

HOUSING

2020 MARKET STUDY AND STRATEGY



CITY OF
BIG RAPIDS
MICHIGAN

SMITHGROUP
LandUseUSA

HOUSING TYPES

OWN VS. RENT AND HOUSING TYPES

A Reminder:

- Condo is an ownership structure, not a housing type
 - Not all apartments are rentals and not all houses are owner-occupied
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- The market analysis breaks down housing types by character AND by owner or renter
 - As we look to update zoning, remember that zoning cannot regulate ownership status – only by housing type

Typical Housing Types by Ownership Status

| | Own | Rent |
|----------|--|--|
| Detached | Typical single-family home or one side of a duplex | May be one house rented to one household or divided into 2-4 units |
| Attached | Typical condo style ownership of lofts or townhouses | Lofts, apartments, or townhouses |

As you will see, the market isn't showing potential for more of these types of units

HOUSING TYPES



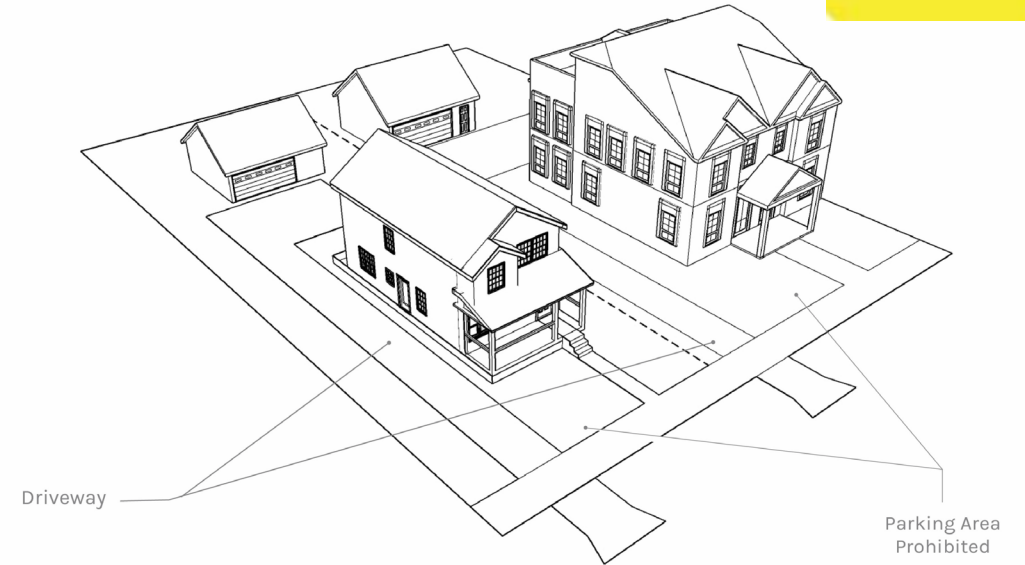
| Type | Photo Examples | Form |
|-----------|--|---|
| House |   | 1-3 units, detached or semi-detached |
| Townhouse |  | 3 or more units, each with own entrance |
| Flat |  | Flats/apartments with common hall and single entrance |



HOUSE



The **House** building type consists of structures that contain one or more dwelling units stacked or placed side by side with each unit having access directly to the street. This building type has the appearance of a small- to medium-sized home and is appropriately scaled to fit within traditionally single-family neighborhoods.

