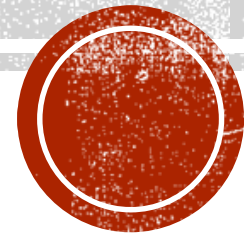


HOUSING MICHIGAN RESIDENTS LESSONS LEARNED

Pennies from Heaven Foundation's Approach to the
Housing Crisis



TIMELINE



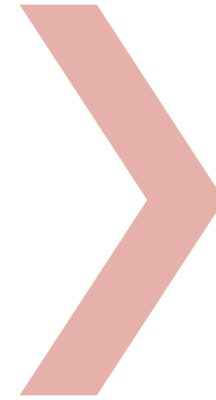
Target Market
Analysis
Early 2015

- Workforce Housing
- Blighted Properties
- Vacant Properties
- High Rents
- Seasonal Residents



Housing Task Force
Formed
Explore Best Practices

- Redevelopment and Blight Elimination
- Attracting New Development



Vacant
Property
Campaign
Nov. 2016

- Redevelopment Ready Community Certification
- Updated Outdated Ordinances
- Community Education of Resources



TIMELINE CONTINUED

- What Happened Next?



SUCCESSSES

- **Community Education & Awareness**
- **Blight Elimination:**
 - Neighbor to Neighbor: Neighborhood Revitalization
 - Adaptive Re-Use Ordinance
 - Rental Ordinance**
- **Attract New Development:**
 - **Projects:**
 - Bowling Alley Block Redevelopment
Awarded Credits in Spring Round of 2016, Closed Deal Fall 2018!
 - A few projects circling
 - **Redevelopment Ready Communities – Engaged**





N2N
NEIGHBORHOOD REVITALIZATION



ADAPTIVE REUSE



**What to do
with B.O.B.s?**



RENTAL ORDINANCE

**FOR
SALE**





Community Garden Site



Subway



Vacant Commercial Building



Maude's Garage Antique Store



Fire Station

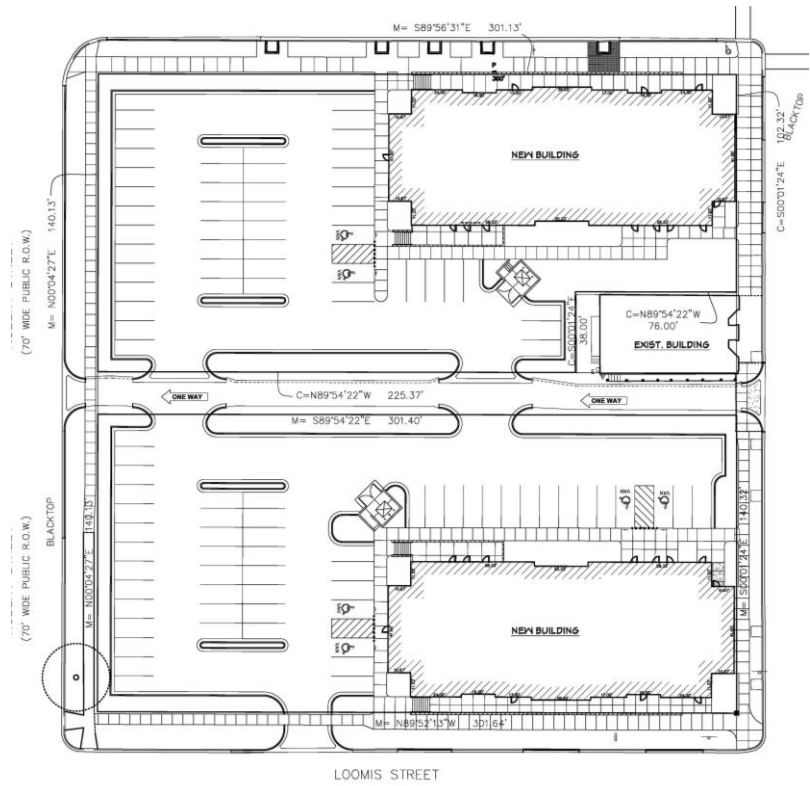


Parking Lot



Nautical Yarn





CHALLENGES AND LESSONS LEARNED

- It takes a Village!!!
 - Time and Capacity
 - Willing Participation Across Sectors
- Think like a Developer!
- Market Your Community!



CONTACT INFORMATION

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Organizations Mentioned:

- Habitat for Humanity of Mason County: Jamie Healy
- Community Economic Development Association of Michigan (CEDAM)
 - Michigan Vacant Property Campaign
- Michigan State Housing Development Authority (MSHDA)
- Michigan Economic Development Association of Michigan (MEDC)
 - Redevelopment Ready Communities (RRC)

