



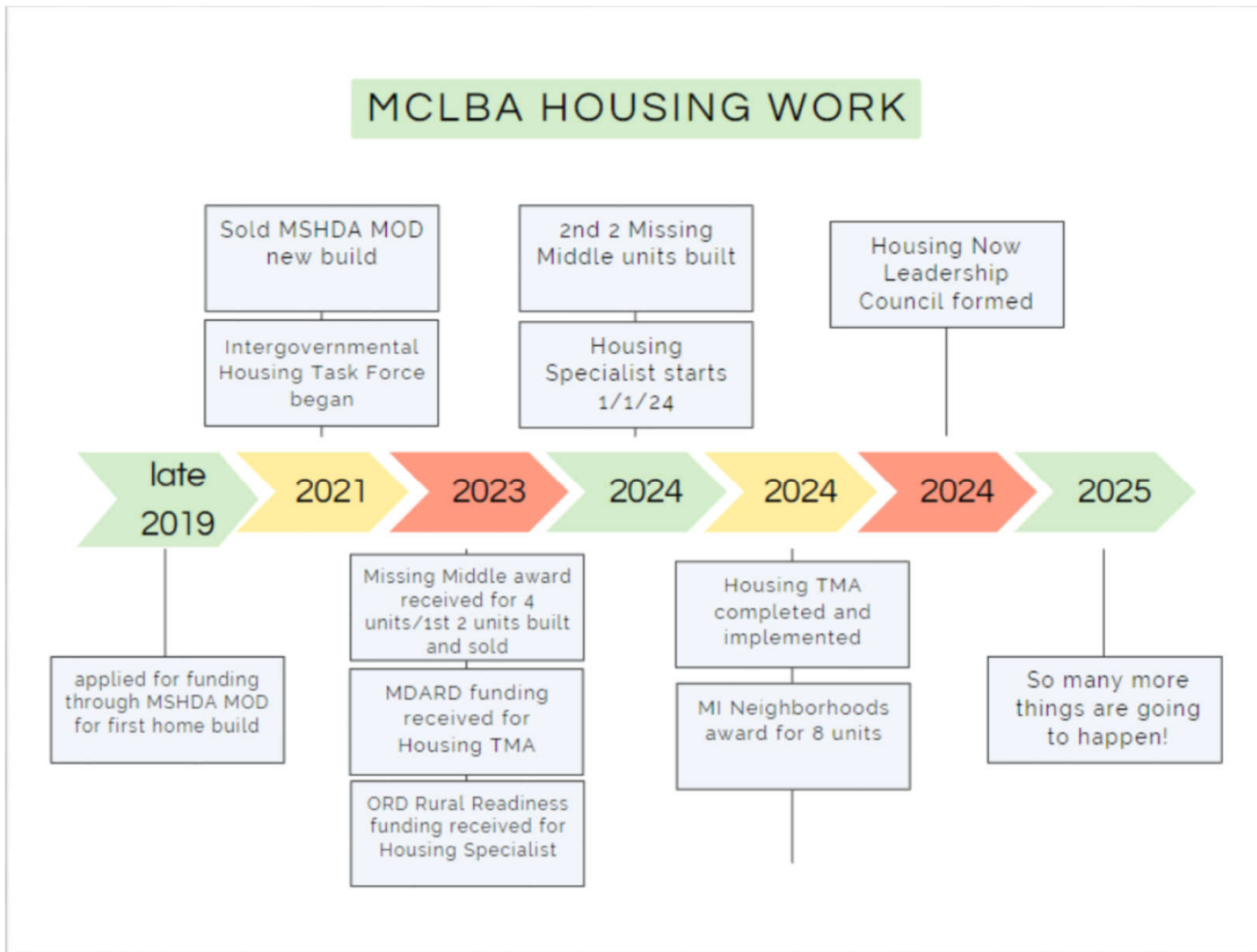
Marquette County Land Bank Authority

MLBA Leadership Summit – Muskegon – September 19, 2024

Anne Giroux, Director

agiroux@mqtco.org

MCLBA HOUSING WORK



New Construction



2020 – modular, 960 SF
3 BR, 1 BA, full basement
Cost to construct \$194,000
Selling price \$168,000

★\$26,000 Gap funded by MSHDA MOD



2023 – modular, 1,173 SF, 3 BR, 2 BA, crawl
Cost to construct \$260,207
Selling price \$209,900

★\$64,358 Gap funded by MSHDA Missing
Middle



2023 – modular, 1,173 SF, 3 BR, 2 BA, crawl
Cost to construct \$250,243
Selling price \$209,900

★\$54,299 Gap funded by MSHDA Missing
Middle

New Construction



2023 – modular, 1,173 SF, 3 BR, 2 BA,
crawl
Cost to construct \$274,228
Selling price \$199,900
★\$88,379 Gap funded by MSHDA