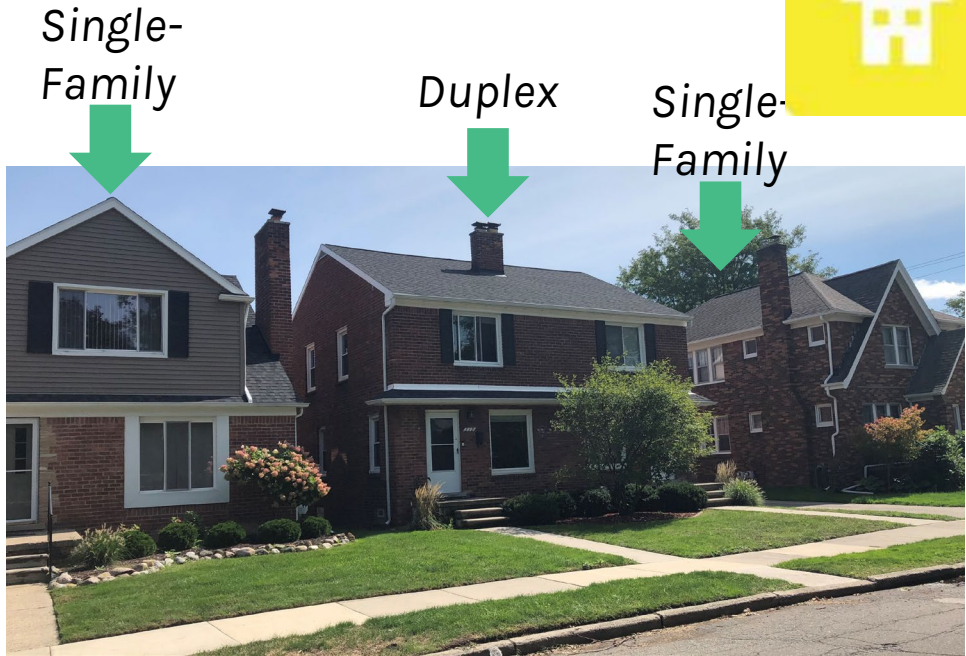


Trend: Duplexes or triplexes that look like detached houses and match the character of the neighborhood – these are known as “semi-detached houses”



SEMI-DETACHED HOUSES

CAN FIT IN WITH TRADITIONAL SINGLE-FAMILY HOMES



SEMI-DETACHED HOUSES



Triplex



Mirrored Duplex with different windows



Asymmetrical Duplex



Mt. Pleasant Triplex

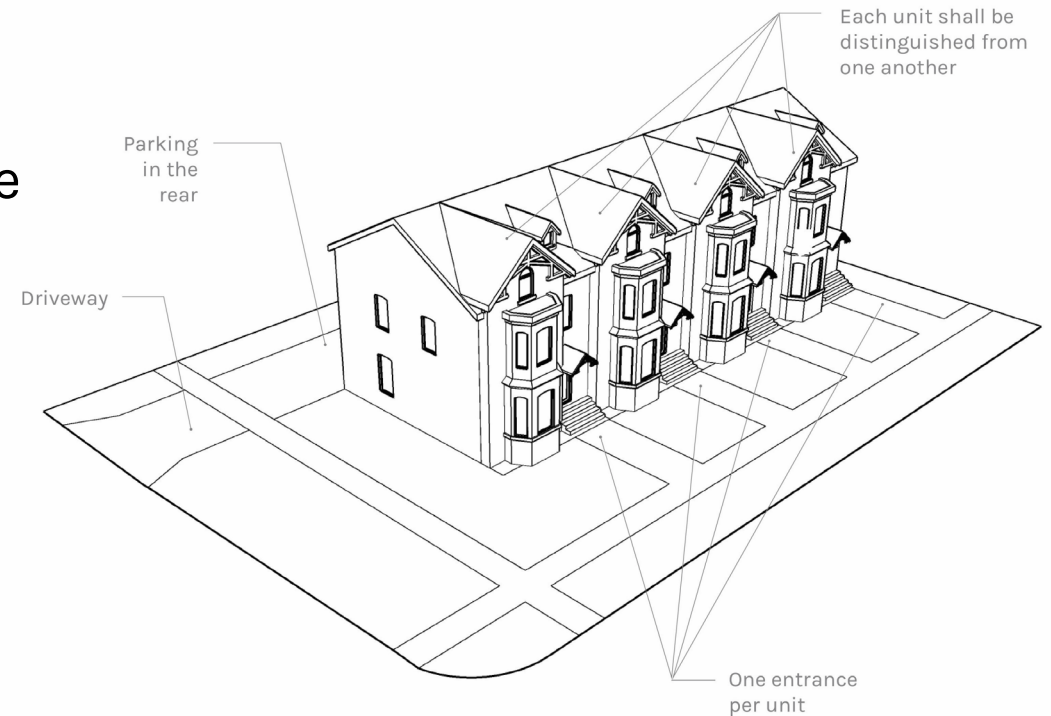


Mt. Pleasant Semi-Detached

TOWNHOUSE



The **Townhouse** building type consists of structures that contain three or more dwelling units placed side by side. Townhouses are narrow, 2-3 story residential buildings with each unit having a pedestrian entrance directly to the street. Diversity in facade composition between individual townhouse units is intended to promote variety and visual interest and better match the rhythm of traditional neighborhoods' residential units.



