor of Arts in Spanish from Indiana University and from IPFW with a teaching certification for secondary education. Later she earned a Master of Education from Indiana Wesleyan University.

SPONSORED BY

FOCUS AREAS

#PEOPLEOFNEI

ARTS AND CULTURE

COMMUNITY DEVELOPMENT

COMMUNITY HEALTH & WELLNESS

ECONOMIC DEVELOPMENT

ENTREPRENEURSHIP

GOVERNMENT / NON-PROFIT

LAKE LIVING

LIFESTYLE

PARKS/GREEN SPACE

PROJECTS

RURAL LIVING

SOCIAL INNOVATION

SUSTAINABILITY

TALENT

TECH / INNOVATION

TRANSIT / TRANSPORTATION

CONTACT US

NEWSLETTER SIGNUP

PRIVACY POLICY

TERMS OF USE

WHAT IS INPUT FORT WAYNE?

COPYRIGHT © ISSUE MEDIA GROUP. ALL RIGHTS RESERVED.

Kent County could add 70,000 housing units along underused commercial corridors, study finds

Item 8 A

Rachel Watson - August 30, 2024



The 28th Street corridor in Kentwood looking northeast from the intersection with East Beltline Avenue. Credit: City of Kentwood

More than 3,000 acres of vacant or underdeveloped land with existing access to public utilities could help put a major dent in Kent County's housing shortage while spurring more than \$10 billion in new investment and \$100 million in new tax revenue.

Those are among the preliminary findings released Wednesday by Housing Next, which is studying 32 commercial corridors in Kent County that could accommodate future housing development based on the presence of public utilities, transit, and underutilized or vacant buildings.

A targeted effort by local governments, developers and investors to develop those 3,000 acres could produce more than 70,000 housing units countywide over the next 25 years, according to the preliminary findings ahead of the full study's release this fall.

That's double the number of for-sale and rental housing units Kent County needs by 2027 to stabilize the local housing market, according to a report Housing Next published last year.

Keep up with all things West Michigan business. Sign up for our free newsletters today.

Housing Next hired its former executive director Ryan Kilpatrick, founder and CEO of Grand Rapids-based Flywheel Community Development Services, to help conduct the study.

"When we looked at the corridors, what we found is that well over 3,000 acres was either vacant or significantly underdeveloped," Kilpatrick said. "Some of that acreage is commercial zoned, some of it's zoned all kinds of random stuff, but on those corridors, there is plenty of land available that doesn't have a building on it, but does have access to sewer, water, road, public transportation and all the rest. That's a pretty big opportunity."



A conceptual plan for how vacant or underutilized properties along Kent County corridors could be repurposed for housing. Credit: Flywheel Community Development Services

Housing Next Executive Director Brooke Oosterman said the corridor study was designed to help municipalities and developers as they continue to grapple with reducing the county's housing gap.

"What the analysis has shown us is that there is much more potential than we would have expected, and that we can, in fact, meet or exceed projected demand," Oosterman said. "... We were really excited, and I would say, surprised, to find out that there is that much untapped potential in these places."

Although Oosterman and Kilpatrick declined to disclose the full list of corridors until the study is complete, they have said it includes parts of Plainfield Avenue, Alpine Avenue, Fulton Street, Kalamazoo Avenue, 44th Street and 28th Street. It spans municipalities including Plainfield Township, Walker, Wyoming, Kentwood and Grand Rapids.

The study not only identified housing potential, but also challenges. For the study, Kilpatrick analyzed zoning maps and found that of all the vacant land in Kent County that is zoned for residential use, 97.8% of it is zoned for single-family housing.

Kilpatrick and Oosterman said they both knew the percentage of land with single-family zoning would be high, but Oosterman said she was "shocked" by how high. She said it confirms Housing Next has "a lot of work to do" encouraging zoning reform to make housing at all price points available to meet market demand.

"It just validates that we have to build on the momentum we have, and we have to shift our energy and focus as a community to getting to that solution at scale, now that we know that it's possible," Oosterman said.

A drone shot shows the Alpine Avenue corridor in Walker from near the I-96 interchange looking north. Credit: City of Walker

Potential new investment

The study found that developing the 3,000 acres would spur approximately \$10 billion in new investment based on current building costs, and more than \$100 million of additional local and county tax revenue based on the taxable value of the housing that would be built.

Kent County Administrator Al Vanderberg, who also is a board member of Housing Next, said those numbers illustrate how redeveloping underused commercial corridors is a smart approach for communities.

"It's a kind of a 'win, win win,' because we have a lot of folks that need affordable housing, we'd reuse or better utilize existing infrastructure, and we'd also create a new tax base. It really doesn't get better than that," he said.

