



# 2022 Attainable Housing Plan

The City of Portage remains committed to ensuring that the housing supply in Portage is adequate to meet demand and is safe, attractive, and well maintained. Previous City Administrations have focused on sensible planning, and expert code enforcement staffing. In 2022, the Portage City Council charged the City Administration with attracting housing investment.

This Attainable Housing Plan defines the role the City of Portage will play in the coming years to meet housing expectations. The plan focuses on supply, cost, sustainability, and integration within the existing community.

## Attainable Housing Discussion Group

- » Patricia M. Randall, Mayor
- » Jim Pearson, Mayor Pro Tem
- » Chris Burns, Councilmember
- » Pat McGinnis, City Manager
- » Becky Baldwin, Planning Commission
- » Mary Balkema, Kalamazoo County Housing Director
- » Sid Ellis, Kalamazoo County Land Bank
- » Lee Adams, W.E. Upjohn Institute
- » Beth McCann, Kalamazoo Neighborhood Housing Services
- » Adam Herringa, Deputy City Manager
- » Kelly Peterson, Community Development Director
- » Jonathan Hallberg, Deputy Director of Economic Development
- » Brandon Nolan, Houseal Lavigne (Planning Consultant)

## 3 Ideals to Guide Our Work

- 1 People who work in Portage should be able to live in Portage.**
- 2 Portage citizens should be able to age in Portage and remain in stable housing.**
- 3 Attainable rental and owner-occupied housing should be promoted for income levels up to 120% of the Area Median Income (AMI).**

**Plan elements and team efforts will all be tied back to one, two or all of these three ideals.**

# Attainable Housing Nine Point Plan of Action

1. Access all public tools available in Michigan:
  - » Kalamazoo County Housing Millage (Create opportunities to access millage funds)
  - » Brownfield Redevelopment
  - » Community Revitalization Program
  - » Low Income Housing Tax Credits (LIHTC)
  - » Michigan State Housing
  - » Development Authority (MSHDA) Financing
  - » Payments in Lieu of Taxes (PILOTS)
  - » City Resources
  - » Federal Grants and Earmarks
  - » AHFA/RFEA
  - » Neighborhood Enterprise Zones
  - » All other
2. Review and update Zoning Ordinances to intentionally address housing needs and identify opportunities to optimize housing density.
3. Assemble city-owned property for attainable housing.
4. Establish dialogue with owners of other properties, private and public, to facilitate development of attainable housing.
5. Establish public and private funds (and grow them) to assist in land assembly and project execution.
6. Teamwork – coordinate efforts and develop a regional attitude and effort, included but not limited to the following team members:
  - » W.E. Upjohn Institute
  - » YMCA
  - » Kalamazoo County (Board of Commissioners, Housing Authority Director, Land Bank, Administration)
  - » Neighboring Municipalities (Cities and Townships)
  - » Kalamazoo Housing Neighborhood Services (KNHS)
  - » Michigan State Housing Development Authority (MSHDA)
  - » Corporate/Business Community
  - » Mother and Infant Home Visiting Program Evaluation (MIHOPE)
  - » Southwest Michigan Disability Network
  - » Consumers Energy
  - » Habitat for Humanity
  - » Lansing and Washington Representatives
  - » Kalamazoo Regional Educational Service Agency (KRESA) and Portage Public Schools
  - » WMU Homer Stryker M.D. School of Medicine
  - » Local Initiatives Support Corporation (LISC) Kalamazoo
  - » Bronson and Borgess
  - » United Way of South Central Michigan
7. Connect public efforts with local employers to encourage recruitment and retention using housing assistance as incentives.
8. Lobby Lansing and Washington to attract state and national assistance.
9. Advocate the transition of surplus commercial properties in the Westnedge Avenue Commercial Corridor/The Crossroads mall to mixed use/high-density residential.

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