TOWNHOUSE EXAMPLES

Each has own entry
Side-by-side “rowhouse” style



TOWNHOUSES

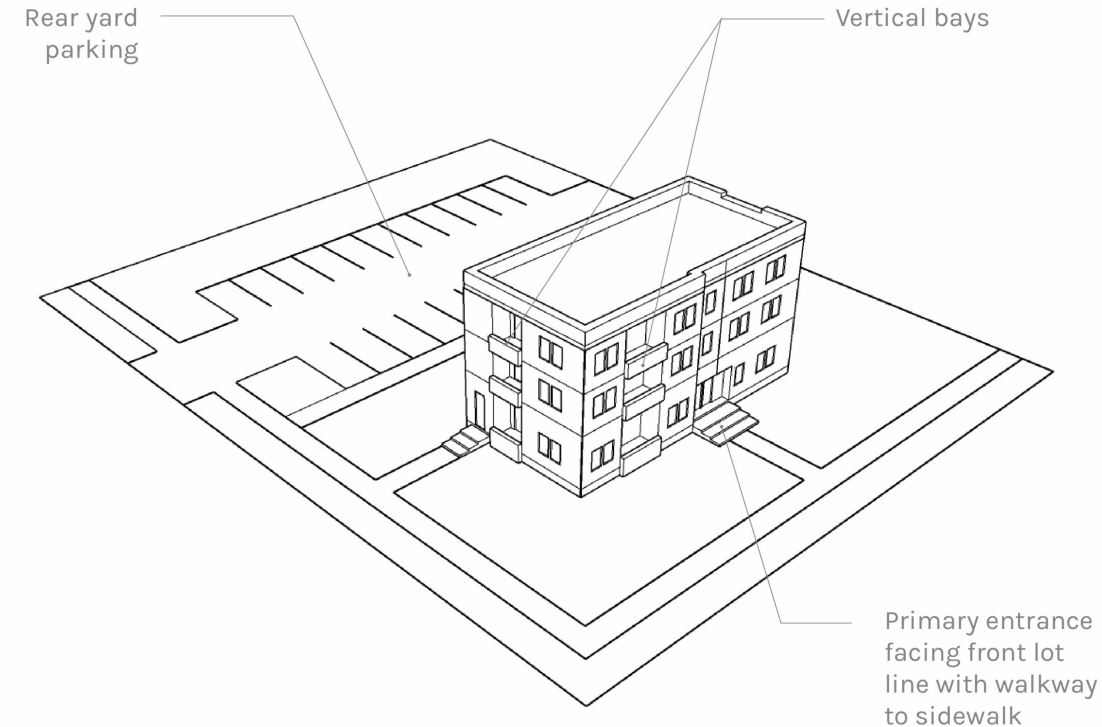


FLATS/LOFTS



Flats consists of multiple dwelling units placed side by side or stacked, typically with one shared entry and a common internal hallway. This building type is appropriately scaled to fit adjacent to single-family neighborhoods transitioning to nearby mixed-use districts.

Flats can also be stacked on top of storefronts and are often called “lofts”.



Trend: A return to early 20th century neighborhoods where small apartments fit into the fabric of the neighborhood