Joshua Lunger, vice president of government affairs at the Grand Rapids Area Chamber of Commerce, said developing underused commercial corridors aligns with the chamber's goal to create more "vibrant and attractive" destinations in greater Grand Rapids. Housing Next is funded by and housed within the Greater Grand Rapids Chamber Foundation.

"When you look at the big projects we're doing in town right now, a lot of times, they're in key areas where we've got underutilized or even vacant spaces, and (the question is), how do we transform those into something that's way more sticky and magnetic and attractive?" Lunger said.

"(This strategy) is continuing that focus of making more places where people want to live or stay, and it increases the quality of life of those that are already here," he added.

Vanderberg said Kent County stands ready to help the process by contributing funds from the affordable housing revolving loan fund and by leveraging the countywide brownfield tax increment financing district that the Kent County Board of Commissioners created last year.

"Both are standalone great tools to help address the housing crisis, and then when you put them together on the deals that will make sense to use (them) both," it will have even greater effect, he said.

Oosterman said Housing Next plans to hold an event in Kent County this fall with a "curated" guest list of developers, investors, municipalities and other stakeholders that could be a part of implementing the corridor strategy.

"It's a stretch (to accomplish this)," she said. "We're talking about thousands of units, right? We're also talking about really big ideas, and narrative shifts in how we have utilized and how we have built and developed over the last decade or more. ... We're just hoping to get folks on board who are willing to help us to actually accomplish that (goal)."

More from Crain's Grand Rapids Business:

Palisades nuclear plant restart would get utility to 100% carbon-free power by 2030

Anthrax vaccine producer cutting nearly 70 jobs in Lansing

A famed architecture firm's 'Dream House' lists for \$2.3M in Douglas

Rachel Watson

Rachel Watson is a Crain's reporter covering residential real estate in West Michigan, as well as the state's tourism and insurance industries. Email Rachel at rachel.watson@crain.com.

Affordable housing options expand with Holland's Lakewood Place Apartment Village groundbreaking

ANDREA GOODELL | WEDNESDAY, SEPTEMBER 4, 2024



Courtesy Geerlings Development Co.

The 190-unit mixed-income development broke ground last month along Holland Township's Lakewood Boulevard and will be completed in phases over the next two years.

It took four years, and it almost fell apart several times, but Lakewood Place Apartment Village will be one of the region's largest mixed-income housing developments when it is complete in 2026.

The 190-unit mixed-income development broke ground last month along Holland Township's Lakewood Boulevard.

Led by Geerlings Development Company and KJK Real Estate Management, the \$40 million project is supported with private capital matching public investment at a ratio of 2:1.



Courtesy Geerlings Development Co.

Led by Geerlings Development Company and KJK Real Estate Management, the \$40 million project is supported with private capital matching public investment at a ratio of 2:1.

Mixed income

The development will feature a blend of affordable and market-rate apartments with 20% (44) of the units market rate, and the rest set aside for those making 50% to 70% of area median income (146), alongside 10,000 square feet of commercial space.

"Everyone lives together. No one is going to know who is what income," says Scott Geerlings, president of Geerlings Development Company. "If I'm the 50% and you're the 100% (of median income), no one is going to know who's what, and that's the beauty of the model."

For a single-person household in Ottawa County, 50-70% AMI equals \$34,900-\$48,860 per year.

The project embodies the long-term vision of its developers, who have successfully navigated its challenges with strategic guidance from Housing Next, a nonprofit dedicated to ensuring communities have sufficient housing across all price points.

Marathon

"I'm grateful to Scott Geerlings for having the perseverance to see this project through to construction," Ryan Kilpatrick, lead consultant of Housing Next, wrote on his LinkedIn about the project. "There were many moments when it would have been easier to switch gears and just build market rate housing. But Scott and his team stuck to it and the entire community will be better off as a result."

State and local officials attended the groundbreaking ceremony, celebrating this key step in advancing housing opportunities in the region.

The project's significance is underscored by the financial support from state and local agencies.

Several times, it seemed the project would fail. After navigating Holland Township's site plan approval process, securing a payment in lieu of taxes agreement and working with Michigan State Housing Development Authority to obtain both tax credits and bond financing ... it fell short of the financial goals.

Then came COVID, material shortages, and inflation.

However, with the newly established low-interest Ottawa County Revolving Loan Fund for income-restricted homes, developers were able to leverage a \$10 million investment from the county into \$33 million and bridge the gap.

"It was a marathon to get here," says Geerlings.

Courtesy Geerlings Development Co.

Several state and local groups came together over the past four years to bring Lakewood Place Apartment Village to fruition.

Strategically located on nearly 24 acres at 275 E. Lakewood Blvd., Lakewood Place Apartment Village is just over 2 miles from downtown Holland and about 6 miles from Holland State Park. The development will feature bike paths that provide easy access to these areas, while nearby retail corridors further enhance convenience for residents.