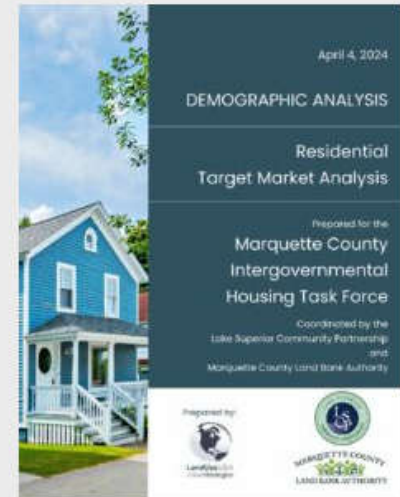
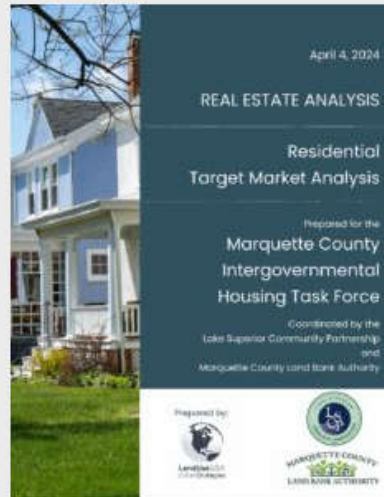
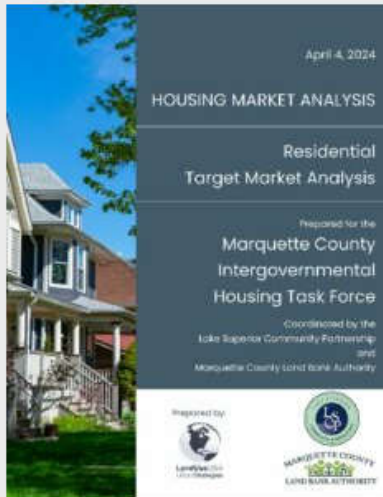


2023 – stick built, 1,023 SF, 2 BR, 1 BA,
slab
Cost to construct *\$308,148
*prevailing wage
Selling price \$219,900
★\$100,242 Gap funded by MSHDA

Housing Target Market Analysis

In 2023, the Marquette County Land Bank Authority, the LSCP, and Marquette County Intergovernmental Housing Task Force members secured funds to complete a Target Market Analysis. A TMA aims to better understand existing demand for housing in an area, putting real data on paper to support or refute anecdotal evidence that otherwise can be widely used in housing discussions. The study suggests Marquette County can absorb up to 980 new units a year and rehabilitate up to 1,445 units a year. The TMA includes data on a countywide scale as well as seven local government units.

The full TMA documents are available below. To discuss the data in further detail, you can also contact cgermain@marquette.org or aadan@mqtco.org.



Marquette County Housing Target Market Analysis tutorial, presented by: Sharon Woods, LandUseUSA

marquette.org/housing

Increasing housing opportunities in Marquette County: Antonio Adan

Public Radio 90, WNMU | By Nicole Walton
Published August 15, 2024 at 9:52 AM EDT

▶ LISTEN • 6:05



Antonio Adan holds up vision boards of MCLBA projects in the works

Antonio Adan

Housing Specialist

Marquette County Land Bank Authority (MCLBA)

(906) 225 – 8164 (office)

(906) 362 – 6060 (cell)

aadan@mqtco.org

Coordinate implementation of Target Market Analysis

Create development plans for three to five multi-unit housing projects at different sites in Marquette County

Participate in 4 regional discussions/trainings/workshops

Assist 4-6 municipalities outside of Marquette County with housing projects

Coordinate plans for housing development on sites where blight elimination dollars have been or will be spent

Participate in Marquette County Local Government Task Force quarterly meetings

Develop online resource library of tools and funding sources for land bank and local units of government to access and use in the future, including a locally focused pattern book of housing units/blueprints

Connect communities to InvestUP Housing fund





Housing Now is a coalition of private and public partners seeking to coordinate the resources and activities necessary to add new and rehabilitated housing units throughout Marquette County.

Mission: To facilitate creation of new and rehabilitated housing units across Marquette County, in particular units available to individuals and families making 80 – 120% of area median income.

Vision: Marquette County is home to a consistent pipeline of diversified housing developments which meet the needs of individuals and families at all stages of life and allowing businesses to retain and attract talent to grow and prosper.

Goal: To meet the needs identified in the Marquette County Target Market Analysis (980 new units and 1,445 rehabilitated units annually)

Focus Areas:

- **Data:** Collect, maintain, and distribute up-to-date accurate data to inform new housing projects, policy, and conversation.
- **Education:** Provide timely information and insight on housing development, workforce needs, and policy options.
- **Policy:** Work with officials at the local, state, and federal levels to advocate for essential policies that unlock potential for more housing.
- **Regulation:** Work with local, state, and federal partners to ensure streamlined approval and permitting processes.
- **Skilled Trades:** Support the maintenance of our skilled trades pipeline in the region to provide necessary labor for housing development.
- **Innovation:** Explore innovative housing types, construction processes, and policies that create more diversity, lower costs, and reduce build time for new units.
- **Finances:** Support a wide variety of financing tools and options for housing development in Marquette County.

Structure: The Housing Now coalition will be housed within the LSCP Foundation. It shall not have its own staff, but receive administrative support from the LSCP with active engagement from the Marquette County Housing Specialist.

Membership: Any business or individual may sign up to be a part of the coalition at no cost. A form will be developed to sign up. The coalition may charge fees for events or particular services that advance its mission.

Liaisons: Housing Now will have designated liaisons with other housing groups and key partners, including CUPPAD, CAAM, the Intergovernmental Housing Taskforce and the Marquette County Housing Coalition.



LAKE SUPERIOR COMMUNITY
PARTNERSHIP



Round 1 (Spring 2024) 2 projects:

1. MCLBA 4 new “ground up” for sale units, total of 8

MI-NEIGHBORHOOD

429 E NEW YORK, ISHPEMING	120% AMI	HCDF
108 ALBATROSS, GWINN	60% AMI	HCDF *Single Family on existing footprint.
104 SCHNEIDER, BIG BAY	80% AMI	CDBG
724 HORSESHOE LAKE, GWINN	80% AMI	CDBG

2. MCLBA partnership with “Emerging Developer” for 4 new for rent units



Round 2 (Fall 2024):

1. MCLBA partnership with developer for rehab of 14 for rent units (conversion of office to residential)
2. There may be others!