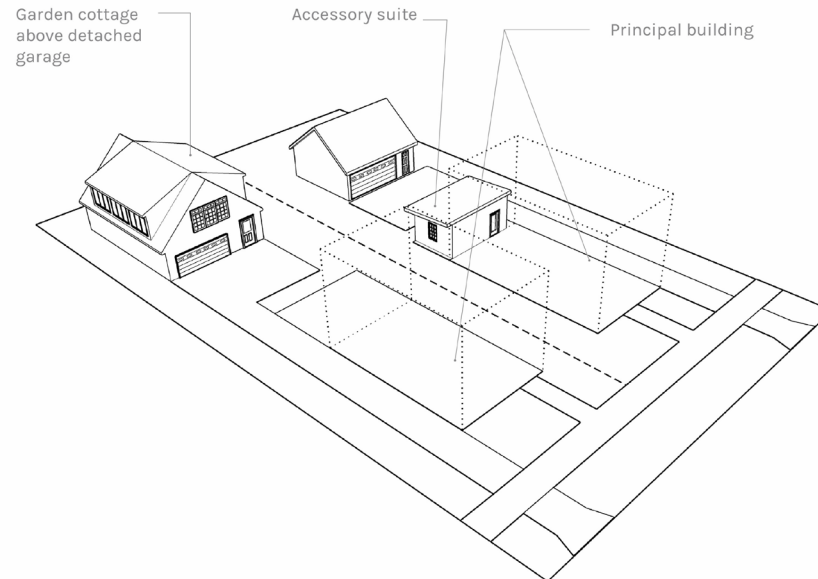
FLATS EXAMPLES



ACCESSORY DWELLING UNITS

“GRANNY FLATS”

- Flexibility to accommodate multiple generations on one lot
- Owner-occupied principal building
- Income-generating rental unit
- Garden cottage (converted garage or other detached unit)
- Accessory suite (attached to principal structure)



LARGE APARTMENT BUILDINGS

MID-RISE

- Apartment complexes on large parcels
- Planned sites with amenities such as fitness centers or pools