“In 2019, Scott Geerlings read our Housing Needs Assessment and called me up. He simply asked, ‘How can I help?’ Kilpatrick recalls. “We talked about the needs of low and moderate income households in the Holland area and Scott said, ‘I think I might know a property that could work.’”

More than apartments

Lakewood Place Apartment Village is more than just a housing development; it’s a community-centered project designed to promote a lifestyle of connectivity and social engagement. Residents will have access to a variety of amenities, including a clubhouse, pickleball courts, a dog park, and garden spaces, all surrounding a communal square that encourages social gatherings.

“The architectural diversity of this project is truly special — each building is distinct, with high-quality finishes that seamlessly blend modern design with functionality. We’ve applied modern design standards to create spaces that are both functional and aesthetically pleasing. Our goal was to optimize space through contemporary design and effective lighting, ensuring these apartments offer exceptional value without compromising on quality,” says Kevin Kammeraad, president of KJK Real Estate Management.

This one project does not solve West Michigan’s housing shortage. Thousands more affordable homes are still needed in the region, Kilpatrick says.

In collaboration with the Macatawa Area Coordinating Council and the Outdoor Discovery Center, the development will also feature enhanced community connectivity.

“We’re committed to making Lakewood Place Apartment Village not just a place to live, but a true asset to the community,” Geerlings added. “That’s why we’re planning to integrate a bike path that will connect residents to surrounding areas, enhancing mobility and outdoor recreation. Additionally, we’re considering donating a portion of the land to Holland Township to develop an active park, creating a shared space that everyone in the community can enjoy and benefit from.”

Enjoy this story? Sign up for free solutions-based reporting in your inbox each week.



Read more articles by Andrea Goodell.

SPONSORED BY

REGIONS

[SECOND WAVE - MICHIGAN](#)

[CAPITAL GAINS - LANSING](#)

[CATALYST MIDLAND](#)

[CONCENTRATE - ANN ARBOR/YPSI](#)

[EPICENTER - MOUNT PLEASANT](#)

[ROUTE BAY CITY](#)

[RURAL INNOVATION EXCHANGE](#)

[SOUTHWEST MICHIGAN](#)

[UPWORD - UP](#)

[THE KEEL - PORT HURON](#)

[THE LAKESHORE](#)

[METROMODE - METRO DETROIT](#)

FOCUS AREAS

[ARTS AND CULTURE](#)

[DIVERSITY](#)

[ENTREPRENEURSHIP](#)

[HEALTHY COMMUNITIES](#)

[SUSTAINABILITY](#)

[TRANSPORTATION](#)

[COMMUNITY DEVELOPMENT](#)

[ECONOMIC DEVELOPMENT](#)

[EQUITY](#)

[KIDS AND EDUCATION](#)

[TECHNOLOGY AND INNOVATION](#)

[ABOUT US](#)

[CONTACT US](#)

[HAVE A TIP?](#)

[ISSUE MEDIA GROUP UNDERWRITING POLICY](#)

[NEWSLETTER SIGNUP](#)

[PRIVACY POLICY](#)

Advertisement

PUBLIC INTEREST

Michigan stopped issuing Section 8 housing vouchers, closed waitlist

Published: Sep. 07, 2024, 1:19 p.m.



A budget shortfall means the Michigan State Housing Development Authority cannot issue any new housing choice vouchers, a program commonly called Section 8. (Photo by Rose White | MLive)



By **Rose White** | rwhite@mlive.com

Michigan has stopped issuing new housing choice vouchers, a program also known as Section 8, due to a federal funding shortfall.

The Michigan State Housing Development Authority, which administers the Housing Choice Voucher program, received federal funding in May that is “short of keeping up with rising costs in Michigan,” a news release said. As a result, the state agency cannot issue new vouchers and closed the waitlist to new applicants, including to those experiencing homelessness.

Advertisement

“At a time when Michigan is gaining traction in addressing our housing challenges, this reduction in funding will only take us backward and make things worse for our most vulnerable neighbors,” said Michigan State Housing Development Authority Chief Executive Officer and Executive Director Amy Hovey in a statement.

It’s important to note, the budget shortfall will not impact anyone who is currently receiving housing choice vouchers.

“We’re not removing folks from the program. It’s just we’re very limited at this time,” said Lisa Kemmis, the Michigan State Housing Development Authority’s director of rental assistance, [during a July webinar on the budget shortfall](#).

Related: [After years of waiting, Michigan Section 8 renters race to find housing](#)

Nearly 58,000 Michigan families who are low-income use federal housing vouchers with about half, 28,000, getting their vouchers from MSHDA. The average income for Michigan voucher-holders is \$12,672. Through the program, families contribute at least 30% of their income toward rent while public housing authorities give federal dollars directly to landlords.

Only MSHDA's waitlist is paused during the budget shortfall with about 85,000 people remaining on the list.