SMALL LOT SINGLE-FAMILY – “COTTAGE” STYLE BUNGALOWS



- Cottage style home appeals to empty nesters, young families, and singles

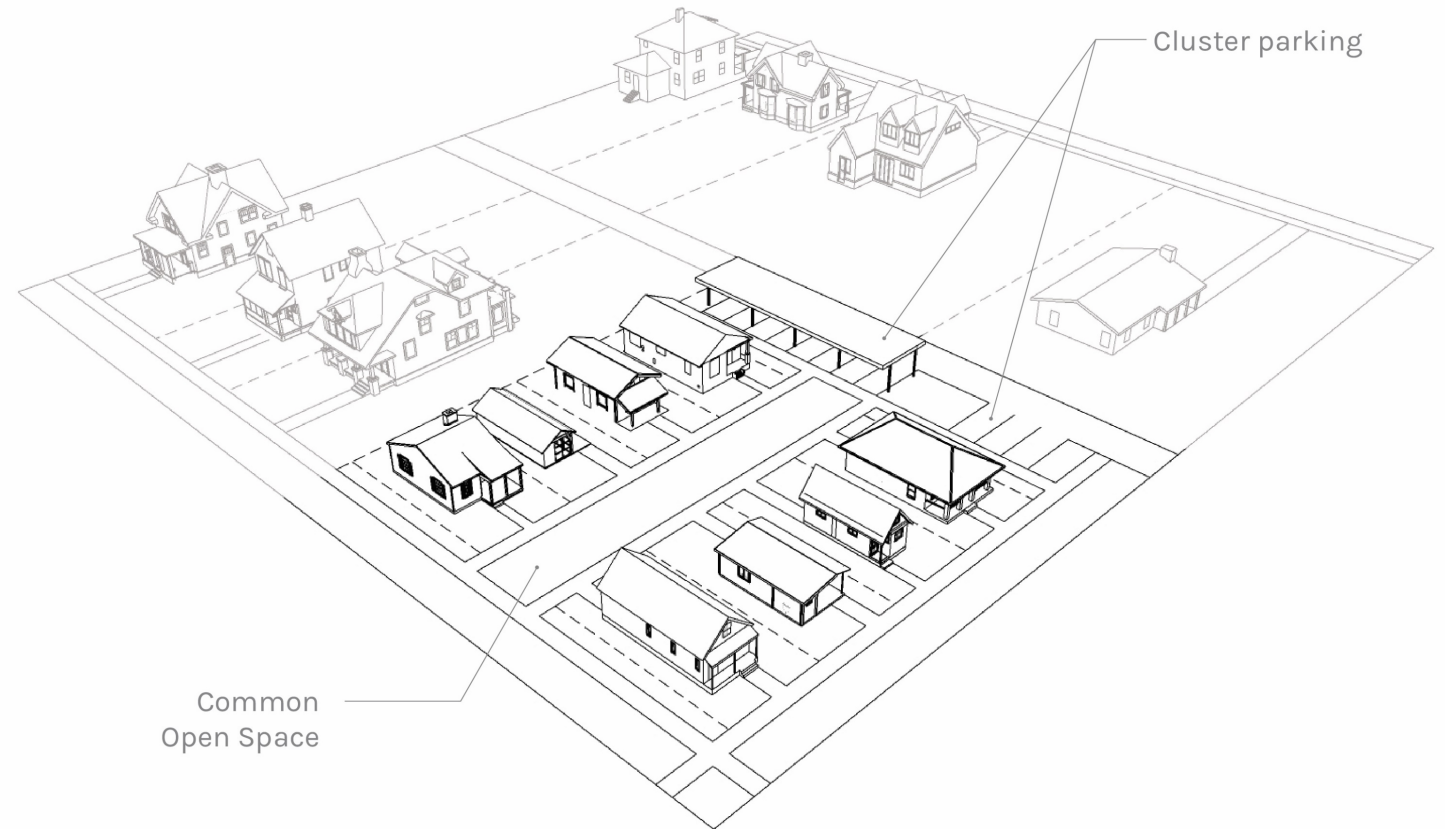


Trend: Cottage houses can be more affordable and offer the perks of maintaining a detached house at a smaller scale

COTTAGE COURT



- **Cottage courts** are a grouping of small, single-family dwelling units clustered around a common area and developed with a coherent plan for the entire site.



WHO BENEFITS FROM MORE HOUSING TYPES?

A DAY IN THE LIFE OF FICTIONAL BIG RAPIDS RESIDENTS

WHO BENEFITS FROM MORE HOUSING TYPES?

- Neighborhoods succeed when housing is affordable. When elderly residents can keep their older homes, when young people can find that first apartment, when parents and children can put down roots in the community with confidence, then our whole community benefits.
- But today many of our neighborhoods are under pressure because we are not making the investments we need to in housing and development. We need to put resources into existing neighborhoods to preserve their value and to enable long-term residents and families to continue to live in a place that is safe and stable.
- Let's make more housing more affordable and our neighborhoods more successful. We can help our neighbors find affordable homes by reducing the barriers (zoning) to building different housing types and incentivizing development

Let's see who would benefit from greater access to housing types...

A DAY IN THE LIFE

RICK AND JANE THOMPSON

- Senior couple bought their 1947 bungalow in 1960
- Raised 3 kids who are now adults
- Retired in the 1980s
- Jane had hip replacement surgery and can no longer handle the stairs up her front stoop and up to the second floor
- Aren't ready for assisted living yet but want to remain in the community



What housing type do they want?
First floor accessible triplex: 2 bedrooms

A DAY IN THE LIFE

LIBBY DOYLE AND PEYTON JAMESON

- Ferris State juniors
- Currently renting half of a detached house
- Rather live closer to campus
- Want a new apartment with lots of amenities



What housing type do they want?
High Rise Flats

A DAY IN THE LIFE

JOSH AND KAREN LEE

- Couple in their 30's renting their 2-bedroom apartment when they first got married 5 years ago
- Now have a 2-year-old and a newborn
- Looking for a larger home to buy near parks and schools



What housing type do they want?
4-bedroom single-family home

A DAY IN THE LIFE

MARY SMITH

- Just graduated from Ferris State and got a job with a local dentist.
- Would like to live withing walking distance to downtown and easy bike access to the trail
- Looking for an affordable one-bedroom apartment away from campus



What housing type does she want?

Loft

A DAY IN THE LIFE

RON AND SUE NICHOLS

- Raised their 2 kids in their renovated 1930's home
- Recently retired and empty-nesters
- Ron's mom, Doris, wants to move in with them and they are exploring their options
- They would love to downsize: don't need as much space but want to be able to help out Doris



What housing type do they want?
Duplex or Accessory Unit

A DAY IN THE LIFE

JOE WILLIAMS

- 26-year-old tech industry employee
- Currently living with parents in Big Rapids
- Ready for his own place
- Wants a new house with enough room for a small veggie garden and patio
- Wants to live close to the Trail



What housing type does he want?

Cottage Home