"Drawing names and issuing vouchers will most likely be on hold for the remainder of 2024, and possibly into early 2025," Kemmis said during the webinar.

Michigan saw a 6% drop in funding for the program this year when comparing current housing costs with funding from the U.S. Department of Housing and Urban Development, according to MSHDA. This funding level is "insufficient" to meet housing needs across the state.

"We will collaborate with HUD to monitor expenses and explore cost-saving measures within the HCV (housing choice voucher) program, but it's ultimately up to Congress to address this shortfall before it exacerbates housing insecurity and homelessness in our state and across the country," Hovey said.

The state attributes the funding shortfall to rising housing costs, which have increased MSHDA's average monthly payments to landlords. Rent costs across the United States hit record highs two years ago. The rental market has started to cool this summer, according to Redfin analysis, but "despite the slight dip, affordability is still a serious issue for renter households."

To cover the climbing costs, Michigan received a 10% boost in funding last year to the housing choice voucher program, according to Kemmis. But by the fall, MSHDA stopped drawing names from the waitlist as monthly costs kept going up. A federal dashboard shows Michigan has exceeded its voucher budget since August 2023.

"As families' income levels decrease, our portion of the rent increases," Kemmis said. "Balancing those items, we determined we needed to take some initial actions to slow down our leasing activity to ensure we didn't have too many vouchers out in circulation that could not be supported with our funding."

By May this year, Michigan received its calendar year budget and was notified of the gap in funding. It then paused issuing new vouchers as of July 1.

"The shortfall meaning that our projected cost for 2024, we're gonna far exceed our 2024 funding that HUD obligated to us was going to be," Kemmis said.

Related: [Without new housing vouchers, shelters worry homelessness will get worse](#)

Although Michigan cannot draw names from the waiting list for the foreseeable future, new vouchers can still be issued through the Project-Based Voucher program, Veterans Affairs Supportive Housing program and Stability Voucher program. Additionally, local public housing authorities can still issue vouchers depending on their own program funding. Albion, for example, [plans to open its waitlist](#) from Sept. 9 through Sept. 13.

The state says the impact of the budget shortfall will be felt the hardest by those experiencing homelessness or housing instability. Nearly half of the families who have received a voucher from MSHDA were homeless when they were admitted to the program.

People experiencing homelessness are given priority when vouchers become available, but any pending applications will expire.

MSHDA will provide [Housing Assessment and Resource Agencies](#) throughout the state with a list of families who will be impacted by the expiring homeless preference applications. The state is also directing people to those agencies so they can tap into other housing resources that are available during this time.

“We recognize this situation is not ideal,” Kemmis said. “And we plan to take this time to consider other opportunities for changes in processes and procedures to best align with our goal of assisting those most in need.”

MORE HOUSING COVERAGE FROM MLIVE

Housing affordability crisis: Many Americans are spending 50% of their income on housing, new study finds

Michigan’s ‘extremely lax’ mobile home law could get first overhaul since 1987

As private equity buys up mobile home parks, Michigan ranks second highest

If you purchase a product or register for an account through a link on our site, we may receive compensation.

By using this site, you consent to our [User Agreement](#) and agree that your clicks, interactions, and personal information may be collected, recorded, and/or stored by us and social media and other third-party partners in accordance with our [Privacy Policy](#).

REAL-ESTATE

120-unit development put on hold in Holland over high interest, construction costs

**Austin Metz**

Holland Sentinel

Published 4:04 a.m. ET Sept. 17, 2024 | Updated 4:04 a.m. ET Sept. 17, 2024

HOLLAND — A major housing development that's been approved and re-approved is now on hold after a 12-month extension request was granted by the Holland Planning Commission.

The development near Holland Heights at 367 Country Club Road was originally approved in November 2022. At the time, the plan was to include a commercial component to the property, with garage parking and a total of 88 units.

More: Planned housing development adds 30 more units in Holland

Then, in April 2023, the Holland Planning Commission approved the addition of over 30 additional units. During that meeting, a representative of Malone Development also requested the elimination of the commercial component in favor of a smaller leasing office or business center, as well as moving the parking underground.

“The total unit mix that we're requesting here is 44 one-bedroom units, 57 two-bedroom, 18 three-bedroom and one studio,” the representative said.

The modifications were approved.

On Tuesday, Sept. 10, representatives returned to the commission, this time asking to put a pause on their plans for 12 months.

Subscribe: Get all your breaking news and unlimited access to our local coverage

“We have put the project on hold as a result of high interest rates and high construction costs,” wrote Shayne Malone in a letter to the commission. “We now expect that interest rates will be subsiding in the near future. Construction costs have also become more reasonable.”

The new hope is to begin construction next summer. The design is unchanged.

— Contact reporter Austin Metz at atametz@hollandsentinel.com.

Featured Weekly Ad